

Appendix B - LEP Content Comparison

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Planning Proposal Appendix B00: LEP Content Comparison - Notes

Overview

This document provides notes supporting the LEP Content Comparison tables (refer Appendices B01– B11). 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.

Term	Meaning
Nil: same / as per SI.	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.
Nil: same.	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.
Nil: same / as per SI Direction 1.	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.
Nil: as per SI.	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.
Nil.	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.
Change required ...*	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.
Change proposed ...*	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.
No change proposed.	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.
No change proposed: as per SI.	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 B01: LEP Content Comparison - Status Information

Overview

This document details the findings arising from a comparison of content¹ 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 Table 2).

Amendment Summary

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

Note

ADLEP 2012 Status information will be updated to reflect the ARLEP version of the legislation when the relevant amendment is finalised.

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)

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

Table 2: LEP Content Comparison - Status Information

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
Status information	Status information	Status information	Nil:same / as per SI.
Currency of version Current version for 1 February 2021 to date (accessed 3 March 2021 at 15:36) Legislation on this site is usually updated within 3 working days after a change to the legislation.	Currency of version Current version for 12 February 2021 to date (accessed 26 February 2021 at 15:50) Legislation on this site is usually updated within 3 working days after a change to the legislation.	Currency of version Current version for 1 February 2021 to date (accessed 26 February 2021 at 15:52) Legislation on this site is usually updated within 3 working days after a change to the legislation.	Nil:same / as per SI. Note: The version details will be updated on finalisation to reflect the ADLEP 2012 amendment to create the ARLEP.
Provisions in force The provisions displayed in this version of the legislation have all commenced. See Historical Notes See also— Planning Legislation Amendment Bill 2019 Community Land Development Bill 2020	Provisions in force The provisions displayed in this version of the legislation have all commenced. See Historical Notes See also— Planning Legislation Amendment Bill 2019 -	Provisions in force The provisions displayed in this version of the legislation have all commenced. See Historical Notes See also— Planning Legislation Amendment Bill 2019 -	Nil:same / as per SI.
Note— This is the standard instrument prescribed by the Standard Instrument (Local Environmental Plans) Order 2006, which sets out the standard provisions for a local environmental plan. This version is provided to assist with use and navigation of the standard provisions.	About this Plan This Plan is a standard instrument local environmental plan under the Environmental Planning and Assessment Act 1979.	About this Plan This Plan is a standard instrument local environmental plan under the Environmental Planning and Assessment Act 1979.	Nil:same.
Authorisation This version of the legislation is compiled and maintained in a database of legislation by the Parliamentary Counsel's Office and published on the NSW legislation website, and is certified as the form of that legislation that is	Authorisation This version of the legislation is compiled and maintained in a database of legislation by the Parliamentary Counsel's Office and published on the NSW legislation website, and is certified as the form of that legislation that is	Authorisation This version of the legislation is compiled and maintained in a database of legislation by the Parliamentary Counsel's Office and published on the NSW legislation website, and is certified as the form of that legislation that is	Nil:same / as per SI. Note: The file modification details will be updated on

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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
correct under section 45C of the Interpretation Act 1987. File last modified 1 February 2021.	correct under section 45C of the Interpretation Act 1987. File last modified 19 February 2021.	correct under section 45C of the Interpretation Act 1987. File last modified 1 February 2021.	finalisation to reflect the ADLEP 2012 amendment to create the ARLEP.

Planning Proposal Appendix B02: LEP Content Comparison - Contents

Overview

This document highlights the findings arising from a comparison of content¹ 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 Table 2).

Amendment Summary

Proposed amendments are detailed in other relevant Appendices as identified in Table 2.

Note

The ADLEP 2012 Contents will be updated to reflect the ARLEP version of the legislation when the relevant amendment is finalised.

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)

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

Table 2: LEP Content Comparison - Contents

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
Contents	Contents	Contents	Nil: same / as per SI.
Part 1 Preliminary Direction 1.1 Name of Plan 1.1AA Commencement 1.2 Aims of Plan 1.3 Land to which Plan applies 1.4 Definitions 1.5 Notes 1.6 Consent authority 1.7 Maps 1.8 Repeal of planning instruments applying to land - 1.9 Application of SEPPs -	Part 1 Preliminary - 1.1 Name of Plan 1.1AA Commencement 1.2 Aims of Plan 1.3 Land to which Plan applies 1.4 Definitions 1.5 Notes 1.6 Consent authority 1.7 Maps 1.8 Repeal of planning instruments applying to land 1.8A Savings provision relating to development applications 1.9 Application of SEPPs 1.9A Suspension of covenants, agreements and instruments	Part 1 Preliminary - 1.1 Name of Plan 1.1AA Commencement 1.2 Aims of Plan 1.3 Land to which Plan applies 1.4 Definitions 1.5 Notes 1.6 Consent authority 1.7 Maps 1.8 Repeal of planning instruments applying to land 1.8A Savings provision relating to development applications 1.9 Application of SEPPs 1.9A Suspension of covenants, agreements and instruments	Refer Part 1 Comparison Table (Appendix B03).
Part 2 Permitted or prohibited development 2.1 Land use zones 2.2 Zoning of land to which Plan applies 2.3 Zone objectives and Land Use Table 2.4 Unzoned land 2.5 Additional permitted uses for particular land 2.6 Subdivision—consent requirements 2.7 Demolition requires development consent 2.8 Temporary use of land	Part 2 Permitted or prohibited development 2.1 Land use zones 2.2 Zoning of land to which Plan applies 2.3 Zone objectives and Land Use Table 2.4 Unzoned land 2.5 Additional permitted uses for particular land 2.6 Subdivision—consent requirements 2.7 Demolition requires development consent 2.8 Temporary use of land	Part 2 Permitted or prohibited development 2.1 Land use zones 2.2 Zoning of land to which Plan applies 2.3 Zone objectives and Land Use Table 2.4 Unzoned land 2.5 Additional permitted uses for particular land 2.6 Subdivision—consent requirements 2.7 Demolition requires development consent 2.8 Temporary use of land	Refer Part 2 Comparison Table (Appendix B04).
Land Use Table Note Direction 1 Direction 2 Direction 3	Land Use Table Note - - -	Land Use Table Note - - -	Refer Part 2 and Zone Comparison Tables (Appendices B04 and C01-C21).

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 4 Direction 5 Direction 6 Zone RU1 Primary Production Zone RU2 Rural Landscape Zone RU3 Forestry Zone RU4 Primary Production Small Lots Zone RU5 Village Zone RU6 Transition Zone R1 General Residential Zone R2 Low Density Residential Zone R3 Medium Density Residential Zone R4 High Density Residential Zone R5 Large Lot Residential Zone B1 Neighbourhood Centre Zone B2 Local Centre Zone B3 Commercial Core Zone B4 Mixed Use Zone B5 Business Development Zone B6 Enterprise Corridor Zone B7 Business Park Zone B8 Metropolitan Centre Zone IN1 General Industrial Zone IN2 Light Industrial Zone IN3 Heavy Industrial Zone IN4 Working Waterfront Zone SP1 Special Activities Zone SP2 Infrastructure Zone SP3 Tourist Zone RE1 Public Recreation Zone RE2 Private Recreation Zone E1 National Parks and Nature Reserves Zone E2 Environmental Conservation Zone E3 Environmental Management	- - - Zone RU1 Primary Production - Zone RU3 Forestry Zone RU4 Primary Production Small Lots Zone RU5 Village - Zone R1 General Residential Zone R2 Low Density Residential - - - Zone R5 Large Lot Residential - Zone B2 Local Centre Zone B3 Commercial Core Zone B4 Mixed Use Zone B5 Business Development - Zone B7 Business Park - Zone IN1 General Industrial Zone IN2 Light Industrial - - - Zone SP2 Infrastructure - Zone RE1 Public Recreation Zone RE2 Private Recreation Zone E1 National Parks and Nature Reserves - Zone E3 Environmental Management	- - - Zone RU1 Primary Production - Zone RU3 Forestry - Zone RU5 Village - Zone R1 General Residential - - - Zone R5 Large Lot Residential - Zone B2 Local Centre - Zone B4 Mixed Use - Zone B6 Enterprise Corridor - - Zone IN1 General Industrial Zone IN2 Light Industrial - - - Zone SP2 Infrastructure - Zone RE1 Public Recreation Zone RE2 Private Recreation Zone E1 National Parks and Nature Reserves - Zone E3 Environmental Management	

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
Zone E4 Environmental Living Zone W1 Natural Waterways Zone W2 Recreational Waterways Zone W3 Working Waterways	Zone E4 Environmental Living - - -	- - - -	
Part 3 Exempt and complying development 3.1 Exempt development 3.2 Complying development 3.3 Environmentally sensitive areas excluded	Part 3 Exempt and complying development 3.1 Exempt development 3.2 Complying development 3.3 Environmentally sensitive areas excluded	Part 3 Exempt and complying development 3.1 Exempt development 3.2 Complying development 3.3 Environmentally sensitive areas excluded	Refer Part 3 Comparison Table (Appendix B05).
Part 4 Principal development standards 4.1 Minimum subdivision lot size 4.1AA Minimum subdivision lot size for community title schemes - - - - 4.2 Rural subdivision - - - 4.3 Height of buildings 4.4 Floor space ratio	Part 4 Principal development standards 4.1 Minimum subdivision lot size 4.1AA Minimum subdivision lot size for community title schemes 4.1A Minimum subdivision lot size for strata plan schemes in certain rural, residential and environment protection zones 4.1B Subdivision in Zone E3 and Zone E4 4.1C Exceptions to minimum lot sizes for certain rural subdivisions 4.1D Minimum lot sizes for certain split zones 4.1E Exceptions to minimum subdivision lot size for boundary adjustments 4.2 Rural subdivision 4.2A Erection of dwelling houses or dual occupancies on land in certain rural, residential and environment protection zones 4.2B Erection of rural workers' dwellings in certain rural and environment protection zones - 4.3 Height of buildings 4.4 Floor space ratio	Part 4 Principal development standards 4.1 Minimum subdivision lot size 4.1AA Minimum subdivision lot size for community title schemes 4.1A Minimum lot size for certain split lot zones 4.1B Exceptions to minimum lot sizes for certain rural subdivisions - - - 4.2 Rural subdivision 4.2A Erection of dwelling houses on land in certain residential, rural and environmental protection zones 4.2B Minimum subdivision lot size for strata plan schemes in certain residential, rural and environmental protection zones 4.2C Boundary adjustments in Zone RU1 4.3 Height of buildings 4.4 Floor space ratio	Refer Part 4 Comparison Table (Appendix B06).

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
4.5 Calculation of floor space ratio and site area 4.6 Exceptions to development standards	4.5 Calculation of floor space ratio and site area 4.6 Exceptions to development standards	4.5 Calculation of floor space ratio and site area 4.6 Exceptions to development standards	
Part 5 Miscellaneous provisions 5.1 Relevant acquisition authority 5.2 Classification and reclassification of public land 5.3 Development near zone boundaries 5.4 Controls relating to miscellaneous permissible uses 5.5 Controls relating to secondary dwellings on land in a rural zone 5.6 Architectural roof features 5.7 Development below mean high water mark 5.8 Conversion of fire alarms 5.9, 5.9AA (Repealed) 5.10 Heritage conservation 5.11 Bush fire hazard reduction 5.12 Infrastructure development and use of existing buildings of the Crown 5.13 Eco-tourist facilities 5.14 Siding Spring Observatory—maintaining dark sky 5.15 Defence communications facility 5.16 Subdivision of, or dwellings on, land in certain rural, residential or environment protection zones 5.17 Artificial waterbodies in environmentally sensitive areas in areas of operation of irrigation corporations 5.18 Intensive livestock agriculture	Part 5 Miscellaneous provisions 5.1 Relevant acquisition authority 5.2 Classification and reclassification of public land 5.3 Development near zone boundaries 5.4 Controls relating to miscellaneous permissible uses 5.5 (Repealed) 5.6 Architectural roof features 5.7 Development below mean high water mark 5.8 Conversion of fire alarms 5.9, 5.9AA (Repealed) 5.10 Heritage conservation 5.11 Bush fire hazard reduction 5.12 Infrastructure development and use of existing buildings of the Crown 5.13 Eco-tourist facilities 5.14 Siding Spring Observatory—maintaining dark sky 5.15 Defence communications facility 5.16 Subdivision of, or dwellings on, land in certain rural, residential or environment protection zones 5.17 Artificial waterbodies in environmentally sensitive areas in areas of operation of irrigation corporations 5.18 Intensive livestock agriculture	Part 5 Miscellaneous provisions 5.1 Relevant acquisition authority 5.2 Classification and reclassification of public land 5.3 Development near zone boundaries 5.4 Controls relating to miscellaneous permissible uses 5.5 (Repealed) 5.6 Architectural roof features 5.7 Development below mean high water mark 5.8 Conversion of fire alarms 5.9, 5.9AA (Repealed) 5.10 Heritage conservation 5.11 Bush fire hazard reduction 5.12 Infrastructure development and use of existing buildings of the Crown 5.13 Eco-tourist facilities 5.14 Siding Spring Observatory—maintaining dark sky 5.15 Defence communications facility 5.16 Subdivision of, or dwellings on, land in certain rural, residential or environment protection zones 5.17 Artificial waterbodies in environmentally sensitive areas in areas of operation of irrigation corporations 5.18 Intensive livestock agriculture	Refer Part 5 Comparison Table (Appendix B07).

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
5.19 Pond-based, tank-based and oyster aquaculture 5.20 Standards that cannot be used to refuse consent—playing and performing music	5.19 Pond-based, tank-based and oyster aquaculture 5.20 Standards that cannot be used to refuse consent—playing and performing music	5.19 Pond-based, tank-based and oyster aquaculture 5.20 Standards that cannot be used to refuse consent—playing and performing music	
-	Part 6 Additional local provisions 6.1 Earthworks 6.2 Flood planning 6.3 Airspace operations 6.4 Development in areas subject to aircraft noise 6.5 Development within a designated buffer 6.6 Essential services 6.7 Location of sex services premises 6.8 Remediation of land at former gasworks site and adjoining land, Armidale 6.9 Development on land bounded by Queen Elizabeth Drive, Golgotha Street, Niagara Street and Tancredi Street, Armidale 6.10 Development on land at 118 and 120 Niagara Street, Armidale	Part 6 Additional local provisions 6.1 Earthworks 6.2 Flood planning 6.3 Erection of rural workers' dwellings in Zone RU1 6.4 Essential services 6.5 Location of sex services premises - - - - -	Refer Part 6 Comparison Table (Appendix B08).
Schedule 1 Additional permitted uses	Schedule 1 Additional permitted uses	Schedule 1 Additional permitted uses	Refer Schedules Comparison Tables (Appendices B09 and B13).
Schedule 2 Exempt development	Schedule 2 Exempt development	Schedule 2 Exempt development	
Schedule 3 Complying development	Schedule 3 Complying development	Schedule 3 Complying development	
Schedule 4 Classification and reclassification of public land	Schedule 4 Classification and reclassification of public land	Schedule 4 Classification and reclassification of public land	
Schedule 5 Environmental heritage	Schedule 5 Environmental heritage	Schedule 5 Environmental heritage	
Schedule 6 Pond-based and tank-based aquaculture	Schedule 6 Pond-based and tank-based aquaculture	Schedule 6 Pond-based and tank-based aquaculture	
Dictionary	Dictionary	Dictionary	Refer Dictionary Comparison Table (Appendix B10).

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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
Historical notes	Historical notes	Historical notes	Refer Historical Notes Comparison Table (Appendix B11).

Planning Proposal Appendix B03: LEP Content Comparison - Part 1

Overview

This document details the findings arising from a comparison of content¹ 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 Table 2).

Amendment Summary

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

- 1.1 Name of Plan;
- 1.2 Aims of Plan; and
- 1.8 Repeal of planning instruments applying to land.

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)

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

Table 2: LEP Content Comparison - Part 1

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
Part 1 Preliminary Direction. In this standard instrument, provisions are identified as “compulsory” (including in certain cases only) or “optional” by those words being placed in brackets in connection with the clause or other discrete provision or provisions concerned. If an optional provision is adopted, it is to be adopted in the form (and in accordance with the directions) set out in this instrument. If an optional provision is not adopted, the number or other identifier of the provision is to be set out in the Plan with the words “Not adopted” or words to the same effect. If a compulsory provision is not applicable (because of the circumstances referred to in the heading to the provision), the number or other identifier of the provision is to be set out in the Plan with the words “Not applicable” or words to the same effect. Any additional provisions (not inconsistent with the mandatory provisions) included in the Plan are generally to be included at the end of the Part, clause, subclause etc and are to be numbered in accordance with the usual protocol applicable to amendments made to existing Acts and statutory instruments.	Part 1 Preliminary -	Part 1 Preliminary -	Nil: same / as per SI.
1.1 Name of Plan [compulsory] This Plan is [Name of local government area or other relevant name] Local Environmental Plan [Year]. Direction— If required, an additional name may be added in brackets before the year to distinguish the Plan from another Plan in the same local government area.	1.1 Name of Plan This Plan is Armidale Dumaresq Local Environmental Plan 2012.	1.1 Name of Plan This Plan is Guyra Local Environmental Plan 2012.	Change required to reference the ARLEP (refer below).
Proposed amendment (example only): Amend ADLEP 2012 clause 1.1 Name of Plan, by replacing the words “Armidale Dumaresq Local Environmental Plan 2012” with the words “Armidale Regional Local Environmental Plan [Year]”.			
1.1AA Commencement [compulsory] This Plan commences on the day on which it is published on the NSW legislation website.	1.1AA Commencement This Plan commences on the day on which it is published on the NSW legislation website.	1.1AA Commencement This Plan commences on the day on which it is published on the NSW legislation website.	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
<p>Direction. If required another date may be specified for commencement.</p>			
<p>1.2 Aims of Plan [compulsory] (1) This Plan aims to make local environmental planning provisions for land in [Name of local government area or other relevant name] in accordance with the relevant standard environmental planning instrument under section 3.20 of the Act. (2) The particular aims of this Plan are as follows — (aa) to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts, (a) [set out particular aims of the Plan]</p>	<p>1.2 Aims of Plan (1) This Plan aims to make local environmental planning provisions for land in Armidale Dumaresq in accordance with the relevant standard environmental planning instrument under section 3.20 of the Act. (2) The particular aims of this Plan are as follows — (aa) to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts, (a) to encourage the orderly management, development and conservation of resources by protecting, enhancing and conserving— (i) land of significance for agricultural production, and (ii) timber, minerals, soils, water and other natural resources, and (iii) areas of high scenic or recreational value, and (iv) native plants and animals, including threatened species, populations and ecological communities, and their habitats, and (v) places and buildings of heritage significance, (b) to provide a choice of living opportunities and types of settlements,</p>	<p>1.2 Aims of Plan (1) This Plan aims to make local environmental planning provisions for land in Guyra in accordance with the relevant standard environmental planning instrument under section 3.20 of the Act. (2) The particular aims of this Plan are as follows — (aa) to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts, (a) to encourage the orderly management, development and conservation of resources by protecting, enhancing and conserving— (i) land of significance for agricultural production, and (ii) timber, minerals, soils, water and other natural resources, and (iii) areas of high scenic or recreational value, and (iv) native plants and animals including threatened species, populations and ecological communities, and their habitats, and (v) places and buildings of heritage significance, (b) to provide a choice of living opportunities and types of settlements,</p>	<p>Change required to reference the AR local government area (refer below).</p> <p>Note: The ADLEP 2012 additional wording in sub-clause (2) (e) and (f) is to be retained.</p>

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
	(c) to facilitate development for a range of business enterprises and employment opportunities, (d) to ensure that development is sensitive to both the economic and social needs of the community, including the provision of community facilities and land for public purposes, (e) to ensure that development has regard to the principles of ecologically sustainable development and to areas subject to environmental hazards and development constraints, (f) to provide for flexibility in applying certain development standards, where compliance with such standards may be unreasonable or unnecessary in the circumstances of a particular development, and there is sufficient justification for varying the standards on environmental planning grounds.	(c) to facilitate development for a range of business enterprises and employment opportunities, (d) to ensure that development is sensitive to both the economic and social needs of the community, including the provision of community facilities and land for public purposes. - -	
Proposed amendment (example only): Amend ADLEP 2012 clause 1.2 Aims of Plan, sub-clause (1) by replacing the words “Armidale Dumaresq” with the words “Armidale Regional”.			
1.3 Land to which Plan applies [compulsory] This Plan applies to the land identified on the Land Application Map. Direction. The Land Application Map may be a separate map or be constituted by the outer boundary of the Land Zoning Map (by an annotation on that Map). The Plan should wherever practicable apply to the whole of the local government area.	1.3 Land to which Plan applies (1) This Plan applies to the land identified on the Land Application Map. (1A) (Repealed)	1.3 Land to which Plan applies This Plan applies to the land identified on the Land Application Map. -	Nil: same / as per SI.
1.4 Definitions [compulsory]	1.4 Definitions	1.4 Definitions	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
The Dictionary at the end of this Plan defines words and expressions for the purposes of this Plan.	The Dictionary at the end of this Plan defines words and expressions for the purposes of this Plan.	The Dictionary at the end of this Plan defines words and expressions for the purposes of this Plan.	
1.5 Notes [compulsory] Notes in this Plan are provided for guidance and do not form part of this Plan.	1.5 Notes Notes in this Plan are provided for guidance and do not form part of this Plan.	1.5 Notes Notes in this Plan are provided for guidance and do not form part of this Plan.	Nil: same / as per SI.
1.6 Consent authority [compulsory] The consent authority for the purposes of this Plan is (subject to the Act) the Council. Direction. If required another person or body may be specified as the consent authority for all or any particular kind of development.	1.6 Consent authority The consent authority for the purposes of this Plan is (subject to the Act) the Council.	1.6 Consent authority The consent authority for the purposes of this Plan is (subject to the Act) the Council.	Nil: same / as per SI.
1.7 Maps [compulsory] (1) A reference in this Plan to a named map adopted by this Plan is a reference to a map by that name— (a) approved by the local plan-making authority when the map is adopted, and (b) as amended or replaced from time to time by maps declared by environmental planning instruments to amend or replace that map, and approved by the local plan-making authority when the instruments are made. (1AA) (Repealed) (2) Any 2 or more named maps may be combined into a single map. In that case, a reference in this Plan to any such named map is a reference to the relevant part or aspect of the single map. (3) Any such maps are to be kept and made available for public access in accordance with arrangements approved by the Minister.	1.7 Maps (1) A reference in this Plan to a named map adopted by this Plan is a reference to a map by that name— (a) approved by the local plan-making authority when the map is adopted, and (b) as amended or replaced from time to time by maps declared by environmental planning instruments to amend or replace that map, and approved by the local plan-making authority when the instruments are made. (1AA) (Repealed) (2) Any 2 or more named maps may be combined into a single map. In that case, a reference in this Plan to any such named map is a reference to the relevant part or aspect of the single map. (3) Any such maps are to be kept and made available for public access in accordance with arrangements approved by the Minister.	1.7 Maps (1) A reference in this Plan to a named map adopted by this Plan is a reference to a map by that name— (a) approved by the local plan-making authority when the map is adopted, and (b) as amended or replaced from time to time by maps declared by environmental planning instruments to amend or replace that map, and approved by the local plan-making authority when the instruments are made. (1AA) (Repealed) (2) Any 2 or more named maps may be combined into a single map. In that case, a reference in this Plan to any such named map is a reference to the relevant part or aspect of the single map. (3) Any such maps are to be kept and made available for public access in accordance with arrangements approved by the Minister.	Nil: same / as per SI. Note: Refer Appendix B12

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
<p>(4) For the purposes of this Plan, a map may be in, and may be kept and made available in, electronic or paper form, or both.</p> <p>Direction. In order to effect a future rezoning of land subject to the Plan (or other change to a provision having effect by virtue of an adopted map), the amending local environmental plan (or other planning instrument) would not directly amend the Plan but merely declare that the relevant adopted map is amended by a named amending map.</p> <p>Note. The maps adopted by this Plan are to be made available on the official NSW legislation website in connection with this Plan. Requirements relating to the maps are set out in the documents entitled Standard technical requirements for LEP maps and Standard requirements for LEP GIS data which are available on the website of the Department of Planning and Environment.</p>	<p>(4) For the purposes of this Plan, a map may be in, and may be kept and made available in, electronic or paper form, or both.</p> <p>Note. The maps adopted by this Plan are to be made available on the official NSW legislation website in connection with this Plan. Requirements relating to the maps are set out in the documents entitled Standard technical requirements for LEP maps and Standard requirements for LEP GIS data which are available on the website of the Department of Planning and Environment.</p>	<p>(4) For the purposes of this Plan, a map may be in, and may be kept and made available in, electronic or paper form, or both.</p> <p>Note. The maps adopted by this Plan are to be made available on the official NSW legislation website in connection with this Plan. Requirements relating to the maps are set out in the documents entitled Standard technical requirements for LEP maps and Standard requirements for LEP GIS data which are available on the website of the Department of Planning and Environment.</p>	
<p>1.8 Repeal of planning instruments applying to land [compulsory]</p> <p>(1) All local environmental plans and deemed environmental planning instruments applying only to the land to which this Plan applies are repealed.</p> <p>(2) All local environmental plans and deemed environmental planning instruments applying to the land to which this Plan applies and to other land cease to apply to the land to which this Plan applies.</p> <p>Direction. Provision may also be included to repeal or amend specific instruments to reflect the operation of this clause.</p> <p>Note. [compulsory if any local environmental plan is wholly repealed]</p>	<p>1.8 Repeal of planning instruments applying to land</p> <p>(1) All local environmental plans and deemed environmental planning instruments applying only to the land to which this Plan applies are repealed.</p> <p>(2) All local environmental plans and deemed environmental planning instruments applying to the land to which this Plan applies and to other land cease to apply to the land to which this Plan applies.</p> <p>Note.</p>	<p>1.8 Repeal of planning instruments applying to land</p> <p>(1) All local environmental plans and deemed environmental planning instruments applying only to the land to which this Plan applies are repealed.</p> <p>(2) All local environmental plans and deemed environmental planning instruments applying to the land to which this Plan applies and to other land cease to apply to the land to which this Plan applies.</p> <p>Note.</p>	<p>Change required to reference the GLEP 2012 in part (refer below).</p>

Armidale Regional Council
Armidale Regional Local Environmental Plan Merge Project
App.B03 - LEP Content Comparison – Part 1 – Consultation Version 08/09/2021

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
The following local environmental plans are repealed under this provision—	The following local environmental plan is repealed under this provision— Armidale Dumaresq Local Environmental Plan 2008	The following local environmental plans are repealed under this provision— Guyra Local Environmental Plan 1988	
<p>Proposed amendment (example only): Amend the Note following ADLEP 2012 clause 1.8 Repeal of planning instruments applying to land, to state: “The following local environmental plan is repealed under this provision—Guyra Local Environmental Plan 2012 in so far as it applies to the Armidale Regional local government area”.</p>			
-	<p>1.8A Savings provision relating to development applications If a development application has been made before the commencement of this Plan in relation to land to which this Plan applies and the application has not been finally determined before that commencement, the application must be determined as if this Plan had not commenced. Note. However, under Division 3.5 of the Act, a development application may be made for consent to carry out development that may only be carried out if the environmental planning instrument applying to the relevant development is appropriately amended or if a new instrument, including an appropriate principal environmental planning instrument, is made, and the consent authority may consider the application. The Division requires public notice of the development application and the draft environmental planning instrument allowing the development at the same time, or as closely together as is practicable.</p>	<p>1.8A Savings provision relating to development applications If a development application has been made before the commencement of this Plan in relation to land to which this Plan applies and the application has not been finally determined before that commencement, the application must be determined as if this Plan had not commenced. Note. However, under Division 3.5 of the Act, a development application may be made for consent to carry out development that may only be carried out if the environmental planning instrument applying to the relevant development is appropriately amended or if a new instrument, including an appropriate principal environmental planning instrument, is made, and the consent authority may consider the application. The Division requires public notice of the development application and the draft environmental planning instrument allowing the development at the same time, or as closely together as is practicable.</p>	Nil: same.
<p>1.9 Application of SEPPs [compulsory] (1) This Plan is subject to the provisions of any State environmental planning policy that prevails over this Plan as provided by section 3.28 of the Act. (2) The following State environmental planning policies (or provisions) do not apply to the land to which this Plan applies—</p>	<p>1.9 Application of SEPPs (1) This Plan is subject to the provisions of any State environmental planning policy that prevails over this Plan as provided by section 3.28 of the Act. (2) The following State environmental planning policies (or provisions) do not apply to the land to which this Plan applies—</p>	<p>1.9 Application of SEPPs (1) This Plan is subject to the provisions of any State environmental planning policy that prevails over this Plan as provided by section 3.28 of the Act. (2) The following State environmental planning policies (or provisions) do not apply to the land to which this Plan applies—</p>	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
<p>State Environmental Planning Policy No 1 – Development Standards</p> <p>Direction.</p> <p>Additional instruments (or provisions of instruments) may be added if the relevant instrument or provision is covered by this Plan.</p>	<p>State Environmental Planning Policy No 1 – Development Standards</p>	<p>State Environmental Planning Policy No 1 – Development Standards</p>	
-	<p>1.9A Suspension of covenants, agreements and instruments</p> <p>(1) For the purpose of enabling development on land in any zone to be carried out in accordance with this Plan or with a consent granted under the Act, any agreement, covenant or other similar instrument that restricts the carrying out of that development does not apply to the extent necessary to serve that purpose.</p> <p>(2) This clause does not apply—</p> <p>(a) to a covenant imposed by the Council or that the Council requires to be imposed, or</p> <p>(b) to any relevant instrument within the meaning of section 13.4 of the Crown Land Management Act 2016, or</p> <p>(c) to any conservation agreement within the meaning of the National Parks and Wildlife Act 1974, or</p> <p>(d) to any Trust agreement within the meaning of the Nature Conservation Trust Act 2001, or</p> <p>(e) to any property vegetation plan within the meaning of the Native Vegetation Act 2003, or</p> <p>(f) to any biobanking agreement within the meaning of Part 7A of the Threatened Species Conservation Act 1995, or</p>	<p>1.9A Suspension of covenants, agreements and instruments</p> <p>(1) For the purpose of enabling development on land in any zone to be carried out in accordance with this Plan or with a consent granted under the Act, any agreement, covenant or other similar instrument that restricts the carrying out of that development does not apply to the extent necessary to serve that purpose.</p> <p>(2) This clause does not apply—</p> <p>(a) to a covenant imposed by the Council or that the Council requires to be imposed, or</p> <p>(b) to any relevant instrument within the meaning of section 13.4 of the Crown Land Management Act 2016, or</p> <p>(c) to any conservation agreement within the meaning of the National Parks and Wildlife Act 1974, or</p> <p>(d) to any Trust agreement within the meaning of the Nature Conservation Trust Act 2001, or</p> <p>(e) to any property vegetation plan within the meaning of the Native Vegetation Act 2003, or</p> <p>(f) to any biobanking agreement within the meaning of Part 7A of the Threatened Species Conservation Act 1995, or</p>	<p>Nil: same.</p>

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
	<p>(g) to any planning agreement within the meaning of Subdivision 2 of Division 7.1 of the Act.</p> <p>(3) This clause does not affect the rights or interests of any public authority under any registered instrument.</p> <p>(4) Under section 3.16 of the Act, the Governor, before the making of this clause, approved of subclauses (1)–(3).</p>	<p>(g) to any planning agreement within the meaning of Subdivision 2 of Division 7.1 of the Act.</p> <p>(3) This clause does not affect the rights or interests of any public authority under any registered instrument.</p> <p>(4) Under section 3.16 of the Act, the Governor, before the making of this clause, approved of subclauses (1)–(3).</p>	

Planning Proposal Appendix B04:

LEP Content Comparison - Part 2

(excluding Zone comparison tables – refer Appendix C)

Overview

This document details the findings arising from a comparison of content¹ 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 Table 2).

Amendment Summary

Amendments to the ADLEP 2012 Land Use Table are addressed in the relevant Zone Comparison Tables as identified in Table 2.

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

- 2.1 Land use zones;
- 2.8 Temporary use of land; and
- Land Use Table.

Note

The GLEP 2012 includes the B6 Enterprise Corridor Zone and the IN2 Light Industrial Zone, however no land is currently included in those zones.

The ADLEP 2012 includes the following zones which are not included in the GLEP 2012:

- RU4 Primary Production Small Lots;
- R2 Low Density Residential;
- B3 Commercial Core;
- B5 Business Development;
- B7 Business Park; and
- E4 Environmental Living.

¹ 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 - Part 2

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
Part 2 Permitted or prohibited development	Part 2 Permitted or prohibited development	Part 2 Permitted or prohibited development	Nil: same / as per SI.
2.1 Land use zones [compulsory] The land use zones under this Plan are as follows— Rural Zones RU1 Primary Production RU2 Rural Landscape RU3 Forestry RU4 Primary Production Small Lots RU5 Village RU6 Transition Residential Zones R1 General Residential R2 Low Density Residential R3 Medium Density Residential R4 High Density Residential R5 Large Lot Residential Business Zones B1 Neighbourhood Centre B2 Local Centre B3 Commercial Core	2.1 Land use zones The land use zones under this Plan are as follows— Rural Zones RU1 Primary Production - RU3 Forestry RU4 Primary Production Small Lots RU5 Village - Residential Zones R1 General Residential R2 Low Density Residential - - R5 Large Lot Residential Business Zones - B2 Local Centre B3 Commercial Core	2.1 Land use zones The land use zones under this Plan are as follows— Rural Zones RU1 Primary Production - RU3 Forestry - RU5 Village - Residential Zones R1 General Residential - - - R5 Large Lot Residential Business Zones - B2 Local Centre -	<p>Change proposed to include the E2 Environmental Conservation Zone (refer below).</p> <p>Note: The B6 Enterprise Corridor Zone is not to be included in the ARLEP as no land is included in that zone in the GLEP 2012.</p>

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
B4 Mixed Use B5 Business Development B6 Enterprise Corridor B7 Business Park B8 Metropolitan Centre Industrial Zones IN1 General Industrial IN2 Light Industrial IN3 Heavy Industrial IN4 Working Waterfront Special Purpose Zones SP1 Special Activities SP2 Infrastructure SP3 Tourist Recreation Zones RE1 Public Recreation RE2 Private Recreation Environment Protection Zones E1 National Parks and Nature Reserves E2 Environmental Conservation E3 Environmental Management E4 Environmental Living Waterway Zones W1 Natural Waterways W2 Recreational Waterways W3 Working Waterways Direction 1. Additional zones or subzones are not to be prescribed.	B4 Mixed Use B5 Business Development - B7 Business Park - Industrial Zones IN1 General Industrial IN2 Light Industrial - - Special Purpose Zones - SP2 Infrastructure - Recreation Zones RE1 Public Recreation RE2 Private Recreation Environment Protection Zones E1 National Parks and Nature Reserves - E3 Environmental Management E4 Environmental Living - - - -	B4 Mixed Use - B6 Enterprise Corridor - - Industrial Zones IN1 General Industrial IN2 Light Industrial - - Special Purpose Zones - SP2 Infrastructure - Recreation Zones RE1 Public Recreation RE2 Private Recreation Environment Protection Zones E1 National Parks and Nature Reserves - E3 Environmental Management - - - - -	

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. If the land to which the Plan applies does not include any of the above zones, the reference to the zone in this clause and the provisions relating to it in the Land Use Table in clause 2.3 may, but need not, be included.			
Proposed amendment (example only): Amend ADLEP 2012 clause 2.1 Land use zones, by inserting the words “E2 Environmental Conservation” in sequence.			
2.2 Zoning of land to which Plan applies [compulsory] For the purposes of this Plan, land is within the zones shown on the Land Zoning Map.	2.2 Zoning of land to which Plan applies For the purposes of this Plan, land is within the zones shown on the Land Zoning Map.	2.2 Zoning of land to which Plan applies For the purposes of this Plan, land is within the zones shown on the Land Zoning Map.	Nil: same / as per SI.
2.3 Zone objectives and Land Use Table [compulsory] (1) The Land Use Table at the end of this Part specifies for each zone— (a) the objectives for development, and (b) development that may be carried out without development consent, and (c) development that may be carried out only with development consent, and (d) development that is prohibited. (2) The consent authority must have regard to the objectives for development in a zone when determining a development application in respect of land within the zone. (3) In the Land Use Table at the end of this Part— (a) a reference to a type of building or other thing is a reference to development for the purposes of that type of building or other thing, and (b) a reference to a type of building or other thing does not include (despite any definition in this Plan) a reference to a type of building	2.3 Zone objectives and Land Use Table (1) The Land Use Table at the end of this Part specifies for each zone— (a) the objectives for development, and (b) development that may be carried out without development consent, and (c) development that may be carried out only with development consent, and (d) development that is prohibited. (2) The consent authority must have regard to the objectives for development in a zone when determining a development application in respect of land within the zone. (3) In the Land Use Table at the end of this Part— (a) a reference to a type of building or other thing is a reference to development for the purposes of that type of building or other thing, and (b) a reference to a type of building or other thing does not include (despite any definition in this Plan) a reference to a type of building	2.3 Zone objectives and Land Use Table (1) The Land Use Table at the end of this Part specifies for each zone— (a) the objectives for development, and (b) development that may be carried out without development consent, and (c) development that may be carried out only with development consent, and (d) development that is prohibited. (2) The consent authority must have regard to the objectives for development in a zone when determining a development application in respect of land within the zone. (3) In the Land Use Table at the end of this Part— (a) a reference to a type of building or other thing is a reference to development for the purposes of that type of building or other thing, and (b) a reference to a type of building or other thing does not include (despite any definition in this Plan) a reference to a type of building	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
<p>or other thing referred to separately in the Land Use Table in relation to the same zone. (4) This clause is subject to the other provisions of this Plan. Notes. 1 Schedule 1 sets out additional permitted uses for particular land. 2 Schedule 2 sets out exempt development (which is generally exempt from both Parts 4 and 5 of the Act). Development in the land use table that may be carried out without consent is nevertheless subject to the environmental assessment and approval requirements of Part 5 of the Act. 3 Schedule 3 sets out complying development (for which a complying development certificate may be issued as an alternative to obtaining development consent). 4 Clause 2.6 requires consent for subdivision of land. 5 Part 5 contains other provisions which require consent for particular development. [see—relevant clauses may be listed here].</p>	<p>or other thing referred to separately in the Land Use Table in relation to the same zone. (4) This clause is subject to the other provisions of this Plan. Notes. 1 Schedule 1 sets out additional permitted uses for particular land. 2 Schedule 2 sets out exempt development (which is generally exempt from both Parts 4 and 5 of the Act). Development in the land use table that may be carried out without consent is nevertheless subject to the environmental assessment and approval requirements of Part 5 of the Act. 3 Schedule 3 sets out complying development (for which a complying development certificate may be issued as an alternative to obtaining development consent). 4 Clause 2.6 requires consent for subdivision of land. 5 Part 5 contains other provisions which require consent for particular development.</p>	<p>or other thing referred to separately in the Land Use Table in relation to the same zone. (4) This clause is subject to the other provisions of this Plan. Notes. 1 Schedule 1 sets out additional permitted uses for particular land. 2 Schedule 2 sets out exempt development (which is generally exempt from both Parts 4 and 5 of the Act). Development in the land use table that may be carried out without consent is nevertheless subject to the environmental assessment and approval requirements of Part 5 of the Act. 3 Schedule 3 sets out complying development (for which a complying development certificate may be issued as an alternative to obtaining development consent). 4 Clause 2.6 requires consent for subdivision of land. 5 Part 5 contains other provisions which require consent for particular development.</p>	
<p>2.4 Unzoned land [compulsory] (1) Development may be carried out on unzoned land only with development consent. (2) In deciding whether to grant development consent, the consent authority— (a) must consider whether the development will impact on adjoining zoned land and, if so, consider the objectives for development in the zones of the adjoining land, and (b) must be satisfied that the development is appropriate and is compatible with permissible land uses in any such adjoining land.</p>	<p>2.4 Unzoned land (1) Development may be carried out on unzoned land only with development consent. (2) In deciding whether to grant development consent, the consent authority— (a) must consider whether the development will impact on adjoining zoned land and, if so, consider the objectives for development in the zones of the adjoining land, and (b) must be satisfied that the development is appropriate and is compatible with permissible land uses in any such adjoining land.</p>	<p>2.4 Unzoned land (1) Development may be carried out on unzoned land only with development consent. (2) In deciding whether to grant development consent, the consent authority— (a) must consider whether the development will impact on adjoining zoned land and, if so, consider the objectives for development in the zones of the adjoining land, and (b) must be satisfied that the development is appropriate and is compatible with permissible land uses in any such adjoining land.</p>	<p>Nil: same / as per SI.</p>

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
<p>2.5 Additional permitted uses for particular land [compulsory] (1) Development on particular land that is described or referred to in Schedule 1 may be carried out— (a) with development consent, or (b) if the Schedule so provides—without development consent, in accordance with the conditions (if any) specified in that Schedule in relation to that development. (2) This clause has effect despite anything to the contrary in the Land Use Table or other provision of this Plan.</p> <p>Direction 1. While this clause and Schedule 1 are compulsory, it is not compulsory to include any items in the Schedule when the Plan is first made.</p> <p>Direction 2. A type of development may be included in Schedule 1 only if it is a type of development listed in Direction 5 at the beginning of the Land Use Table.</p>	<p>2.5 Additional permitted uses for particular land (1) Development on particular land that is described or referred to in Schedule 1 may be carried out— (a) with development consent, or (b) if the Schedule so provides—without development consent, in accordance with the conditions (if any) specified in that Schedule in relation to that development. (2) This clause has effect despite anything to the contrary in the Land Use Table or other provision of this Plan.</p>	<p>2.5 Additional permitted uses for particular land (1) Development on particular land that is described or referred to in Schedule 1 may be carried out— (a) with development consent, or (b) if the Schedule so provides—without development consent, in accordance with the conditions (if any) specified in that Schedule in relation to that development. (2) This clause has effect despite anything to the contrary in the Land Use Table or other provision of this Plan.</p>	<p>Nil: same / as per SI.</p>
<p>2.6 Subdivision—consent requirements [compulsory] (1) Land to which this Plan applies may be subdivided, but only with development consent.</p> <p>Notes. 1 If a subdivision is specified as exempt development in an applicable environmental planning instrument, such as this Plan or State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, the Act enables it to be carried out without development consent. 2 Part 6 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 provides that</p>	<p>2.6 Subdivision—consent requirements (1) Land to which this Plan applies may be subdivided, but only with development consent.</p> <p>Notes. 1 If a subdivision is specified as exempt development in an applicable environmental planning instrument, such as this Plan or State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, the Act enables it to be carried out without development consent. 2 Part 6 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 provides that</p>	<p>2.6 Subdivision—consent requirements (1) Land to which this Plan applies may be subdivided, but only with development consent.</p> <p>Notes. 1 If a subdivision is specified as exempt development in an applicable environmental planning instrument, such as this Plan or State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, the Act enables it to be carried out without development consent. 2 Part 6 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 provides that</p>	<p>Nil: same / as per SI.</p>

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
<p>the strata subdivision of a building in certain circumstances is complying development.</p> <p>(2) Development consent must not be granted for the subdivision of land on which a secondary dwelling is situated if the subdivision would result in the principal dwelling and the secondary dwelling being situated on separate lots, unless the resulting lots are not less than the minimum size shown on the Lot Size Map in relation to that land.</p> <p>Note. The definition of secondary dwelling in the Dictionary requires the dwelling to be on the same lot of land as the principal dwelling.</p>	<p>the strata subdivision of a building in certain circumstances is complying development.</p> <p>(2) Development consent must not be granted for the subdivision of land on which a secondary dwelling is situated if the subdivision would result in the principal dwelling and the secondary dwelling being situated on separate lots, unless the resulting lots are not less than the minimum size shown on the Lot Size Map in relation to that land.</p> <p>Note. The definition of secondary dwelling in the Dictionary requires the dwelling to be on the same lot of land as the principal dwelling.</p>	<p>the strata subdivision of a building in certain circumstances is complying development.</p> <p>(2) Development consent must not be granted for the subdivision of land on which a secondary dwelling is situated if the subdivision would result in the principal dwelling and the secondary dwelling being situated on separate lots, unless the resulting lots are not less than the minimum size shown on the Lot Size Map in relation to that land.</p> <p>Note. The definition of secondary dwelling in the Dictionary requires the dwelling to be on the same lot of land as the principal dwelling.</p>	
<p>2.7 Demolition requires development consent [compulsory]</p> <p>The demolition of a building or work may be carried out only with development consent.</p> <p>Note. If the demolition of a building or work is identified in an applicable environmental planning instrument, such as this Plan or State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, as exempt development, the Act enables it to be carried out without development consent.</p>	<p>2.7 Demolition requires development consent</p> <p>The demolition of a building or work may be carried out only with development consent.</p> <p>Note. If the demolition of a building or work is identified in an applicable environmental planning instrument, such as this Plan or State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, as exempt development, the Act enables it to be carried out without development consent.</p>	<p>2.7 Demolition requires development consent</p> <p>The demolition of a building or work may be carried out only with development consent.</p> <p>Note. If the demolition of a building or work is identified in an applicable environmental planning instrument, such as this Plan or State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, as exempt development, the Act enables it to be carried out without development consent.</p>	Nil: same / as per SI.
<p>2.8 Temporary use of land [optional]</p> <p>(1) The objective of this clause is to provide for the temporary use of land if the use does not compromise future development of the land, or have detrimental economic, social, amenity or environmental effects on the land.</p> <p>(2) Despite any other provision of this Plan, development consent may be granted for development on land in any zone for a</p>	<p>2.8 Temporary use of land</p> <p>(1) The objective of this clause is to provide for the temporary use of land if the use does not compromise future development of the land, or have detrimental economic, social, amenity or environmental effects on the land.</p> <p>(2) Despite any other provision of this Plan, development consent may be granted for development on land in any zone for a</p>	<p>2.8 Temporary use of land</p> <p>(1) The objective of this clause is to provide for the temporary use of land if the use does not compromise future development of the land, or have detrimental economic, social, amenity or environmental effects on the land.</p> <p>(2) Despite any other provision of this Plan, development consent may be granted for development on land in any zone for a</p>	Change proposed to align maximum period at 52 days as per SI (refer below).

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
<p>temporary use for a maximum period of 52 [or another number] days (whether or not consecutive days) in any period of 12 months.</p> <p>(3) Development consent must not be granted unless the consent authority is satisfied that—</p> <p>(a) the temporary use will not prejudice the subsequent carrying out of development on the land in accordance with this Plan and any other applicable environmental planning instrument,</p> <p>and</p> <p>(b) the temporary use will not adversely impact on any adjoining land or the amenity of the neighbourhood, and</p> <p>(c) the temporary use and location of any structures related to the use will not adversely impact on environmental attributes or features of the land, or increase the risk of natural hazards that may affect the land, and</p> <p>(d) at the end of the temporary use period the land will, as far as is practicable, be restored to the condition in which it was before the commencement of the use.</p> <p>(4) Despite subclause (2), the temporary use of a dwelling as a sales office for a new release area or a new housing estate may exceed the maximum number of days specified in that subclause.</p> <p>(5) Subclause (3)(d) does not apply to the temporary use of a dwelling as a sales office mentioned in subclause (4).</p> <p>Direction. Other specific exceptions to subclause (2) may be added.</p>	<p>temporary use for a maximum period of 28 days (whether or not consecutive days) in any period of 12 months.</p> <p>(3) Development consent must not be granted unless the consent authority is satisfied that—</p> <p>(a) the temporary use will not prejudice the subsequent carrying out of development on the land in accordance with this Plan and any other applicable environmental planning instrument,</p> <p>and</p> <p>(b) the temporary use will not adversely impact on any adjoining land or the amenity of the neighbourhood, and</p> <p>(c) the temporary use and location of any structures related to the use will not adversely impact on environmental attributes or features of the land, or increase the risk of natural hazards that may affect the land, and</p> <p>(d) at the end of the temporary use period the land will, as far as is practicable, be restored to the condition in which it was before the commencement of the use.</p> <p>(4) Despite subclause (2), the temporary use of a dwelling as a sales office for a new release area or a new housing estate may exceed the maximum number of days specified in that subclause.</p> <p>(5) Subclause (3)(d) does not apply to the temporary use of a dwelling as a sales office mentioned in subclause (4).</p>	<p>temporary use for a maximum period of 52 days (whether or not consecutive days) in any period of 12 months.</p> <p>(3) Development consent must not be granted unless the consent authority is satisfied that—</p> <p>(a) the temporary use will not prejudice the subsequent carrying out of development on the land in accordance with this Plan and any other applicable environmental planning instrument,</p> <p>and</p> <p>(b) the temporary use will not adversely impact on any adjoining land or the amenity of the neighbourhood, and</p> <p>(c) the temporary use and location of any structures related to the use will not adversely impact on environmental attributes or features of the land, or increase the risk of natural hazards that may affect the land, and</p> <p>(d) at the end of the temporary use period the land will, as far as is practicable, be restored to the condition in which it was before the commencement of the use.</p> <p>(4) Despite subclause (2), the temporary use of a dwelling as a sales office for a new release area or a new housing estate may exceed the maximum number of days specified in that subclause.</p> <p>(5) Subclause (3)(d) does not apply to the temporary use of a dwelling as a sales office mentioned in subclause (4).</p>	

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
<p>Proposed amendment (example only): Amend ADLEP 2012 clause 2.8 Temporary use of land, sub-section (2), by replacing the number “28” with the number “52”.</p>			
<p>Land Use Table Note. A type of development referred to in the Land Use Table is a reference to that type of development only to the extent it is not regulated by an applicable State environmental planning policy. The following State environmental planning policies in particular may be relevant to development on land to which this Plan applies— State Environmental Planning Policy (Affordable Rental Housing) 2009 (including provision for secondary dwellings) State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 State Environmental Planning Policy (Infrastructure) 2007—relating to infrastructure facilities such as those that comprise, or are for, air transport, correction, education, electricity generating works and solar energy systems, health services, ports, railways, roads, waste management and water supply systems State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007 State Environmental Planning Policy No 33—Hazardous and Offensive Development State Environmental Planning Policy No 50—Canal Estate Development State Environmental Planning Policy No 64—Advertising and Signage State Environmental Planning Policy (Primary Production and Rural Development) 2019 Direction 1. Additional objectives may be included in a zone at the end of the listed objectives to reflect particular local objectives of development, but only if they are consistent with the core objectives for development in the zone as set out in the Land Use Table. Direction 2. Specified uses may be added to (but not removed from) the list of development that is permitted or prohibited in</p>	<p>Land Use Table Note. A type of development referred to in the Land Use Table is a reference to that type of development only to the extent it is not regulated by an applicable State environmental planning policy. The following State environmental planning policies in particular may be relevant to development on land to which this Plan applies— State Environmental Planning Policy (Affordable Rental Housing) 2009 (including provision for secondary dwellings) State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 State Environmental Planning Policy (Infrastructure) 2007—relating to infrastructure facilities such as those that comprise, or are for, air transport, correction, education, electricity generating works and solar energy systems, health services, ports, railways, roads, waste management and water supply systems State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007 State Environmental Planning Policy No 33—Hazardous and Offensive Development State Environmental Planning Policy No 50—Canal Estate Development State Environmental Planning Policy No 64—Advertising and Signage State Environmental Planning Policy (Primary Production and Rural Development) 2019</p>	<p>Land Use Table Note. A type of development referred to in the Land Use Table is a reference to that type of development only to the extent it is not regulated by an applicable State environmental planning policy. The following State environmental planning policies in particular may be relevant to development on land to which this Plan applies— State Environmental Planning Policy (Affordable Rental Housing) 2009 (including provision for secondary dwellings) State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 State Environmental Planning Policy (Infrastructure) 2007—relating to infrastructure facilities such as those that comprise, or are for, air transport, correction, education, electricity generating works and solar energy systems, health services, ports, railways, roads, waste management and water supply systems State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007 State Environmental Planning Policy No 33—Hazardous and Offensive Development State Environmental Planning Policy No 50—Canal Estate Development State Environmental Planning Policy No 64—Advertising and Signage State Environmental Planning Policy (Primary Production and Rural Development) 2019</p>	<p>Change proposed to include the E2 Environmental Conservation Zone (refer below).</p>

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
<p>a zone. Additional uses may be added to an item of a zone even if some uses are already specified in that item. Additional permitted uses for particular land (but not all land in a particular zone) may be set out in Schedule 1.</p> <p>Direction 3. (a) particular uses in alphabetical order, (b) the word “Nil”, (c) the words “Any development not specified in item [specify item number or numbers]”, (d) particular uses in alphabetical order followed by the words “Any other development not specified in item [specify item number or numbers]”, so long as all residual (ie non-specified) uses are covered.</p> <p>Direction 4. Respite day care centres must be permitted wherever a centre-based child care facility is permitted in the Land Use Table.</p> <p>Direction 5. Only the following types of development may be included in the Land Use Table— Advertising structures; Agricultural produce industries; Agriculture; Air transport facilities; Airports; Airstrips; Amusement centres; Animal boarding or training establishments; Aquaculture; Artisan food and drink industries; Attached dwellings Backpackers’ accommodation; Bed and breakfast accommodation; Bee keeping; Biosolids treatment facilities; Boarding houses; Boat building and repair facilities; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Business premises Camping grounds; Car parks; Caravan parks; Cellar door premises; Cemeteries; Centre-based child care facilities; Charter and tourism boating facilities; Commercial premises; Community facilities; Correctional centres; Crematoria Dairies (pasture-based); Dairies (restricted); Depots; Dual occupancies; Dual occupancies (attached); Dual occupancies (detached); Dwelling houses Early education and care facilities; Eco-tourist facilities; Educational establishments; Electricity generating works; Emergency services facilities; Entertainment facilities;</p>			

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
<p>Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Extensive agriculture; Extractive industries</p> <p>Farm buildings; Farm stay accommodation; Feedlots; Flood mitigation works; Food and drink premises; Forestry; Freight transport facilities; Function centres; Funeral homes</p> <p>Garden centres; General industries; Group homes; Group homes (permanent) or permanent group homes; Group homes (transitional) or transitional group homes</p> <p>Hardware and building supplies; Hazardous industries; Hazardous storage establishments; Health consulting rooms; Health services facilities; Heavy industrial storage establishments; Heavy industries; Helipads; Heliports; High technology industries; Highway service centres; Home-based child care; Home businesses; Home industries; Home occupations; Home occupations (sex services); Horticulture; Hospitals; Hostels; Hotel or motel accommodation</p> <p>Industrial retail outlets; Industrial training facilities; Industries; Information and education facilities; Intensive livestock agriculture; Intensive plant agriculture</p> <p>Jetties</p> <p>Kiosks</p> <p>Landscaping material supplies; Light industries; Liquid fuel depots; Livestock processing industries; Local distribution premises</p> <p>Marinas; Markets; Medical centres; Mooring pens; Moorings; Mortuaries; Multi dwelling housing</p> <p>Neighbourhood shops; Neighbourhood supermarkets</p> <p>Offensive industries; Offensive storage establishments; Office premises; Open cut mining; Oyster aquaculture</p> <p>Passenger transport facilities; Pig farms; Places of public worship; Plant nurseries; Pond-based aquaculture; Port facilities; Poultry farms; Public administration buildings; Pubs</p> <p>Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Residential care facilities; Residential flat buildings; Resource recovery facilities;</p>			

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
<p>Respite day care centres; Restaurants or cafes; Restricted premises; Retail premises; Roads; Roadside stalls; Rural industries; Rural supplies; Rural workers' dwellings</p> <p>Sawmill or log processing works; School-based child care; Schools; Secondary dwellings; Self-storage units; Semi-detached dwellings; Seniors housing; Service stations; Serviced apartments; Sewage reticulation systems; Sewage treatment plants; Sewerage systems; Sex services premises; Shops; Shop top housing; Signage; Small bars; Specialised retail premises; Stock and sale yards; Storage premises</p> <p>Take away food and drink premises; Tank-based aquaculture; Timber yards; Tourist and visitor accommodation; Transport depots; Truck depots; Turf farming</p> <p>Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Viticulture</p> <p>Warehouse or distribution centres; Waste disposal facilities; Waste or resource management facilities; Waste or resource transfer stations; Water recreation structures; Water recycling facilities; Water reticulation systems; Water storage facilities; Water supply systems; Water treatment facilities; Wharf or boating facilities; Wholesale supplies</p> <p>Direction 6.</p> <p>A direction in this Land Use Table that requires a land use to be included as either "Permitted without consent" or "Permitted with consent" in a particular zone is taken to be a direction that the land use be included as "Permitted with consent" but only—</p> <p>(a) for the purposes of the automatic adoption of amendments to the mandatory provisions of this standard instrument by a local environmental plan that has adopted those mandatory provisions (a standard plan), and</p> <p>(b) if the direction commences after the commencement of the standard plan.</p>			
Zone RU1 Primary Production	Zone RU1 Primary Production	Zone RU1 Primary Production	Refer Zone Comparison Table (Appendix C01).

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
Zone RU2 Rural Landscape	-	-	No change proposed.
Zone RU3 Forestry	Zone RU3 Forestry	Zone RU3 Forestry	Refer Zone Comparison Table (Appendix C02).
Zone RU4 Primary Production Small Lots	Zone RU4 Primary Production Small Lots	-	Refer Zone Comparison Table (Appendix C03).
Zone RU5 Village	Zone RU5 Village	Zone RU5 Village	Refer Zone Comparison Table (Appendix C04).
Zone RU6 Transition	-	-	No change proposed.
Zone R1 General Residential	Zone R1 General Residential	Zone R1 General Residential	Refer Zone Comparison Table (Appendix C05).
Zone R2 Low Density Residential	Zone R2 Low Density Residential	-	Refer Zone Comparison Table (Appendix C06).
Zone R3 Medium Density Residential	-	-	No change proposed.
Zone R4 High Density Residential	-	-	No change proposed.
Zone R5 Large Lot Residential	Zone R5 Large Lot Residential	Zone R5 Large Lot Residential	Refer Zone Comparison Table (Appendix C07).
Zone B1 Neighbourhood Centre	-	-	No change proposed.
Zone B2 Local Centre	Zone B2 Local Centre	Zone B2 Local Centre	Refer Zone Comparison Table (Appendix C08).
Zone B3 Commercial Core	Zone B3 Commercial Core	-	Refer Zone Comparison Table (Appendix C09).
Zone B4 Mixed Use	Zone B4 Mixed Use	Zone B4 Mixed Use	Refer Zone Comparison Table (Appendix C10).

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
Zone B5 Business Development	Zone B5 Business Development	-	Refer Zone Comparison Table (Appendix C11).
Zone B6 Enterprise Corridor	-	Zone B6 Enterprise Corridor	No change proposed.
Zone B7 Business Park	Zone B7 Business Park	-	Refer Zone Comparison Table (Appendix C12).
Zone B8 Metropolitan Centre	-	-	No change proposed.
Zone IN1 General Industrial	Zone IN1 General Industrial	Zone IN1 General Industrial	Refer Zone Comparison Table (Appendix C13).
Zone IN2 Light Industrial	Zone IN2 Light Industrial	Zone IN2 Light Industrial	Refer Zone Comparison Table (Appendix C14).
Zone IN3 Heavy Industrial	-	-	No change proposed.
Zone IN4 Working Waterfront	-	-	No change proposed.
Zone SP1 Special Activities	-	-	No change proposed.
Zone SP2 Infrastructure	Zone SP2 Infrastructure	Zone SP2 Infrastructure	Refer Zone Comparison Table (Appendix C15).
Zone SP3 Tourist	-	-	No change proposed.
Zone RE1 Public Recreation	Zone RE1 Public Recreation	Zone RE1 Public Recreation	Refer Zone Comparison Table (Appendix C16).
Zone RE2 Private Recreation	Zone RE2 Private Recreation	Zone RE2 Private Recreation	Refer Zone Comparison Table (Appendix C17).
Zone E1 National Parks and Nature Reserves	Zone E1 National Parks and Nature Reserves	Zone E1 National Parks and Nature Reserves	Refer Zone Comparison Table (Appendix C18).
Zone E2 Environmental Conservation	-	-	Refer Zone Comparison Table (Appendix C21).

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
<p>Proposed amendment (example only): Amend the ADLEP 2012 Land Use Table, by inserting content for “Zone E2 Environmental Conservation” in sequence.</p>			
Zone E3 Environmental Management	Zone E3 Environmental Management	Zone E3 Environmental Management	Refer Zone Comparison Table (Appendix C19).
Zone E4 Environmental Living	Zone E4 Environmental Living	-	Refer Zone Comparison Table (Appendix C20).
Zone W1 Natural Waterways	-	-	No change proposed.
Zone W2 Recreational Waterways	-	-	No change proposed.
Zone W3 Working Waterways	-	-	No change proposed.

Planning Proposal Appendix B05: LEP Content Comparison - Part 3

Overview

This document details the findings arising from a comparison of content¹ 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 Table 2).

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)

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

Table 2: LEP Content Comparison - Part 3

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
Part 3 Exempt and complying development	Part 3 Exempt and complying development	Part 3 Exempt and complying development	Nil: same / as per SI.
3.1 Exempt development [compulsory] (1) The objective of this clause is to identify development of minimal environmental impact as exempt development. (2) Development specified in Schedule 2 that meets the standards for the development contained in that Schedule and that complies with the requirements of this Part is exempt development. (3) To be exempt development, the development— (a) must meet the relevant deemed-to-satisfy provisions of the Building Code of Australia or, if there are no such relevant provisions, must be structurally adequate, and (b) must not, if it relates to an existing building, cause the building to contravene the Building Code of Australia, and (c) must not be designated development, and (d) must not be carried out on land that comprises, or on which there is, an item that is listed on the State Heritage Register under the Heritage Act 1977 or that is subject to an interim heritage order under the Heritage Act 1977. (e) (Repealed) (4) Development that relates to an existing building that is classified under the Building Code of Australia as class 1b or class 2–9 is exempt development only if—	3.1 Exempt development (1) The objective of this clause is to identify development of minimal environmental impact as exempt development. (2) Development specified in Schedule 2 that meets the standards for the development contained in that Schedule and that complies with the requirements of this Part is exempt development. (3) To be exempt development, the development— (a) must meet the relevant deemed-to-satisfy provisions of the Building Code of Australia or, if there are no such relevant provisions, must be structurally adequate, and (b) must not, if it relates to an existing building, cause the building to contravene the Building Code of Australia, and (c) must not be designated development, and (d) must not be carried out on land that comprises, or on which there is, an item that is listed on the State Heritage Register under the Heritage Act 1977 or that is subject to an interim heritage order under the Heritage Act 1977. - (4) Development that relates to an existing building that is classified under the Building Code of Australia as class 1b or class 2–9 is exempt development only if—	3.1 Exempt development (1) The objective of this clause is to identify development of minimal environmental impact as exempt development. (2) Development specified in Schedule 2 that meets the standards for the development contained in that Schedule and that complies with the requirements of this Part is exempt development. (3) To be exempt development, the development— (a) must meet the relevant deemed-to-satisfy provisions of the Building Code of Australia or, if there are no such relevant provisions, must be structurally adequate, and (b) must not, if it relates to an existing building, cause the building to contravene the Building Code of Australia, and (c) must not be designated development, and (d) must not be carried out on land that comprises, or on which there is, an item that is listed on the State Heritage Register under the Heritage Act 1977 or that is subject to an interim heritage order under the Heritage Act 1977. - (4) Development that relates to an existing building that is classified under the Building Code of Australia as class 1b or class 2–9 is exempt development only if—	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
<p>(a) the building has a current fire safety certificate or fire safety statement, or</p> <p>(b) no fire safety measures are currently implemented, required or proposed for the building.</p> <p>(5) To be exempt development, the development must—</p> <p>(a) be installed in accordance with the manufacturer's specifications, if applicable, and</p> <p>(b) not involve the removal, pruning or other clearing of vegetation that requires a permit, development consent or other approval unless it is undertaken in accordance with a permit, development consent or other approval.</p> <p>Note. See State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 and Part 5A of the Local Land Services Act 2013.</p> <p>(6) A heading to an item in Schedule 2 is part of that Schedule.</p>	<p>(a) the building has a current fire safety certificate or fire safety statement, or</p> <p>(b) no fire safety measures are currently implemented, required or proposed for the building.</p> <p>(5) To be exempt development, the development must—</p> <p>(a) be installed in accordance with the manufacturer's specifications, if applicable, and</p> <p>(b) not involve the removal, pruning or other clearing of vegetation that requires a permit, development consent or other approval unless it is undertaken in accordance with a permit, development consent or other approval.</p> <p>Note. See State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 and Part 5A of the Local Land Services Act 2013.</p> <p>(6) A heading to an item in Schedule 2 is part of that Schedule.</p>	<p>(a) the building has a current fire safety certificate or fire safety statement, or</p> <p>(b) no fire safety measures are currently implemented, required or proposed for the building.</p> <p>(5) To be exempt development, the development must—</p> <p>(a) be installed in accordance with the manufacturer's specifications, if applicable, and</p> <p>(b) not involve the removal, pruning or other clearing of vegetation that requires a permit, development consent or other approval unless it is undertaken in accordance with a permit, development consent or other approval.</p> <p>Note. See State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 and Part 5A of the Local Land Services Act 2013.</p> <p>(6) A heading to an item in Schedule 2 is part of that Schedule.</p>	
<p>3.2 Complying development [compulsory]</p> <p>(1) The objective of this clause is to identify development as complying development.</p> <p>(2) Development specified in Part 1 of Schedule 3 that is carried out in compliance with—</p> <p>(a) the development standards specified in relation to that development, and</p> <p>(b) the requirements of this Part, is complying development.</p> <p>Note.</p>	<p>3.2 Complying development</p> <p>(1) The objective of this clause is to identify development as complying development.</p> <p>(2) Development specified in Part 1 of Schedule 3 that is carried out in compliance with—</p> <p>(a) the development standards specified in relation to that development, and</p> <p>(b) the requirements of this Part, is complying development.</p> <p>Note.</p>	<p>3.2 Complying development</p> <p>(1) The objective of this clause is to identify development as complying development.</p> <p>(2) Development specified in Part 1 of Schedule 3 that is carried out in compliance with—</p> <p>(a) the development standards specified in relation to that development, and</p> <p>(b) the requirements of this Part, is complying development.</p> <p>Note.</p>	<p>Nil: same / as per SI.</p>

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
<p>See also clause 5.8(3) which provides that the conversion of fire alarms is complying development in certain circumstances.</p> <p>(3) To be complying development, the development must—</p> <p>(a) be permissible, with development consent, in the zone in which it is carried out, and</p> <p>(b) meet the relevant deemed-to-satisfy provisions of the <i>Building Code of Australia</i>, and</p> <p>(c) have an approval, if required by the <i>Local Government Act 1993</i>, from the Council for an on-site effluent disposal system if the development is undertaken on unsewered land.</p> <p>(4) A complying development certificate for development specified in Part 1 of Schedule 3 is subject to the conditions (if any) set out or referred to in Part 2 of that Schedule.</p> <p>(5) A heading to an item in Schedule 3 is part of that Schedule.</p>	<p>See also clause 5.8 (3) which provides that the conversion of fire alarms is complying development in certain circumstances.</p> <p>(3) To be complying development, the development must—</p> <p>(a) be permissible, with development consent, in the zone in which it is carried out, and</p> <p>(b) meet the relevant deemed-to-satisfy provisions of the <i>Building Code of Australia</i>, and</p> <p>(c) have an approval, if required by the <i>Local Government Act 1993</i>, from the Council for an on-site effluent disposal system if the development is undertaken on unsewered land.</p> <p>(4) A complying development certificate for development specified in Part 1 of Schedule 3 is subject to the conditions (if any) set out or referred to in Part 2 of that Schedule.</p> <p>(5) A heading to an item in Schedule 3 is part of that Schedule.</p>	<p>See also clause 5.8(3) which provides that the conversion of fire alarms is complying development in certain circumstances.</p> <p>(3) To be complying development, the development must—</p> <p>(a) be permissible, with development consent, in the zone in which it is carried out, and</p> <p>(b) meet the relevant deemed-to-satisfy provisions of the <i>Building Code of Australia</i>, and</p> <p>(c) have an approval, if required by the <i>Local Government Act 1993</i>, from the Council for an on-site effluent disposal system if the development is undertaken on unsewered land.</p> <p>(4) A complying development certificate for development specified in Part 1 of Schedule 3 is subject to the conditions (if any) set out or referred to in Part 2 of that Schedule.</p> <p>(5) A heading to an item in Schedule 3 is part of that Schedule.</p>	
<p>3.3 Environmentally sensitive areas excluded [compulsory]</p> <p>(1) Exempt or complying development must not be carried out on any environmentally sensitive area for exempt or complying development.</p> <p>(2) For the purposes of this clause—environmentally sensitive area for exempt or complying development means any of the following—</p> <p>(a) the coastal waters of the State,</p> <p>(b) a coastal lake,</p>	<p>3.3 Environmentally sensitive areas excluded</p> <p>(1) Exempt or complying development must not be carried out on any environmentally sensitive area for exempt or complying development.</p> <p>(2) For the purposes of this clause—environmentally sensitive area for exempt or complying development means any of the following—</p> <p>(a) the coastal waters of the State,</p> <p>(b) a coastal lake,</p>	<p>3.3 Environmentally sensitive areas excluded</p> <p>(1) Exempt or complying development must not be carried out on any environmentally sensitive area for exempt or complying development.</p> <p>(2) For the purposes of this clause—environmentally sensitive area for exempt or complying development means any of the following—</p> <p>(a) the coastal waters of the State,</p> <p>(b) a coastal lake,</p>	<p>Nil: same / as per SI.</p>

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
<p>(c) land within the coastal wetlands and littoral rainforests area (within the meaning of the <i>Coastal Management Act 2016</i>),</p> <p>(d) land reserved as an aquatic reserve under the <i>Fisheries Management Act 1994</i> or as a marine park under the <i>Marine Parks Act 1997</i>,</p> <p>(e) land within a wetland of international significance declared under the Ramsar Convention on Wetlands or within a World heritage area declared under the World Heritage Convention,</p> <p>(f) land within 100 metres of land to which paragraph (c), (d) or (e) applies,</p> <p>(g) land identified in this or any other environmental planning instrument as being of high Aboriginal cultural significance or high biodiversity significance,</p> <p>(h) land reserved under the National Parks and Wildlife Act 1974 or land acquired under Part 11 of that Act,</p> <p>(i) land reserved or dedicated under the Crown Land Management Act 2016 for the preservation of flora, fauna, geological formations or for other environmental protection purposes,</p> <p>(j) land that is a declared area of outstanding biodiversity value under the Biodiversity Conservation Act 2016 or declared critical habitat under Part 7A of the Fisheries Management Act 1994.</p> <p>Direction. Additional areas may be added to this list.</p>	<p>(c) land within the coastal wetlands and littoral rainforests area (within the meaning of the <i>Coastal Management Act 2016</i>),</p> <p>(d) land reserved as an aquatic reserve under the <i>Fisheries Management Act 1994</i> or as a marine park under the <i>Marine Parks Act 1997</i>,</p> <p>(e) land within a wetland of international significance declared under the Ramsar Convention on Wetlands or within a World heritage area declared under the World Heritage Convention,</p> <p>(f) land within 100 metres of land to which paragraph (c), (d) or (e) applies,</p> <p>(g) land identified in this or any other environmental planning instrument as being of high Aboriginal cultural significance or high biodiversity significance,</p> <p>(h) land reserved under the National Parks and Wildlife Act 1974 or land acquired under Part 11 of that Act,</p> <p>(i) land reserved or dedicated under the Crown Land Management Act 2016 for the preservation of flora, fauna, geological formations or for other environmental protection purposes,</p> <p>(j) land that is a declared area of outstanding biodiversity value under the Biodiversity Conservation Act 2016 or declared critical habitat under Part 7A of the Fisheries Management Act 1994.</p>	<p>(c) land within the coastal wetlands and littoral rainforests area (within the meaning of the <i>Coastal Management Act 2016</i>),</p> <p>(d) land reserved as an aquatic reserve under the <i>Fisheries Management Act 1994</i> or as a marine park under the <i>Marine Parks Act 1997</i>,</p> <p>(e) land within a wetland of international significance declared under the Ramsar Convention on Wetlands or within a World heritage area declared under the World Heritage Convention,</p> <p>(f) land within 100 metres of land to which paragraph (c), (d) or (e) applies,</p> <p>(g) land identified in this or any other environmental planning instrument as being of high Aboriginal cultural significance or high biodiversity significance,</p> <p>(h) land reserved under the National Parks and Wildlife Act 1974 or land acquired under Part 11 of that Act,</p> <p>(i) land reserved or dedicated under the Crown Land Management Act 2016 for the preservation of flora, fauna, geological formations or for other environmental protection purposes,</p> <p>(j) land that is a declared area of outstanding biodiversity value under the Biodiversity Conservation Act 2016 or declared critical habitat under Part 7A of the Fisheries Management Act 1994.</p>	

Planning Proposal Appendix B06: LEP Content Comparison - Part 4

Overview

This document details the findings arising from a comparison of content¹ 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 ARLEP) and if so, the nature of that amendment (refer Table 2).

Amendment Summary

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

- 4.1 Minimum subdivision lot size;
- 4.1AA Minimum subdivision lot size for community title schemes;
- 4.1A Minimum subdivision lot size for strata plan schemes in certain rural, residential and environment protection zones;
- 4.1D Minimum lot sizes for certain split zones;
- 4.1E Exceptions to minimum subdivision lot size for boundary adjustments; and
- 4.2A Erection of dwelling houses or dual occupancies in certain rural, residential and environment protection zones.

Note

In the case of clauses 4.1 and 4.2A amendments are proposed to maintain specific differences between the ADLEP 2012 and the GLEP 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)

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

Table 2: LEP Content Comparison - Part 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
Part 4 Principal development standards	Part 4 Principal development standards	Part 4 Principal development standards	No change.
<p>4.1 Minimum subdivision lot size [optional] (1) The objectives of this clause are as follows— (a) [set out objectives of the clause]</p> <p>(2) This clause applies to a subdivision of any land shown on the Lot Size Map that requires development consent and that is carried out after the commencement of this Plan.</p> <p>(3) The size of any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the Lot Size Map in relation to that land.</p> <p>Direction. An exception to the minimum size shown on the Lot Size Map may be provided in certain circumstances, for example, in the case of land that is to be used for attached dwellings.</p> <p>(4) This clause does not apply in relation to the subdivision of any land—</p>	<p>4.1 Minimum subdivision lot size (1) The objectives of this clause are as follows—</p> <p>(a) to ensure that lot sizes are compatible with local environmental values, constraints and permissible uses, (b) to facilitate the efficient use of land and its resources for residential and other human purposes, (c) to minimise potential land use conflicts.</p> <p>(2) This clause applies to a subdivision of any land shown on the Lot Size Map that requires development consent and that is carried out after the commencement of this Plan.</p> <p>(3) The size of any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the Lot Size Map in relation to that land.</p> <p>(4) This clause does not apply in relation to the subdivision of any land—</p>	<p>4.1 Minimum subdivision lot size (1) The objectives of this clause are as follows— (a) to ensure that lot sizes have a practical and efficient layout to meet the intended use of each lot, (b) to prevent the fragmentation of rural lands, (c) to ensure that lot sizes are compatible with local environmental values, constraints and permissible uses, (d) to facilitate the efficient use of land and its resources for residential and other human purposes, (e) to minimise potential land use conflicts.</p> <p>(2) This clause applies to a subdivision of any land shown on the Lot Size Map that requires development consent and that is carried out after the commencement of this Plan.</p> <p>(3) The size of any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the Lot Size Map in relation to that land.</p> <p>(4) This clause does not apply in relation to the subdivision of any land—</p>	<p>Change proposed to insert the additional GLEP 2012 objectives in the ARLEP (refer below).</p> <p>Change proposed to maintain the difference between the reduced minimum Zone R5 lot size in the ADLEP 2012 (1ha) and in the GLEP 2012 (4,000sqm) (refer below).</p> <p>Note: The Consultation Map in Appendix A at Attachment A1.1 shows the former Armidale Dumaresq / Guyra LGA boundary within the current Armidale Regional Council LGA.</p>

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
(a) by the registration of a strata plan or strata plan of subdivision under the Strata Schemes Development Act 2015, or (b) by any kind of subdivision under the Community Land Development Act 1989. -	(a) by the registration of a strata plan or strata plan of subdivision under the Strata Schemes Development Act 2015, or (b) by any kind of subdivision under the Community Land Development Act 1989. (4A) Despite subclause (3), land within Zone R5 Large Lot Residential may be subdivided to create lots of at least 1 hectare, but only if the consent authority is satisfied that each lot is, or will be, serviced by a water reticulation system and sewerage system.	(a) by the registration of a strata plan or strata plan of subdivision under the Strata Schemes Development Act 2015, or (b) by any kind of subdivision under the Community Land Development Act 1989. (3A) Despite subclause (3), if the consent authority is satisfied that each lot is, or will be, serviced by a water reticulation system and a sewerage system, land in Zone R5 Large Lot Residential may be subdivided to create lots of at least 4,000 square metres .	
Proposed amendments (example only): <ul style="list-style-type: none"> Amend ADLEP 2012 clause 4.1 Minimum subdivision lot size, sub-clause (1), by inserting GLEP 2012 sub-clauses (1) (a) and (b) as sub-clauses (1) (d) and (e). Amend ADLEP 2012 clause 4.1 Minimum subdivision lot size, sub-clause (4A), by replacing the words “1 hectare,” with the words “ - (a) 1 hectare, where permissible under Armidale Dumaresq Local Environmental Plan 2012, or (b) 4,000 square metres where permissible under Guyra Local Environmental Plan 2012, immediately before this plan commenced,”. 			
4.1AA Minimum subdivision lot size for community title schemes [optional if clause 4.1 is adopted] (1) The objectives of this clause are as follows— (a) [set out objectives of the clause]	4.1AA Minimum subdivision lot size for community title schemes (1) The objectives of this clause are as follows— (a) to ensure that land to which this clause applies is not fragmented by subdivisions that	4.1AA Minimum subdivision lot size for community title schemes (1) The objectives of this clause are as follows— (a) to ensure that land to which this clause applies is not fragmented by subdivisions that	Change proposed to adopt the GLEP 2012 objective wording relating to additional dwellings (refer below).

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
<p>(2) This clause applies to a subdivision (being a subdivision that requires development consent) under the Community Land Development Act 1989 of land in any of the following zones —</p> <p>(a) [list relevant zones],</p> <p>but does not apply to a subdivision by the registration of a strata plan.</p> <p>(3) The size of any lot resulting from a subdivision of land to which this clause applies (other than any lot comprising association property within the meaning of the Community Land Development Act 1989) is not to be less than the minimum size shown on the Lot Size Map in relation to that land.</p> <p>(4) This clause applies despite clause 4.1.</p> <p>Direction. An exception to the minimum size shown on the Lot Size Map may be provided in certain circumstances, for example, in the case of land that is to be used for attached dwellings.</p>	<p>would create additional dwelling entitlements.</p> <p>(2) This clause applies to a subdivision (being a subdivision that requires development consent) under the Community Land Development Act 1989 of land in any of the following zones —</p> <p>(a) Zone RU1 Primary Production,</p> <p>(b) Zone RU4 Primary Production Small Lots,</p> <p>(b1) Zone R2 Low Density Residential,</p> <p>(c) Zone R5 Large Lot Residential,</p> <p>(d) Zone E3 Environmental Management,</p> <p>(e) Zone E4 Environmental Living.</p> <p>but does not apply to a subdivision by the registration of a strata plan.</p> <p>(3) The size of any lot resulting from a subdivision of land to which this clause applies (other than any lot comprising association property within the meaning of the Community Land Development Act 1989) is not to be less than the minimum size shown on the Lot Size Map in relation to that land.</p> <p>(4) This clause applies despite clause 4.1.</p>	<p>would create the opportunity for additional dwellings.</p> <p>(2) This clause applies to a subdivision (being a subdivision that requires development consent) under the Community Land Development Act 1989 of land in any of the following zones —</p> <p>(a) Zone RU1 Primary Production,</p> <p>-</p> <p>-</p> <p>(b) Zone R5 Large Lot Residential,</p> <p>(c) Zone E3 Environmental Management,</p> <p>-</p> <p>but does not apply to a subdivision by the registration of a strata plan.</p> <p>(3) The size of any lot resulting from a subdivision of land to which this clause applies (other than any lot comprising association property within the meaning of the Community Land Development Act 1989) is not to be less than the minimum size shown on the Lot Size Map in relation to that land.</p> <p>(4) This clause applies despite clause 4.1.</p>	<p>Change proposed to recognise the inclusion of Zone E2 (refer below).</p> <p>Note: The GLEP 2012 does not include Zone RU4, Zone R2, nor Zone E4.</p>
<p>Proposed amendments (example only):</p> <ul style="list-style-type: none"> Amend ADLEP 2012 clause 4.1AA Minimum subdivision lot size for community title schemes, sub-clause 1(a) by replacing the words “additional dwelling entitlements” with the words “the opportunity for additional dwellings”. Amend ADLEP 2012 clause 4.1AA Minimum subdivision lot size for community title schemes, sub-clause 2 by inserting the words “Zone E2 Environmental Conservation” in sequence. 			

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
-	<p>4.1A Minimum subdivision lot size for strata plan schemes in certain rural, residential and environment protection zones</p> <p>(1) The objective of this clause is to ensure that land to which this clause applies is not fragmented by subdivisions that would create additional dwelling entitlements.</p> <p>(2) This clause applies to land in the following zones that is used, or is proposed to be used, for residential accommodation or tourist and visitor accommodation—</p> <p>(a) Zone RU1 Primary Production,</p> <p>-</p> <p>(b) Zone RU4 Primary Production Small Lots,</p> <p>(b1) Zone R2 Low Density Residential,</p> <p>(c) Zone R5 Large Lots Residential,</p> <p>(d) Zone E3 Environmental Management,</p> <p>(e) Zone E4 Environmental Living.</p> <p>(3) The size of any lot resulting from a subdivision of land to which this clause applies for a strata plan scheme (other than any lot comprising common property within the meaning of the Strata Schemes (Freehold Development) Act 1973 or Strata Schemes (Leasehold Development) Act 1986) is not to be less than the minimum size shown on the Lot Size Map in relation to that land.</p> <p>Note. Part 6 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 provides that strata subdivision of a building in certain circumstances is specified complying development.</p>	<p>4.2B Minimum subdivision lot size for strata plan schemes in certain residential, rural and environmental protection zones</p> <p>(1) The objective of this clause is to ensure that land to which this clause applies is not fragmented by subdivisions that would create additional dwelling entitlements.</p> <p>(2) This clause applies to land in the following zones that is used, or is proposed to be used, for residential accommodation or tourist and visitor accommodation—</p> <p>(a) Zone RU1 Primary Production,</p> <p>(b) Zone RU2 Rural Landscape,</p> <p>-</p> <p>-</p> <p>(c) Zone R5 Large Lot Residential,</p> <p>(d) Zone E3 Environmental Management.</p> <p>-</p> <p>(3) The size of any lot resulting from a subdivision of land to which this clause applies for a strata plan scheme (other than any lot comprising common property within the meaning of the Strata Schemes (Freehold Development) Act 1973 or Strata Schemes (Leasehold Development) Act 1986) is not to be less than the minimum size shown on the Lot Size Map in relation to that land.</p> <p>Note. Part 6 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 provides that strata subdivision of a building in certain circumstances is specified complying development.</p>	<p>Change required to correct Zone R5 name (refer below).</p> <p>Change proposed to recognise the inclusion of Zone E2 (refer below).</p> <p>Note: The GLEP 2012 does not include Zone RU2, Zone RU4, Zone R2 nor Zone E4.</p>
Proposed amendments (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
<ul style="list-style-type: none"> Amend ADLEP 2012 clause 4.1A Minimum subdivision lot size for strata plan schemes in certain rural, residential and environment protection zones, sub-clause (2)(c), to state: “Zone R5 Large Lot Residential”. Amend ADLEP 2012 clause 4.1A Minimum subdivision lot size for strata plan schemes in certain rural, residential and environment protection zones, sub-clause (2), by inserting the words “Zone E2 Environmental Conservation” in sequence. 			
-	<p>4.1B Subdivision in Zone E3 and Zone E4</p> <p>(1) The objective of this clause is to ensure that lot sizes and subdivision patterns in certain environmental zones allow buildings to be sited to better protect the environmental values of the area.</p> <p>(2) This clause applies to each lot (an original lot) that contains land in both Zone E3 Environmental Management and Zone E4 Environmental Living.</p> <p>(3) Despite clause 4.1, development consent may be granted to subdivide an original lot to create other lots (the resulting lots) that are less than the minimum size shown on the Lot Size Map for the land if—</p> <p>(a) the consent authority is satisfied that—</p> <p>(i) no buildings will be erected on any part of a resulting lot that contains land in Zone E3 Environmental Management, and</p> <p>(ii) the subdivision will not result in any significant adverse environmental impacts on the land being subdivided, and</p> <p>(b) the number of resulting lots will not exceed the number of lots that could be created by a subdivision of land under clause 4.1.</p>	-	<p>Nil.</p> <p>Note: Land included in the GLEP 2012 Zone E3 is proposed to be included in the ARLEP Zone E2.</p>
-	<p>4.1C Exceptions to minimum lot sizes for certain rural subdivisions</p>	<p>4.1B Exceptions to minimum lot sizes for certain rural subdivisions</p>	<p>No change proposed.</p> <p>Note:</p>

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
	<p>(1) The objective of this clause is to enable the subdivision of land in rural areas to create lots of an appropriate size to meet the needs of permissible uses other than for the purpose of dwelling houses or dual occupancies.</p> <p>(2) This clause applies to land in the following rural zones—</p> <p>(a) Zone RU1 Primary Production,</p> <p>(b) Zone RU4 Primary Production Small Lots.</p> <p>(3) Land to which this clause applies may, with development consent, be subdivided to create a lot of a size that is less than the minimum size shown on the Lot Size Map in relation to that land, where the consent authority is satisfied that the use of the land after the subdivision will be the same use permitted under the existing development consent for the land (other than for the purpose of a dwelling house or a dual occupancy).</p> <p>(3) Development consent must not be granted for the subdivision of land to which this clause applies unless the consent authority is satisfied that—</p> <p>(a) the subdivision will not adversely affect the use of the surrounding land for agriculture, and</p> <p>(b) the subdivision is necessary for the ongoing operation of the permissible use, and</p> <p>(c) the subdivision will not cause a conflict between the use of the land subdivided and</p>	<p>(1) The objective of this clause is to enable the subdivision of land in rural areas to create lots of an appropriate size to meet the needs of permissible uses other than for the purpose of dwelling houses or dual occupancies.</p> <p>(2) Land in a zone to which clause 4.2 applies may, with development consent, be subdivided to create a lot of a size that is less than the minimum size shown on the Lot Size Map in relation to that land, where the consent authority is satisfied that the use of the land after the subdivision will be the same use permitted under the existing development consent for the land (other than for the purpose of a dwelling house or a dual occupancy).</p> <p>(3) Development consent must not be granted for the subdivision of land to which this clause applies unless the consent authority is satisfied that—</p> <p>(a) the subdivision will not adversely affect the use of the surrounding land for agriculture, and</p> <p>(b) the subdivision is necessary for the ongoing operation of the permissible use, and</p> <p>(c) the subdivision will not increase rural land use conflict in the locality, and</p>	<p>The GLEP 2012 does not include Zone RU2, Zone RU4, nor Zone RU6.</p> <p>The GLEP 2012 includes Zone RU3 Forestry, however relevant land is now outside the ARC LGA boundary (and is not shown on the Lot Size Map).</p> <p>The ADLEP 2012 wording for sub-clause (3) (c) is to be retained.</p>

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
	the use of the surrounding land in the locality, and (d) the subdivision is appropriate having regard to the natural and physical constraints affecting the land.	(d) the subdivision is appropriate having regard to the natural and physical constraints affecting the land.	
-	<p>4.1D Minimum lot sizes for certain split zones</p> <p>(1) The objectives of this clause are as follows—</p> <p>(a) to provide for the subdivision of lots that are within more than one zone but cannot be subdivided under clause 4.1,</p> <p>(b) to ensure that the subdivision occurs in a manner that promotes suitable land use and development.</p> <p>(2) This clause applies to each lot (an original lot) that contains—</p> <p>(a) land in a residential, business or industrial zone, and</p> <p>(b) land in Zone RU1 Primary Production, Zone RU4 Primary Production Small Lots, Zone E3 Environmental Management or Zone E4 Environmental Living.</p> <p>(3) Despite clause 4.1, development consent may be granted to subdivide an original lot to create other lots (the resulting lots) if—</p> <p>(a) one of the resulting lots will contain—</p> <p>(i) land in a residential, business or industrial zone that has an area that is not less than the minimum size shown on the Lot Size Map in relation to that land, and</p> <p>(ii) all of the land in Zone RU1 Primary Production, Zone RU4 Primary Production</p>	<p>4.1A Minimum lot size for certain split lot zones</p> <p>(1) The objectives of this clause are as follows—</p> <p>(a) to provide for the subdivision of lots that are within more than one zone but cannot be subdivided under clause 4.1,</p> <p>(b) to ensure that the subdivision occurs in a manner that promotes suitable land use and development.</p> <p>(2) This clause applies to each lot (an original lot) that contains—</p> <p>(a) land in a residential, business or industrial zone, and</p> <p>(b) land in Zone RU1 Primary Production or Zone E3 Environmental Management.</p> <p>(3) Despite clause 4.1, development consent may be granted to subdivide an original lot to create other lots (the resulting lots) if—</p> <p>(a) one of the resulting lots will contain—</p> <p>(i) land in a residential, business or industrial zone that has an area that is not less than the minimum size shown on the Lot Size Map in relation to that land, and</p>	<p>Change proposed to recognise the inclusion of Zone E2 (refer below).</p> <p>Note: The GLEP 2012 does not include Zone RU4 nor Zone E4.</p>

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
	Small Lots, Zone E3 Environmental Management or Zone E4 Environmental Living that was in the original lot, and (b) all other resulting lots will contain land that has an area that is not less than the minimum size shown on the Lot Size Map in relation to that land.	(ii) all of the land in Zone RU1 Primary Production or Zone E3 Environmental Management that was in the original lot, and (b) all other resulting lots will contain land that has an area that is not less than the minimum size shown on the Lot Size Map in relation to that land.	
<p>Proposed amendments (example only):</p> <ul style="list-style-type: none"> Amend ADLEP clause 4.1D Minimum lot sizes for certain split zones, sub-clause (2) (b), by inserting the words “Zone E2 Environmental Conservation” in sequence. Amend ADLEP clause 4.1D Minimum lot sizes for certain split zones, sub-clause (3) (a)(ii), by inserting the words “Zone E2 Environmental Conservation” in sequence. 			
-	<p>4.1E Exceptions to minimum subdivision lot size for boundary adjustments</p> <p>(1) The objective of this clause is to permit the boundary between 2 or more lots to be altered in certain circumstances, to give landowners a greater opportunity to achieve the objectives of a zone.</p> <p>(2) This clause applies to land in the following zones —</p> <p>(a) Zone RU1 Primary Production,</p> <p>(b) Zone RU4 Primary Production Small Lots,</p> <p>(c) Zone R5 Large Lot Residential,</p> <p>(d) Zone E3 Environmental Management,</p> <p>(e) Zone E4 Environmental Living.</p> <p>(3) Despite clause 4.1 (3), development consent may be granted to the subdivision of 2 or more adjoining lots, being land to which this clause applies, if the consent authority is satisfied that the subdivision —</p>	<p>4.2C Boundary adjustments in Zone RU1</p> <p>(1) The objective of this clause is to permit the boundary between 2 or more lots to be adjusted in certain circumstances to give landowners a greater opportunity to achieve the objectives of a zone.</p> <p>(2) Despite clause 4.1(3), development consent may be granted to the subdivision of 2 or more adjoining lots being land in Zone RU1 Primary Production if the subdivision will not result in—</p> <p>(a) an increase in the number of lots, or</p>	<p>Change proposed to reference heritage considerations (refer below).</p> <p>Note: The GLEP 2012 does not include Zone RU4 nor Zone E4. The GLEP 2012 includes Zone R5 and Zone E3 (which is proposed to transition to ARLEP Zone E2); application of the clause will be extended to Zone RU5 in the GLEP 2012.</p>

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
	<p>(a) will not result in an increase in the number of lots, and</p> <p>(b) will not result in an increase in the number of dwellings on, or dwellings that may be erected on, any of the lots, and</p> <p>(c) will not adversely impact on the long-term agricultural production potential or environmental values of the lots and the surrounding locality.</p> <p>(4) In determining whether to grant development consent for the subdivision of land under this clause, the consent authority must consider the following—</p> <p>(a) the existing uses and approved uses of other land in the vicinity of the subdivision,</p> <p>(b) whether or not the subdivision is likely to have a significant impact on land uses that are likely to be preferred and the predominant land uses in the vicinity of the development,</p> <p>(c) whether or not the subdivision is likely to be incompatible with a use referred to in paragraph (a) or (b),</p> <p>(d) whether or not the subdivision is likely to be incompatible with a use of land in any adjoining zone,</p> <p>(e) any measures proposed by the applicant to avoid or minimise any incompatibility referred to in paragraph (c) or (d),</p> <p>(f) whether or not the subdivision is appropriate having regard to the natural and physical constraints affecting the land,</p>	<p>(b) an increase in the number of dwellings on, or dwellings that may be erected on, any of the lots.</p> <p>-</p> <p>(3) In determining whether to grant development consent for the subdivision of land under this clause, the consent authority must consider the following—</p> <p>(a) the existing uses and approved uses of other land in the vicinity of the subdivision,</p> <p>(b) whether or not the subdivision is likely to have a significant impact on land uses that are likely to be preferred and the predominant land uses in the vicinity of the subdivision,</p> <p>(c) whether or not the subdivision is likely to be incompatible with a use referred to in paragraph (a) or (b),</p> <p>(d) whether or not the subdivision is likely to be incompatible with a use on land in any adjoining zone,</p> <p>(e) any measures proposed by the applicant to avoid or minimise any incompatibility referred to in paragraph (c) or (d),</p> <p>(f) whether or not the subdivision is appropriate having regard to the natural and physical constraints affecting the land,</p> <p>(g) whether or not the subdivision is likely to have an adverse impact on the environmental</p>	<p>The ADLEP 2012 additional wording in sub-clause (3) (c) is to be retained.</p> <p>The ADLEP 2012 wording for sub-clause (5) is to be retained.</p>

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
	<p>(g) whether or not the subdivision is likely to have an adverse impact on the environmental values or agricultural viability of the land.</p> <p>(5) This clause does not apply in relation to a subdivision under the Community Land Development Act 1989, the Strata Schemes (Freehold Development) Act 1973 or the Strata Schemes (Leasehold Development) Act 1986.</p>	<p>values, heritage vistas or landscapes or agricultural viability of the land.</p> <p>(4) This clause does not apply in relation to the subdivision of individual lots in a strata plan or a community title scheme.</p>	
<p>Proposed amendments (example only):</p> <ul style="list-style-type: none"> Amend ADLEP 2012 clause 4.1E Exceptions to minimum subdivision lot size for boundary adjustments, sub-clause (4) (g) by inserting the words “, heritage vistas or landscapes” after the words “environmental values”. 			
<p>4.2 Rural subdivision [compulsory if clause 4.1 adopted and land to which Plan applies includes land zoned RU1, RU2, RU3, RU4 or RU6]</p> <p>(1) The objective of this clause is to provide flexibility in the application of standards for subdivision in rural zones to allow land owners a greater chance to achieve the objectives for development in the relevant zone.</p> <p>(2) This clause applies to the following rural zones —</p> <p>(a) Zone RU1 Primary Production,</p> <p>(b) Zone RU2 Rural Landscape,</p> <p>(baa) Zone RU3 Forestry,</p> <p>(c) Zone RU4 Primary Production Small Lots,</p> <p>(d) Zone RU6 Transition.</p>	<p>4.2 Rural subdivision</p> <p>(1) The objective of this clause is to provide flexibility in the application of standards for subdivision in rural zones to allow land owners a greater chance to achieve the objectives for development in the relevant zone.</p> <p>(2) This clause applies to the following rural zones —</p> <p>(a) Zone RU1 Primary Production,</p> <p>(b) Zone RU2 Rural Landscape,</p> <p>(baa) Zone RU3 Forestry,</p> <p>(c) Zone RU4 Primary Production Small Lots,</p> <p>(d) Zone RU6 Transition.</p> <p>Note. When this Plan was made it did not include Zone RU2 Rural Landscape or Zone RU6 Transition.</p>	<p>4.2 Rural subdivision</p> <p>(1) The objective of this clause is to provide flexibility in the application of standards for subdivision in rural zones to allow land owners a greater chance to achieve the objectives for development in the relevant zone.</p> <p>(2) This clause applies to the following rural zones —</p> <p>(a) Zone RU1 Primary Production,</p> <p>(b) Zone RU2 Rural Landscape,</p> <p>(baa) Zone RU3 Forestry,</p> <p>(c) Zone RU4 Primary Production Small Lots,</p> <p>(d) Zone RU6 Transition.</p> <p>Note. When this Plan was made it did not include Zone RU2 Rural Landscape, Zone RU4 Primary Production Small Lots or Zone RU6 Transition.</p>	<p>Nil: same / as per SI.</p>

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
<p>(3) Land in a zone to which this clause applies may, with development consent, be subdivided for the purpose of primary production to create a lot of a size that is less than the minimum size shown on the Lot Size Map in relation to that land.</p> <p>(4) However, such a lot cannot be created if an existing dwelling would, as the result of the subdivision, be situated on the lot.</p> <p>(5) A dwelling cannot be erected on such a lot.</p> <p>Note. A dwelling includes a rural worker's dwelling (see definition of that term in the Dictionary).</p>	<p>(3) Land in a zone to which this clause applies may, with development consent, be subdivided for the purpose of primary production to create a lot of a size that is less than the minimum size shown on the Lot Size Map in relation to that land.</p> <p>(4) However, such a lot cannot be created if an existing dwelling would, as the result of the subdivision, be situated on the lot.</p> <p>(5) A dwelling cannot be erected on such a lot.</p> <p>Note. A dwelling includes a rural worker's dwelling (see definition of that term in the Dictionary).</p>	<p>(3) Land in a zone to which this clause applies may, with development consent, be subdivided for the purpose of primary production to create a lot of a size that is less than the minimum size shown on the Lot Size Map in relation to that land.</p> <p>(4) However, such a lot cannot be created if an existing dwelling would, as the result of the subdivision, be situated on the lot.</p> <p>(5) A dwelling cannot be erected on such a lot.</p> <p>Note. A dwelling includes a rural worker's dwelling (see definition of that term in the Dictionary).</p>	
-	<p>4.2A Erection of dwelling houses or dual occupancies on land in certain rural, residential and environment protection zones</p> <p>(1) The objectives of this clause are as follows—</p> <p>(a) to minimise unplanned rural residential development,</p> <p>(b) to enable the replacement of lawfully erected dwelling houses and dual occupancies in rural and environment protection zones.</p> <p>(2) This clause applies to land in the following zones—</p> <p>(a) Zone RU1 Primary Production,</p> <p>(b) Zone RU4 Primary Production Small Lots,</p> <p>(c) Zone R5 Large Lot Residential,</p> <p>(d) Zone E3 Environmental Management,</p> <p>(e) Zone E4 Environmental Living.</p> <p>(3) Development consent must not be granted for the erection of a dwelling house</p>	<p>4.2A Erection of dwelling houses on land in certain residential, rural and environmental protection zones</p> <p>(1) The objectives of this clause are as follows—</p> <p>(a) to minimise unplanned rural residential development,</p> <p>(b) to enable the replacement of lawfully erected dwelling houses in certain residential, rural and environmental protection zones.</p> <p>(2) This clause applies to land in the following zones—</p> <p>(a) Zone RU1 Primary Production,</p> <p>(b) Zone R5 Large Lot Residential,</p> <p>(c) Zone E3 Environmental Management.</p> <p>(3) Development consent must not be granted for the erection of a dwelling house</p>	<p>Change proposed to recognise the inclusion of Zone E2 (refer below).</p> <p>Change proposed to maintain the difference between the existing holding dates in the ADLEP 2012 (14/06/85) and in the GLEP 2012 (27/11/70) and in terms of the 2004 holding requirement (refer below).</p> <p>Note:</p>

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
	<p>or dual occupancy on land to which this clause applies, and on which no dwelling house or dual occupancy has been erected, unless the land—</p> <p>(a) is a lot that is at least the minimum lot size shown on the Lot Size Map in relation to that land, or</p> <p>(b) is a lot created before this Plan commenced and on which the erection of a dwelling house or dual occupancy was permissible immediately before that commencement, or</p> <p>(c) is a lot resulting from a subdivision for which development consent (or equivalent) was granted before this Plan commenced and on which the erection of a dwelling house or dual occupancy would have been permissible if the plan of subdivision had been registered before that commencement, or</p> <p>(d) is an existing holding, or</p> <p>(e) is a 2004 holding on which the erection of a dwelling house or dual occupancy was permissible immediately before this Plan commenced, or</p> <p>(f) would have been a lot or a holding referred to in paragraph (a), (b), (c), (d) or (e) had it not been affected by—</p> <p>(i) a minor realignment of its boundaries or a plan of consolidation that did not create an additional lot, or</p> <p>(ii) a subdivision creating or widening a public road or public reserve or for another public purpose.</p>	<p>on a lot in a zone to which this clause applies, and on which no dwelling house has been erected, unless the land—</p> <p>(a) is a lot that is at least the minimum lot size shown on the Lot Size Map in relation to that land, or</p> <p>(b) is a lot created before this Plan commenced and on which the erection of a dwelling house was permissible immediately before that commencement, or</p> <p>(c) is a lot resulting from a subdivision for which development consent (or equivalent) was granted before this Plan commenced and on which the erection of a dwelling house would have been permissible if the plan of subdivision had been registered before that commencement, or</p> <p>(d) is an existing holding, or</p> <p>(e) would have been a lot or a holding referred to in paragraph (a), (b), (c) or (d) had it not been affected by—</p> <p>(i) a minor realignment of its boundaries that did not create an additional lot, or</p> <p>(ii) a subdivision creating or widening a public road or public reserve or for another public purpose.</p>	<p>The GLEP 2012 does not include Zone RU4 nor Zone E4.</p> <p>The GLEP 2012 includes Zone E3 (which is proposed to transition to ARLEP Zone E2).</p> <p>Maintaining the ADLEP 2012 clause will extend rights relating to dual occupancies to the former GSC LGA.</p> <p>The Consultation Map in Appendix A at Attachment A1.1 shows the former Armidale Dumaresq / Guyra LGA boundary within the current Armidale Regional Council LGA.</p>

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
	<p>Note. A dwelling cannot be erected on a lot created under clause 9 of State Environmental Planning Policy (Rural Lands) 2008 or clause 4.2.</p> <p>(4) Development consent may be granted for the erection of a dwelling house or dual occupancy on land to which this clause applies if there is a lawfully erected dwelling house or dual occupancy on the land and the dwelling house or dual occupancy to be erected is intended only to replace the existing dwelling house or dual occupancy.</p> <p>(5) In this clause— 2004 holding means land that— (a) was a holding on 1 July 2004, and (b) is a holding at the time the application for development consent referred to in subclause (3) is lodged, whether or not there has been a change in the ownership of the holding since 1 July 2004.</p> <p>existing holding means land that— (a) was a holding on 14 June 1985, and (b) is a holding at the time the application for development consent referred to in subclause (3) is lodged, whether or not there has been a change in the ownership of the holding since 14 June 1985.</p> <p>holding means all adjoining land, even if separated by a road or railway, held by the same person or persons.</p> <p>Note.</p>	<p>Note. A dwelling cannot be erected on a lot created under clause 9 of State Environmental Planning Policy (Rural Lands) 2008 or clause 4.2.</p> <p>(4) Development consent may be granted for the erection of a dwelling house on land to which this clause applies if there is a lawfully erected dwelling house on the land and the dwelling house to be erected is intended only to replace the existing dwelling house.</p> <p>(5) In this clause—</p> <p>existing holding means land that— (a) was a holding on 27 November 1970, and (b) is a holding at the time the application for development consent referred to in subclause (3) is lodged, whether or not there has been a change in the ownership of the holding since 27 November 1970.</p> <p>holding means all adjoining land, even if separated by a road or railway, held by the same person or persons.</p>	

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
	The owner in whose ownership all the land is at the time the application is lodged need not be the same person as the owner in whose ownership all the land was on the stated date.		
<p>Proposed amendments (example only):</p> <ul style="list-style-type: none"> Amend ADLEP 2012 clause 4.2A Erection of dwelling houses or dual occupancies on land in certain rural, residential and environment protection zones, sub-clause (2), by inserting the words “ Zone E2 Environmental Conservation” in sequence. Amend ADLEP 2012 clause 4.2A Erection of dwelling houses or dual occupancies on land in certain rural, residential and environment protection zones, meaning of “2004 holding”, by inserting the words “under Armidale Dumaresq Local Environmental Plan 2012 immediately before this plan commenced”, after the words “on 1 July 2004”. Amend ADLEP 2012 clause 4.2A Erection of dwelling houses or dual occupancies on land in certain rural, residential and environment protection zones, meaning of “existing holding”, by inserting the words “under Armidale Dumaresq Local Environmental Plan 2012 or on 27 November 1979 under Guyra Local Environmental Plan 2012 immediately before this plan commenced” after the words “on 14 June 1985”. Amend ADLEP 2012 clause 4.2A Erection of dwelling houses or dual occupancies on land in certain rural, residential and environment protection zones, meaning of “existing holding”, by inserting the words “or since 27 November 1970 as the case may be” after the words “since 14 June 1985”. 			
-	<p>4.2B Erection of rural workers’ dwellings in certain rural and environment protection zones</p> <p>(1) The objective of this clause is to ensure the provision of adequate accommodation for employees of existing agricultural or rural industries.</p> <p>(2) This clause applies to land in the following zones —</p> <p>(a) Zone RU1 Primary Production,</p> <p>(b) Zone RU4 Primary Production Small Lots,</p> <p>(c) Zone E3 Environmental Management.</p> <p>(3) Development consent must not be granted to the erection of a rural worker’s dwelling on land to which this clause applies, unless the consent authority is satisfied that—</p>	<p>6.3 Erection of rural workers’ dwellings in Zone RU1</p> <p>(1) The objective of this clause is to ensure the provision of adequate accommodation for employees of existing agricultural or rural industries.</p> <p>(2) Development consent must not be granted to the erection of a rural workers’ dwelling on land in Zone RU1 Primary Production, unless the consent authority is satisfied that—</p>	<p>No change proposed.</p> <p>Note: The GLEP 2012 does not include Zone RU4. Land included in the GLEP 2012 Zone E3 zone is to be included in the ARLEP Zone E2.</p>

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
	(a) the development will be on the same lot as an existing lawfully erected dwelling house, and (b) the development will not impair the use of the land for agricultural or rural industries, and (c) the agricultural or rural industry being carried out on the land has a demonstrated economic capacity to support the ongoing employment of rural workers, and (d) the development is necessary considering the nature of the agricultural or rural industry land use lawfully occurring on the land or as a result of the remote or isolated location of the land.	(a) the development will be on the same lot as an existing lawfully erected dwelling house, and (b) the development will not impair the use of the land for agricultural or rural industries, and (c) the agricultural or rural industry being carried out on the land has a demonstrated economic capacity to support the ongoing employment of rural workers, and (d) the development is necessary considering the nature of the agricultural or rural industry land use lawfully occurring on the land or as a result of the remote or isolated location of the land.	
4.3 Height of buildings [optional] (1) The objectives of this clause are as follows— (a) [set out objectives of the clause] (2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map. Direction. Different heights may be shown on the map for different zones or for different land in the same zone. This Plan may also provide for specified height restrictions to be varied or modified in certain circumstances, for example,	4.3 Height of buildings (1) The objectives of this clause are as follows— (a) to ensure the height of buildings complements the streetscape and character of the Armidale central business district and surrounding area, (b) to minimise the adverse impact of development on heritage conservation areas and heritage items in the Armidale central business district. (2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.	4.3 Height of buildings [Not adopted]	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
to prevent overshadowing of public open space, for air safety reasons or for the purposes of promoting design excellence.			
4.4 Floor space ratio [optional]	4.4 Floor space ratio [Not adopted]	4.4 Floor space ratio [Not adopted]	Nil:same / as per SI.
4.5 Calculation of floor space ratio and site area [optional]	4.5 Calculation of floor space ratio and site area [Not adopted]	4.5 Calculation of floor space ratio and site area [Not adopted]	Nil:same / as per SI.
4.6 Exceptions to development standards [compulsory] (1) The objectives of this clause are as follows — (a) to provide an appropriate degree of flexibility in applying certain development standards to particular development, (b) to achieve better outcomes for and from development by allowing flexibility in particular circumstances. (2) Development consent may, subject to this clause, be granted for development even though the development would contravene a development standard imposed by this or any other environmental planning instrument. However, this clause does not apply to a development standard that is expressly excluded from the operation of this clause. (3) Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating —	4.6 Exceptions to development standards (1) The objectives of this clause are as follows — (a) to provide an appropriate degree of flexibility in applying certain development standards to particular development, (b) to achieve better outcomes for and from development by allowing flexibility in particular circumstances. (2) Development consent may, subject to this clause, be granted for development even though the development would contravene a development standard imposed by this or any other environmental planning instrument. However, this clause does not apply to a development standard that is expressly excluded from the operation of this clause. (3) Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating —	4.6 Exceptions to development standards (1) The objectives of this clause are as follows — (a) to provide an appropriate degree of flexibility in applying certain development standards to particular development, (b) to achieve better outcomes for and from development by allowing flexibility in particular circumstances. (2) Development consent may, subject to this clause, be granted for development even though the development would contravene a development standard imposed by this or any other environmental planning instrument. However, this clause does not apply to a development standard that is expressly excluded from the operation of this clause. (3) Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating —	Nil:same / as per SI. Note: The ADLEP 2012 does not include Zone RU2, Zone RU6 nor Zone E2. The ARLEP will include Zone E2.

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
<p>(a) that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and</p> <p>(b) that there are sufficient environmental planning grounds to justify contravening the development standard.</p> <p>(4) Development consent must not be granted for development that contravenes a development standard unless—</p> <p>(a) the consent authority is satisfied that—</p> <p>(i) the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3), and</p> <p>(ii) the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out, and</p> <p>(b) the concurrence of the Planning Secretary has been obtained.</p> <p>(5) In deciding whether to grant concurrence, the Planning Secretary must consider—</p> <p>(a) whether contravention of the development standard raises any matter of significance for State or regional environmental planning, and</p> <p>(b) the public benefit of maintaining the development standard, and</p> <p>(c) any other matters required to be taken into consideration by the Planning Secretary before granting concurrence.</p>	<p>(a) that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and</p> <p>(b) that there are sufficient environmental planning grounds to justify contravening the development standard.</p> <p>(4) Development consent must not be granted for development that contravenes a development standard unless—</p> <p>(a) the consent authority is satisfied that—</p> <p>(i) the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3), and</p> <p>(ii) the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out, and</p> <p>(b) the concurrence of the Planning Secretary has been obtained.</p> <p>(5) In deciding whether to grant concurrence, the Planning Secretary must consider—</p> <p>(a) whether contravention of the development standard raises any matter of significance for State or regional environmental planning, and</p> <p>(b) the public benefit of maintaining the development standard, and</p> <p>(c) any other matters required to be taken into consideration by the Planning Secretary before granting concurrence.</p>	<p>(a) that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and</p> <p>(b) that there are sufficient environmental planning grounds to justify contravening the development standard.</p> <p>(4) Development consent must not be granted for development that contravenes a development standard unless—</p> <p>(a) the consent authority is satisfied that—</p> <p>(i) the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3), and</p> <p>(ii) the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out, and</p> <p>(b) the concurrence of the Planning Secretary has been obtained.</p> <p>(5) In deciding whether to grant concurrence, the Planning Secretary must consider—</p> <p>(a) whether contravention of the development standard raises any matter of significance for State or regional environmental planning, and</p> <p>(b) the public benefit of maintaining the development standard, and</p> <p>(c) any other matters required to be taken into consideration by the Planning Secretary before granting concurrence.</p>	

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
<p>(6) Development consent must not be granted under this clause for a subdivision of land in Zone RU1 Primary Production, Zone RU2 Rural Landscape, Zone RU3 Forestry, Zone RU4 Primary Production Small Lots, Zone RU6 Transition, Zone R5 Large Lot Residential, Zone E2 Environmental Conservation, Zone E3 Environmental Management or Zone E4 Environmental Living if—</p> <p>(a) the subdivision will result in 2 or more lots of less than the minimum area specified for such lots by a development standard, or</p> <p>(b) the subdivision will result in at least one lot that is less than 90% of the minimum area specified for such a lot by a development standard.</p> <p>(7) After determining a development application made pursuant to this clause, the consent authority must keep a record of its assessment of the factors required to be addressed in the applicant's written request referred to in subclause (3).</p> <p>(8) This clause does not allow development consent to be granted for development that would contravene any of the following—</p> <p>(a) a development standard for complying development,</p>	<p>(6) Development consent must not be granted under this clause for a subdivision of land in Zone RU1 Primary Production, Zone RU2 Rural Landscape, Zone RU3 Forestry, Zone RU4 Primary Production Small Lots, Zone RU6 Transition, Zone R5 Large Lot Residential, Zone E2 Environmental Conservation, Zone E3 Environmental Management or Zone E4 Environmental Living if—</p> <p>(a) the subdivision will result in 2 or more lots of less than the minimum area specified for such lots by a development standard, or</p> <p>(b) the subdivision will result in at least one lot that is less than 90% of the minimum area specified for such a lot by a development standard.</p> <p>Note. When this Plan was made it did not include Zone RU2 Rural Landscape, Zone RU6 Transition or Zone E2 Environmental Conservation.</p> <p>(7) After determining a development application made pursuant to this clause, the consent authority must keep a record of its assessment of the factors required to be addressed in the applicant's written request referred to in subclause (3).</p> <p>(8) This clause does not allow development consent to be granted for development that would contravene any of the following—</p> <p>(a) a development standard for complying development,</p>	<p>(6) Development consent must not be granted under this clause for a subdivision of land in Zone RU1 Primary Production, Zone RU2 Rural Landscape, Zone RU3 Forestry, Zone RU4 Primary Production Small Lots, Zone RU6 Transition, Zone R5 Large Lot Residential, Zone E2 Environmental Conservation, Zone E3 Environmental Management or Zone E4 Environmental Living if—</p> <p>(a) the subdivision will result in 2 or more lots of less than the minimum area specified for such lots by a development standard, or</p> <p>(b) the subdivision will result in at least one lot that is less than 90% of the minimum area specified for such a lot by a development standard.</p> <p>Note. When this Plan was made it did not include Zone RU2 Rural Landscape, Zone RU3 Forestry, Zone RU4 Primary Production Small Lots, Zone RU6 Transition, Zone E2 Environmental Conservation or Zone E4 Environmental Living.</p> <p>(7) After determining a development application made pursuant to this clause, the consent authority must keep a record of its assessment of the factors required to be addressed in the applicant's written request referred to in subclause (3).</p> <p>(8) This clause does not allow development consent to be granted for development that would contravene any of the following—</p> <p>(a) a development standard for complying development,</p>	

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
<p>(b) a development standard that arises, under the regulations under the Act, in connection with a commitment set out in a BASIX certificate for a building to which State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 applies or for the land on which such a building is situated,</p> <p>(c) clause 5.4.</p> <p>Direction. Additional exclusions may be added.</p>	<p>(b) a development standard that arises, under the regulations under the Act, in connection with a commitment set out in a BASIX certificate for a building to which State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 applies or for the land on which such a building is situated,</p> <p>(c) clause 5.4.</p>	<p>(b) a development standard that arises, under the regulations under the Act, in connection with a commitment set out in a BASIX certificate for a building to which State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 applies or for the land on which such a building is situated,</p> <p>(c) clause 5.4.</p>	

Planning Proposal Appendix B07: LEP Content Comparison - Part 5

Overview

This document details the findings arising from a comparison of content¹ 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 Table 2).

Amendment Summary

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

- 5.4 Controls relating to miscellaneous permissible uses; specifically, sub-clause (5) Farm stay accommodation; and
- 5.10 Heritage Conservation.

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)

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

Table 2: LEP Content Comparison - Part 5

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
Part 5 Miscellaneous provisions		Part 5 Miscellaneous provisions		Part 5 Miscellaneous provisions		Nil:same / as per SI.
5.1 Relevant acquisition authority [compulsory] (1) The objective of this clause is to identify, for the purposes of section 3.15 of the Act, the authority of the State that will be the relevant authority to acquire land reserved for certain public purposes if the land is required to be acquired under Division 3 of Part 2 of the Land Acquisition (Just Terms Compensation) Act 1991 (the owner-initiated acquisition provisions). Note. If the landholder will suffer hardship if there is any delay in the land being acquired by the relevant authority, section 23 of the <i>Land Acquisition (Just Terms Compensation) Act 1991</i> requires the authority to acquire the land. (2) The authority of the State that will be the relevant authority to acquire land, if the land is required to be acquired under the owner-initiated acquisition provisions, is the authority of the State specified below in relation to the land shown on the Land Reservation Acquisition Map (or, if an authority of the State is not specified in relation to land required to be so acquired, the authority designated or determined under those provisions).		5.1 Relevant acquisition authority (1) The objective of this clause is to identify, for the purposes of section 3.15 of the Act, the authority of the State that will be the relevant authority to acquire land reserved for certain public purposes if the land is required to be acquired under Division 3 of Part 2 of the Land Acquisition (Just Terms Compensation) Act 1991 (the owner-initiated acquisition provisions). Note. If the landholder will suffer hardship if there is any delay in the land being acquired by the relevant authority, section 23 of the Land Acquisition (Just Terms Compensation) Act 1991 requires the authority to acquire the land. (2) The authority of the State that will be the relevant authority to acquire land, if the land is required to be acquired under the owner-initiated acquisition provisions, is the authority of the State specified below in relation to the land shown on the Land Reservation Acquisition Map (or, if an authority of the State is not specified in relation to land required to be so acquired, the authority designated or determined under those provisions).		5.1 Relevant acquisition authority (1) The objective of this clause is to identify, for the purposes of section 3.15 of the Act, the authority of the State that will be the relevant authority to acquire land reserved for certain public purposes if the land is required to be acquired under Division 3 of Part 2 of the Land Acquisition (Just Terms Compensation) Act 1991 (the owner-initiated acquisition provisions). Note. If the landholder will suffer hardship if there is any delay in the land being acquired by the relevant authority, section 23 of the Land Acquisition (Just Terms Compensation) Act 1991 requires the authority to acquire the land. (2) The authority of the State that will be the relevant authority to acquire land, if the land is required to be acquired under the owner-initiated acquisition provisions, is the authority of the State specified below in relation to the land shown on the Land Reservation Acquisition Map (or, if an authority of the State is not specified in relation to land required to be so acquired, the authority designated or determined under those provisions).		Nil:same / as per SI. Note: The GLEP 2012 Land Reservation Acquisition Map states: "At the time this Plan was published on the NSW legislation website, no land was identified for acquisition".
Type of land shown on Map	Authority of the State	Type of land shown on Map	Authority of the State	Type of land shown on Map	Authority of the State	Nil:same / as per SI.

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
Zone RE1 Public Recreation and marked “Local open space”	Council	Zone RE1 Public Recreation and marked “Local open space”	Council	Zone RE1 Public Recreation and marked “Local open space”	Council	Nil: same / as per SI.
Zone RE1 Public Recreation and marked “Regional open space”	The corporation constituted under section 2.5 of the Act	Zone RE1 Public Recreation and marked “Regional open space”	The corporation constituted under section 2.5 of the Act	Zone RE1 Public Recreation and marked “Regional open space”	The corporation constituted under section 2.5 of the Act	Nil: same / as per SI.
Zone SP2 Infrastructure and marked “Classified road”	Transport for NSW	Zone SP2 Infrastructure and marked “Classified road”	Transport for NSW	Zone SP2 Infrastructure and marked “Classified road”	Transport for NSW	Nil: same / as per SI.
Zone E1 National Parks and Nature Reserves and marked “National Park”	Minister administering the National Parks and Wildlife Act 1974	Zone E1 National Parks and Nature Reserves and marked “National Park”	Minister administering the National Parks and Wildlife Act 1974	Zone E1 National Parks and Nature Reserves and marked “National Park”	Minister administering the National Parks and Wildlife Act 1974	Nil: same / as per SI.
-	-	Zone RE1 Public Recreation and marked “Local road”	Council	-	-	Nil.
Direction. Land is required to be shown on the Land Reservation Acquisition Map if it is expressly set apart by the Plan exclusively for a public purpose referred to in section 3.14(1)(c) of the Act. However, any such land that is held by an authority of the State, or by a public company or a subsidiary of a public company (within the meaning of the Corporations Act 2001 of the Commonwealth) is not required to be shown on that Map. An authority of the State is to be listed for all land shown on the Land Reservation Acquisition Map, but the land is not to be so reserved and the authority listed unless the authority consents to its being listed. (3) Development on land acquired by an authority of the State under the owner-initiated acquisition provisions may, before it		(3) Development on land acquired by an authority of the State under the owner-initiated acquisition provisions may, before it		(3) Development on land acquired by an authority of the State under the owner-initiated acquisition provisions may, before it		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
is used for the purpose for which it is reserved, be carried out, with development consent, for any purpose.	is used for the purpose for which it is reserved, be carried out, with development consent, for any purpose.	is used for the purpose for which it is reserved, be carried out, with development consent, for any purpose.	
<p>5.2 Classification and reclassification of public land [compulsory]</p> <p>(1) The objective of this clause is to enable the Council to classify or reclassify public land as “operational land” or “community land” in accordance with Part 2 of Chapter 6 of the Local Government Act 1993.</p> <p>Note. Under the Local Government Act 1993, “public land” is generally land vested in or under the control of a council (other than roads and certain Crown land). The classification or reclassification of public land may also be made by a resolution of the Council under section 31, 32 or 33 of the Local Government Act 1993. Section 30 of that Act enables this Plan to discharge trusts on which public reserves are held if the land is reclassified under this Plan as operational land.</p> <p>(2) The public land described in Part 1 or Part 2 of Schedule 4 is classified, or reclassified, as operational land for the purposes of the Local Government Act 1993.</p> <p>(3) The public land described in Part 3 of Schedule 4 is classified, or reclassified, as community land for the purposes of the Local Government Act 1993.</p> <p>(4) The public land described in Part 1 of Schedule 4—</p> <p>(a) does not cease to be a public reserve to the extent (if any) that it is a public reserve, and</p>	<p>5.2 Classification and reclassification of public land</p> <p>(1) The objective of this clause is to enable the Council to classify or reclassify public land as “operational land” or “community land” in accordance with Part 2 of Chapter 6 of the Local Government Act 1993.</p> <p>Note. Under the Local Government Act 1993, “public land” is generally land vested in or under the control of a council (other than roads and certain Crown land). The classification or reclassification of public land may also be made by a resolution of the Council under section 31, 32 or 33 of the Local Government Act 1993. Section 30 of that Act enables this Plan to discharge trusts on which public reserves are held if the land is reclassified under this Plan as operational land.</p> <p>(2) The public land described in Part 1 or Part 2 of Schedule 4 is classified, or reclassified, as operational land for the purposes of the Local Government Act 1993.</p> <p>(3) The public land described in Part 3 of Schedule 4 is classified, or reclassified, as community land for the purposes of the Local Government Act 1993.</p> <p>(4) The public land described in Part 1 of Schedule 4—</p> <p>(a) does not cease to be a public reserve to the extent (if any) that it is a public reserve, and</p>	<p>5.2 Classification and reclassification of public land</p> <p>(1) The objective of this clause is to enable the Council to classify or reclassify public land as “operational land” or “community land” in accordance with Part 2 of Chapter 6 of the Local Government Act 1993.</p> <p>Note. Under the Local Government Act 1993, “public land” is generally land vested in or under the control of a council (other than roads and certain Crown land). The classification or reclassification of public land may also be made by a resolution of the Council under section 31, 32 or 33 of the Local Government Act 1993. Section 30 of that Act enables this Plan to discharge trusts on which public reserves are held if the land is reclassified under this Plan as operational land.</p> <p>(2) The public land described in Part 1 or Part 2 of Schedule 4 is classified, or reclassified, as operational land for the purposes of the Local Government Act 1993.</p> <p>(3) The public land described in Part 3 of Schedule 4 is classified, or reclassified, as community land for the purposes of the Local Government Act 1993.</p> <p>(4) The public land described in Part 1 of Schedule 4—</p> <p>(a) does not cease to be a public reserve to the extent (if any) that it is a public reserve, and</p>	<p>Nil: same / as per SI.</p>

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
<p>(b) continues to be affected by any trusts, estates, interests, dedications, conditions, restrictions or covenants that affected the land before its classification, or reclassification, as operational land.</p> <p>(5) The public land described in Part 2 of Schedule 4, to the extent (if any) that it is a public reserve, ceases to be a public reserve when the description of the land is inserted into that Part and is discharged from all trusts, estates, interests, dedications, conditions, restrictions and covenants affecting the land or any part of the land, except—</p> <p>(a) those (if any) specified for the land in Column 3 of Part 2 of Schedule 4, and</p> <p>(b) any reservations that except land out of the Crown grant relating to the land, and</p> <p>(c) reservations of minerals (within the meaning of the Crown Land Management Act 2016).</p> <p>Note. In accordance with section 30(2) of the Local Government Act 1993, the approval of the Governor to subclause (5) applying to the public land concerned is required before the description of the land is inserted in Part 2 of Schedule 4.</p>	<p>(b) continues to be affected by any trusts, estates, interests, dedications, conditions, restrictions or covenants that affected the land before its classification, or reclassification, as operational land.</p> <p>(5) The public land described in Part 2 of Schedule 4, to the extent (if any) that it is a public reserve, ceases to be a public reserve when the description of the land is inserted into that Part and is discharged from all trusts, estates, interests, dedications, conditions, restrictions and covenants affecting the land or any part of the land, except—</p> <p>(a) those (if any) specified for the land in Column 3 of Part 2 of Schedule 4, and</p> <p>(b) any reservations that except land out of the Crown grant relating to the land, and</p> <p>(c) reservations of minerals (within the meaning of the Crown Land Management Act 2016).</p> <p>Note. In accordance with section 30(2) of the Local Government Act 1993, the approval of the Governor to subclause (5) applying to the public land concerned is required before the description of the land is inserted in Part 2 of Schedule 4.</p>	<p>(b) continues to be affected by any trusts, estates, interests, dedications, conditions, restrictions or covenants that affected the land before its classification, or reclassification, as operational land.</p> <p>(5) The public land described in Part 2 of Schedule 4, to the extent (if any) that it is a public reserve, ceases to be a public reserve when the description of the land is inserted into that Part and is discharged from all trusts, estates, interests, dedications, conditions, restrictions and covenants affecting the land or any part of the land, except—</p> <p>(a) those (if any) specified for the land in Column 3 of Part 2 of Schedule 4, and</p> <p>(b) any reservations that except land out of the Crown grant relating to the land, and</p> <p>(c) reservations of minerals (within the meaning of the Crown Land Management Act 2016).</p> <p>Note. In accordance with section 30(2) of the Local Government Act 1993, the approval of the Governor to subclause (5) applying to the public land concerned is required before the description of the land is inserted in Part 2 of Schedule 4.</p>	
<p>5.3 Development near zone boundaries [optional]</p> <p>(1) The objective of this clause is to provide flexibility where the investigation of a site and its surroundings reveals that a use allowed on the other side of a zone boundary would enable a more logical and appropriate</p>	<p>5.3 Development near zone boundaries</p> <p>(1) The objective of this clause is to provide flexibility where the investigation of a site and its surroundings reveals that a use allowed on the other side of a zone boundary would enable a more logical and appropriate</p>	<p>5.3 Development near zone boundaries</p> <p>(1) The objective of this clause is to provide flexibility where the investigation of a site and its surroundings reveals that a use allowed on the other side of a zone boundary would enable a more logical and appropriate</p>	<p>No change proposed.</p> <p>Note: The GLEP 2012 does not include Zone RU4 nor Zone E4.</p>

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<p>development of the site and be compatible with the planning objectives and land uses for the adjoining zone.</p> <p>(2) This clause applies to so much of any land that is within the relevant distance of a boundary between any 2 zones. The relevant distance is [insert distance for any 2 zones or different distances for different zones].</p> <p>(3) This clause does not apply to—</p> <p>(a) land in Zone RE1 Public Recreation, Zone E1 National Parks and Nature Reserves, Zone E2 Environmental Conservation, Zone E3 Environmental Management or Zone W1 Natural Waterways, or</p> <p>-</p> <p>(b) land within the coastal zone, or</p> <p>(c) land proposed to be developed for the purpose of sex services or restricted premises.</p> <p>Direction. Additional zones may be included by adding them in a separate paragraph numbered (aa).</p> <p>(4) Despite the provisions of this Plan relating to the purposes for which development may be carried out, development consent may be granted to development of land to which this</p>	<p>development of the site and be compatible with the planning objectives and land uses for the adjoining zone.</p> <p>(2) This clause applies to so much of any land that is within the relevant distance of a boundary between any 2 zones. The relevant distance is—</p> <p>(a) 100 metres from any zone boundary shared with Zone RU1 Primary Production, Zone RU3 Forestry or Zone RU4 Primary Production Small Lots, or</p> <p>(b) 20 metres from any other zone boundary.</p> <p>(3) This clause does not apply to—</p> <p>(a) land in Zone RE1 Public Recreation, Zone E1 National Parks and Nature Reserves, Zone E2 Environmental Conservation, Zone E3 Environmental Management or Zone W1 Natural Waterways, or</p> <p>(a1) land in Zone E4 Environmental Living, or</p> <p>(b) land within the coastal zone, or</p> <p>(c) land proposed to be developed for the purpose of sex services or restricted premises.</p> <p>Note. When this Plan was made it did not include Zone E2 Environmental Conservation or Zone W1 Natural Waterways.</p> <p>(4) Despite the provisions of this Plan relating to the purposes for which development may be carried out, development consent may be granted to development of land to which this</p>	<p>development of the site and be compatible with the planning objectives and land uses for the adjoining zone.</p> <p>(2) This clause applies to so much of any land that is within the relevant distance of a boundary between any 2 zones. The relevant distance is 50 metres.</p> <p>(3) This clause does not apply to—</p> <p>(a) land in Zone RE1 Public Recreation, Zone E1 National Parks and Nature Reserves, Zone E2 Environmental Conservation, Zone E3 Environmental Management or Zone W1 Natural Waterways, or</p> <p>-</p> <p>(b) land within the coastal zone, or</p> <p>(c) land proposed to be developed for the purpose of sex services or restricted premises.</p> <p>Note. When this Plan was made it did not include Zone E2 Environmental Conservation or Zone W1 Natural Waterways.</p> <p>(4) Despite the provisions of this Plan relating to the purposes for which development may be carried out, development consent may be granted to development of land to which this</p>	

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clause applies for any purpose that may be carried out in the adjoining zone, but only if the consent authority is satisfied that— (a) the development is not inconsistent with the objectives for development in both zones, and (b) the carrying out of the development is desirable due to compatible land use planning, infrastructure capacity and other planning principles relating to the efficient and timely development of land. (5) This clause does not prescribe a development standard that may be varied under this Plan.	clause applies for any purpose that may be carried out in the adjoining zone, but only if the consent authority is satisfied that— (a) the development is not inconsistent with the objectives for development in both zones, and (b) the carrying out of the development is desirable due to compatible land use planning, infrastructure capacity and other planning principles relating to the efficient and timely development of land. (5) This clause does not prescribe a development standard that may be varied under this Plan.	clause applies for any purpose that may be carried out in the adjoining zone, but only if the consent authority is satisfied that— (a) the development is not inconsistent with the objectives for development in both zones, and (b) the carrying out of the development is desirable due to compatible land use planning, infrastructure capacity and other planning principles relating to the efficient and timely development of land. (5) This clause does not prescribe a development standard that may be varied under this Plan.	
5.4 Controls relating to miscellaneous permissible uses [compulsory]	5.4 Controls relating to miscellaneous permissible uses	5.4 Controls relating to miscellaneous permissible uses	Nil: same / as per SI.
(1) Bed and breakfast accommodation If development for the purposes of bed and breakfast accommodation is permitted under this Plan, the accommodation that is provided to guests must consist of no more than [insert number not less than 3] bedrooms. Note. Any such development that provides for a certain number of guests or rooms may involve a change in the class of building under the Building Code of Australia.	(1) Bed and breakfast accommodation If development for the purposes of bed and breakfast accommodation is permitted under this Plan, the accommodation that is provided to guests must consist of no more than 4 bedrooms. Note. Any such development that provides for a certain number of guests or rooms may involve a change in the class of building under the Building Code of Australia.	(1) Bed and breakfast accommodation If development for the purposes of bed and breakfast accommodation is permitted under this Plan, the accommodation that is provided to guests must consist of no more than 4 bedrooms. Note. Any such development that provides for a certain number of guests or rooms may involve a change in the class of building under the <i>Building Code of Australia</i> .	Nil: same / as per SI.
(2) Home businesses If development for the purposes of a home business is permitted under this Plan, the carrying on of the business must not involve the use of more than [insert number not less than 30] square metres of floor area.	(2) Home businesses If development for the purposes of a home business is permitted under this Plan, the carrying on of the business must not involve the use of more than 100 square metres of floor area.	(2) Home businesses If development for the purposes of a home business is permitted under this Plan, the carrying on of the business must not involve the use of more than 100 square metres of floor area.	Nil: same / as per SI.
(3) Home industries If development for the purposes of a home industry is permitted	(3) Home industries If development for the purposes of a home industry is permitted	(3) Home industries If development for the purposes of a home industry is permitted	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
under this Plan, the carrying on of the home industry must not involve the use of more than [insert number not less than 30] square metres of floor area.	under this Plan, the carrying on of the home industry must not involve the use of more than 60 square metres of floor area.	under this Plan, the carrying on of the home industry must not involve the use of more than 60 square metres of floor area.	
(4) Industrial retail outlets If development for the purposes of an industrial retail outlet is permitted under this Plan, the retail floor area must not exceed— (a) [insert number not more than 67]% of the gross floor area of the industry or rural industry located on the same land as the retail outlet, or (b) [insert number not more than 400] square metres, whichever is the lesser.	(4) Industrial retail outlets If development for the purposes of an industrial retail outlet is permitted under this Plan, the retail floor area must not exceed— (a) 40% of the gross floor area of the industry or rural industry located on the same land as the retail outlet, or (b) 400 square metres, whichever is the lesser.	(4) Industrial retail outlets If development for the purposes of an industrial retail outlet is permitted under this Plan, the retail floor area must not exceed— (a) 40% of the gross floor area of the industry or rural industry located on the same land as the retail outlet, or (b) 400 square metres, whichever is the lesser.	Nil: same / as per SI.
(5) Farm stay accommodation If development for the purposes of farm stay accommodation is permitted under this Plan, the accommodation that is provided to guests must consist of no more than [insert number not less than 3] bedrooms.	(5) Farm stay accommodation If development for the purposes of farm stay accommodation is permitted under this Plan, the accommodation that is provided to guests must consist of no more than 4 bedrooms.	(5) Farm stay accommodation If development for the purposes of farm stay accommodation is permitted under this Plan, the accommodation that is provided to guests must consist of no more than 6 bedrooms.	Change proposed to align the maximum number of bedrooms at 6 as per the GLEP 2012 (refer below).
Proposed amendment (example only): Amend ADLEP 2012 clause 5.4 Controls relating to miscellaneous permissible uses, sub-clause (5) Farm stay accommodation, by replacing the number “4” with the number “6”.			
(6) Kiosks If development for the purposes of a kiosk is permitted under this Plan, the gross floor area must not exceed [insert number not less than 10] square metres.	(6) Kiosks If development for the purposes of a kiosk is permitted under this Plan, the gross floor area must not exceed 20 square metres.	(6) Kiosks If development for the purposes of a kiosk is permitted under this Plan, the gross floor area must not exceed 20 square metres.	Nil: same / as per SI.
(7) Neighbourhood shops If development for the purposes of a neighbourhood shop is permitted under this Plan, the retail floor area must not exceed [insert number not less than 80 and not more than 1,000] square metres.	(7) Neighbourhood shops If development for the purposes of a neighbourhood shop is permitted under this Plan, the retail floor area must not exceed 150 square metres.	(7) Neighbourhood shops If development for the purposes of a neighbourhood shop is permitted under this Plan, the retail floor area must not exceed 150 square metres.	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
(7AA) Neighbourhood supermarkets If development for the purposes of a neighbourhood supermarket is permitted under this Plan, the gross floor area must not exceed 1,000 square metres.	(7AA) Neighbourhood supermarkets If development for the purposes of a neighbourhood supermarket is permitted under this Plan, the gross floor area must not exceed 1,000 square metres.	(7AA) Neighbourhood supermarkets If development for the purposes of a neighbourhood supermarket is permitted under this Plan, the gross floor area must not exceed 1,000 square metres.	Nil: same / as per SI.
(8) Roadside stalls If development for the purposes of a roadside stall is permitted under this Plan, the gross floor area must not exceed [insert number not less than 8] square metres.	(8) Roadside stalls If development for the purposes of a roadside stall is permitted under this Plan, the gross floor area must not exceed 12 square metres.	(8) Roadside stalls If development for the purposes of a roadside stall is permitted under this Plan, the gross floor area must not exceed 12 square metres.	Nil: same / as per SI.
(9) Secondary dwellings on land other than land in a rural zone If development for the purposes of a secondary dwelling is permitted under this Plan on land other than land in a rural zone, the total floor area of the dwelling, excluding any area used for parking, must not exceed whichever of the following is the greater— (a) 60 square metres, (b) [insert number]% of the total floor area of the principal dwelling.	(9) Secondary dwellings on land other than land in a rural zone If development for the purposes of a secondary dwelling is permitted under this Plan on land other than land in a rural zone, the total floor area of the dwelling, excluding any area used for parking, must not exceed whichever of the following is the greater— (a) 60 square metres, (b) 30% of the total floor area of the principal dwelling.	(9) Secondary dwellings on land other than land in a rural zone If development for the purposes of a secondary dwelling is permitted under this Plan on land other than land in a rural zone, the total floor area of the dwelling, excluding any area used for parking, must not exceed whichever of the following is the greater— (a) 60 square metres, (b) 30% of the total floor area of the principal dwelling.	Nil: same / as per SI.
(10) Artisan food and drink industry exclusion If development for the purposes of an artisan food and drink industry is permitted under this Plan in an industrial or rural zone, the floor area used for retail sales (not including any cafe or restaurant area) must not exceed— (a) [insert number not more than 67%] of the gross floor area of the industry, or (b) [insert number not more than 400] square metres, whichever is the lesser.	(10) Artisan food and drink industry exclusion If development for the purposes of an artisan food and drink industry is permitted under this Plan in an industrial or rural zone, the floor area used for retail sales (not including any cafe or restaurant area) must not exceed— (a) 40% of the gross floor area of the industry, or (b) 400 square metres, whichever is the lesser.	(10) Artisan food and drink industry exclusion If development for the purposes of an artisan food and drink industry is permitted under this Plan in an industrial or rural zone, the floor area used for retail sales (not including any cafe or restaurant area) must not exceed— (a) 40% of the gross floor area of the industry, or (b) 400 square metres, whichever is the lesser.	Nil: same / as per SI.

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5.5 Controls relating to secondary dwellings on land in a rural zone [optional]	5.5 (Repealed)	5.5 (Repealed)	Nil: same / as per SI. Note: Optional SI clause 5.5 not adopted for the purposes of the ARLEP.
5.6 Architectural roof features [optional]	5.6 Architectural roof features [Not adopted]	5.6 Architectural roof features [Not adopted]	Nil: same / as per SI.
5.7 Development below mean high water mark [compulsory if land to which Plan applies contains tidal waters]	5.7 Development below mean high water mark [Not applicable]	5.7 Development below mean high water mark [Not applicable]	Nil: same / as per SI.
5.8 Conversion of fire alarms [compulsory] (1) This clause applies to a fire alarm system that can be monitored by Fire and Rescue NSW or by a private service provider. (2) The following development may be carried out, but only with development consent— (a) converting a fire alarm system from connection with the alarm monitoring system of Fire and Rescue NSW to connection with the alarm monitoring system of a private service provider, (b) converting a fire alarm system from connection with the alarm monitoring system of a private service provider to connection with the alarm monitoring system of another private service provider, (c) converting a fire alarm system from connection with the alarm monitoring system of a private service provider to connection with a different alarm monitoring system of the same private service provider.	5.8 Conversion of fire alarms (1) This clause applies to a fire alarm system that can be monitored by Fire and Rescue NSW or by a private service provider. (2) The following development may be carried out, but only with development consent— (a) converting a fire alarm system from connection with the alarm monitoring system of Fire and Rescue NSW to connection with the alarm monitoring system of a private service provider, (b) converting a fire alarm system from connection with the alarm monitoring system of a private service provider to connection with the alarm monitoring system of another private service provider, (c) converting a fire alarm system from connection with the alarm monitoring system of a private service provider to connection with a different alarm monitoring system of the same private service provider.	5.8 Conversion of fire alarms (1) This clause applies to a fire alarm system that can be monitored by Fire and Rescue NSW or by a private service provider. (2) The following development may be carried out, but only with development consent— (a) converting a fire alarm system from connection with the alarm monitoring system of Fire and Rescue NSW to connection with the alarm monitoring system of a private service provider, (b) converting a fire alarm system from connection with the alarm monitoring system of a private service provider to connection with the alarm monitoring system of another private service provider, (c) converting a fire alarm system from connection with the alarm monitoring system of a private service provider to connection with a different alarm monitoring system of the same private service provider.	Nil: same / as per SI.

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<p>(3) Development to which subclause (2) applies is complying development if it consists only of—</p> <p>(a) internal alterations to a building, or</p> <p>(b) internal alterations to a building together with the mounting of an antenna, and any support structure, on an external wall or roof of a building so as to occupy a space of not more than 450mm × 100mm × 100mm.</p> <p>(4) A complying development certificate for any such complying development is subject to a condition that any building work may only be carried out between 7.00 am and 6.00 pm on Monday to Friday and between 7.00 am and 5.00 pm on Saturday, and must not be carried out on a Sunday or a public holiday.</p> <p>(5) In this clause—</p> <p>private service provider means a person or body that has entered into an agreement that is in force with Fire and Rescue NSW to monitor fire alarm systems.</p>	<p>(3) Development to which subclause (2) applies is complying development if it consists only of—</p> <p>(a) internal alterations to a building, or</p> <p>(b) internal alterations to a building together with the mounting of an antenna, and any support structure, on an external wall or roof of a building so as to occupy a space of not more than 450mm × 100mm × 100mm.</p> <p>(4) A complying development certificate for any such complying development is subject to a condition that any building work may only be carried out between 7.00 am and 6.00 pm on Monday to Friday and between 7.00 am and 5.00 pm on Saturday, and must not be carried out on a Sunday or a public holiday.</p> <p>(5) In this clause—</p> <p>private service provider means a person or body that has entered into an agreement that is in force with Fire and Rescue NSW to monitor fire alarm systems.</p>	<p>(3) Development to which subclause (2) applies is complying development if it consists only of—</p> <p>(a) internal alterations to a building, or</p> <p>(b) internal alterations to a building together with the mounting of an antenna, and any support structure, on an external wall or roof of a building so as to occupy a space of not more than 450mm × 100mm × 100mm.</p> <p>(4) A complying development certificate for any such complying development is subject to a condition that any building work may only be carried out between 7.00 am and 6.00 pm on Monday to Friday and between 7.00 am and 5.00 pm on Saturday, and must not be carried out on a Sunday or a public holiday.</p> <p>(5) In this clause—</p> <p>private service provider means a person or body that has entered into an agreement that is in force with Fire and Rescue NSW to monitor fire alarm systems.</p>	
5.9, 5.9AA (Repealed)	5.9, 5.9AA (Repealed)	5.9, 5.9AA (Repealed)	Nil: same / as per SI.
<p>5.10 Heritage conservation [compulsory] Note.</p> <p>Heritage items (if any) are listed and described in Schedule 5. Heritage conservation areas (if any) are shown on the Heritage Map as well as being described in Schedule 5.</p> <p>Direction.</p> <p>Heritage items as identified in Schedule 5 must be shown on the Heritage Map.</p> <p>The location and nature of Aboriginal objects and Aboriginal places of heritage significance may be described in Schedule 5 and shown on the Heritage Map (see the direction to Schedule 5).</p>	<p>5.10 Heritage conservation Note.</p> <p>Heritage items (if any) are listed and described in Schedule 5. Heritage conservation areas (if any) are shown on the Heritage Map as well as being described in Schedule 5.</p>	<p>5.10 Heritage conservation Note.</p> <p>Heritage items (if any) are listed and described in Schedule 5. Heritage conservation areas (if any) are shown on the Heritage Map as well as being described in Schedule 5.</p>	<p>Change required to reference the AR local government area (refer below).</p>

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<p>(1) Objectives The objectives of this clause are as follows—</p> <p>(a) to conserve the environmental heritage of [Name of local government area or other relevant name],</p> <p>(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,</p> <p>(c) to conserve archaeological sites,</p> <p>(d) to conserve Aboriginal objects and Aboriginal places of heritage significance.</p> <p>(2) Requirement for consent Development consent is required for any of the following—</p> <p>(a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance)—</p> <p>(i) a heritage item,</p> <p>(ii) an Aboriginal object,</p> <p>(iii) a building, work, relic or tree within a heritage conservation area,</p> <p>(b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,</p> <p>(c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic</p>	<p>(1) Objectives The objectives of this clause are as follows—</p> <p>(a) to conserve the environmental heritage of Armidale Dumaresq,</p> <p>(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,</p> <p>(c) to conserve archaeological sites,</p> <p>(d) to conserve Aboriginal objects and Aboriginal places of heritage significance.</p> <p>(2) Requirement for consent Development consent is required for any of the following—</p> <p>(a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance)—</p> <p>(i) a heritage item,</p> <p>(ii) an Aboriginal object,</p> <p>(iii) a building, work, relic or tree within a heritage conservation area,</p> <p>(b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,</p> <p>(c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic</p>	<p>(1) Objectives The objectives of this clause are as follows—</p> <p>(a) to conserve the environmental heritage of Guyra,</p> <p>(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,</p> <p>(c) to conserve archaeological sites,</p> <p>(d) to conserve Aboriginal objects and Aboriginal places of heritage significance.</p> <p>(2) Requirement for consent Development consent is required for any of the following—</p> <p>(a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance)—</p> <p>(i) a heritage item,</p> <p>(ii) an Aboriginal object,</p> <p>(iii) a building, work, relic or tree within a heritage conservation area,</p> <p>(b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,</p> <p>(c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic</p>	

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<p>being discovered, exposed, moved, damaged or destroyed,</p> <p>(d) disturbing or excavating an Aboriginal place of heritage significance,</p> <p>(e) erecting a building on land—</p> <p>(i) on which a heritage item is located or that is within a heritage conservation area, or</p> <p>(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,</p> <p>(f) subdividing land—</p> <p>(i) on which a heritage item is located or that is within a heritage conservation area, or</p> <p>(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.</p> <p>(3) When consent not required However, development consent under this clause is not required if—</p> <p>(a) the applicant has notified the consent authority of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development—</p> <p>(i) is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or archaeological site or a building, work, relic, tree or place within the heritage conservation area, and</p> <p>(ii) would not adversely affect the heritage significance of the heritage item, Aboriginal</p>	<p>being discovered, exposed, moved, damaged or destroyed,</p> <p>(d) disturbing or excavating an Aboriginal place of heritage significance,</p> <p>(e) erecting a building on land—</p> <p>(i) on which a heritage item is located or that is within a heritage conservation area, or</p> <p>(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,</p> <p>(f) subdividing land—</p> <p>(i) on which a heritage item is located or that is within a heritage conservation area, or</p> <p>(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.</p> <p>(3) When consent not required However, development consent under this clause is not required if—</p> <p>(a) the applicant has notified the consent authority of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development—</p> <p>(i) is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or archaeological site or a building, work, relic, tree or place within the heritage conservation area, and</p> <p>(ii) would not adversely affect the heritage significance of the heritage item, Aboriginal</p>	<p>being discovered, exposed, moved, damaged or destroyed,</p> <p>(d) disturbing or excavating an Aboriginal place of heritage significance,</p> <p>(e) erecting a building on land—</p> <p>(i) on which a heritage item is located or that is within a heritage conservation area, or</p> <p>(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,</p> <p>(f) subdividing land—</p> <p>(i) on which a heritage item is located or that is within a heritage conservation area, or</p> <p>(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.</p> <p>(3) When consent not required However, development consent under this clause is not required if—</p> <p>(a) the applicant has notified the consent authority of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development—</p> <p>(i) is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or archaeological site or a building, work, relic, tree or place within the heritage conservation area, and</p> <p>(ii) would not adversely affect the heritage significance of the heritage item, Aboriginal</p>	

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
<p>object, Aboriginal place, archaeological site or heritage conservation area, or (b) the development is in a cemetery or burial ground and the proposed development— (i) is the creation of a new grave or monument, or excavation or disturbance of land for the purpose of conserving or repairing monuments or grave markers, and (ii) would not cause disturbance to human remains, relics, Aboriginal objects in the form of grave goods, or to an Aboriginal place of heritage significance, or (c) the development is limited to the removal of a tree or other vegetation that the Council is satisfied is a risk to human life or property, or (d) the development is exempt development. (4) Effect of proposed development on heritage significance The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6). (5) Heritage assessment The consent authority may, before granting consent to any development—</p>	<p>object, Aboriginal place, archaeological site or heritage conservation area, or (b) the development is in a cemetery or burial ground and the proposed development— (i) is the creation of a new grave or monument, or excavation or disturbance of land for the purpose of conserving or repairing monuments or grave markers, and (ii) would not cause disturbance to human remains, relics, Aboriginal objects in the form of grave goods, or to an Aboriginal place of heritage significance, or (c) the development is limited to the removal of a tree or other vegetation that the Council is satisfied is a risk to human life or property, or (d) the development is exempt development. (4) Effect of proposed development on heritage significance The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6). (5) Heritage assessment The consent authority may, before granting consent to any development—</p>	<p>object, Aboriginal place, archaeological site or heritage conservation area, or (b) the development is in a cemetery or burial ground and the proposed development— (i) is the creation of a new grave or monument, or excavation or disturbance of land for the purpose of conserving or repairing monuments or grave markers, and (ii) would not cause disturbance to human remains, relics, Aboriginal objects in the form of grave goods, or to an Aboriginal place of heritage significance, or (c) the development is limited to the removal of a tree or other vegetation that the Council is satisfied is a risk to human life or property, or (d) the development is exempt development. (4) Effect of proposed development on heritage significance The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6). (5) Heritage assessment The consent authority may, before granting consent to any development—</p>	

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<p>(a) on land on which a heritage item is located, or</p> <p>(b) on land that is within a heritage conservation area, or</p> <p>(c) on land that is within the vicinity of land referred to in paragraph (a) or (b), require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.</p> <p>(6) Heritage conservation management plans The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.</p> <p>(7) Archaeological sites The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the Heritage Act 1977 applies)—</p> <p>(a) notify the Heritage Council of its intention to grant consent, and</p> <p>(b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.</p> <p>(8) Aboriginal places of heritage significance The consent authority must, before granting</p>	<p>(a) on land on which a heritage item is located, or</p> <p>(b) on land that is within a heritage conservation area, or</p> <p>(c) on land that is within the vicinity of land referred to in paragraph (a) or (b), require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.</p> <p>(6) Heritage conservation management plans The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.</p> <p>(7) Archaeological sites The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the Heritage Act 1977 applies)—</p> <p>(a) notify the Heritage Council of its intention to grant consent, and</p> <p>(b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.</p> <p>(8) Aboriginal places of heritage significance The consent authority must, before granting</p>	<p>(a) on land on which a heritage item is located, or</p> <p>(b) on land that is within a heritage conservation area, or</p> <p>(c) on land that is within the vicinity of land referred to in paragraph (a) or (b), require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.</p> <p>(6) Heritage conservation management plans The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.</p> <p>(7) Archaeological sites The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the Heritage Act 1977 applies)—</p> <p>(a) notify the Heritage Council of its intention to grant consent, and</p> <p>(b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.</p> <p>(8) Aboriginal places of heritage significance The consent authority must, before granting</p>	

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<p>consent under this clause to the carrying out of development in an Aboriginal place of heritage significance—</p> <p>(a) consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place by means of an adequate investigation and assessment (which may involve consideration of a heritage impact statement), and</p> <p>(b) notify the local Aboriginal communities, in writing or in such other manner as may be appropriate, about the application and take into consideration any response received within 28 days after the notice is sent.</p> <p>(9) Demolition of nominated State heritage items The consent authority must, before granting consent under this clause for the demolition of a nominated State heritage item—</p> <p>(a) notify the Heritage Council about the application, and</p> <p>(b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.</p> <p>(10) Conservation incentives The consent authority may grant consent to development for any purpose of a building that is a heritage item or of the land on which such a building is erected, or for any purpose on an Aboriginal place of heritage significance, even though development for that purpose would</p>	<p>consent under this clause to the carrying out of development in an Aboriginal place of heritage significance—</p> <p>(a) consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place by means of an adequate investigation and assessment (which may involve consideration of a heritage impact statement), and</p> <p>(b) notify the local Aboriginal communities, in writing or in such other manner as may be appropriate, about the application and take into consideration any response received within 28 days after the notice is sent.</p> <p>(9) Demolition of nominated State heritage items The consent authority must, before granting consent under this clause for the demolition of a nominated State heritage item—</p> <p>(a) notify the Heritage Council about the application, and</p> <p>(b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.</p> <p>(10) Conservation incentives The consent authority may grant consent to development for any purpose of a building that is a heritage item or of the land on which such a building is erected, or for any purpose on an Aboriginal place of heritage significance, even though development for that purpose would</p>	<p>consent under this clause to the carrying out of development in an Aboriginal place of heritage significance—</p> <p>(a) consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place by means of an adequate investigation and assessment (which may involve consideration of a heritage impact statement), and</p> <p>(b) notify the local Aboriginal communities, in writing or in such other manner as may be appropriate, about the application and take into consideration any response received within 28 days after the notice is sent.</p> <p>(9) Demolition of nominated State heritage items The consent authority must, before granting consent under this clause for the demolition of a nominated State heritage item—</p> <p>(a) notify the Heritage Council about the application, and</p> <p>(b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.</p> <p>(10) Conservation incentives The consent authority may grant consent to development for any purpose of a building that is a heritage item or of the land on which such a building is erected, or for any purpose on an Aboriginal place of heritage significance, even though development for that purpose would</p>	

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otherwise not be allowed by this Plan, if the consent authority is satisfied that— (a) the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and (b) the proposed development is in accordance with a heritage management document that has been approved by the consent authority, and (c) the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and (d) the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance, and (e) the proposed development would not have any significant adverse effect on the amenity of the surrounding area.	otherwise not be allowed by this Plan, if the consent authority is satisfied that— (a) the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and (b) the proposed development is in accordance with a heritage management document that has been approved by the consent authority, and (c) the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and (d) the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance, and (e) the proposed development would not have any significant adverse effect on the amenity of the surrounding area.	otherwise not be allowed by this Plan, if the consent authority is satisfied that— (a) the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and (b) the proposed development is in accordance with a heritage management document that has been approved by the consent authority, and (c) the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and (d) the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance, and (e) the proposed development would not have any significant adverse effect on the amenity of the surrounding area.	
Proposed amendment (example only): Amend ADLEP 2012 clause 5.10 Heritage conservation, sub-clause (1)(a) by replacing the words “Armidale Dumaresq” with the words “Armidale Regional”.			
5.11 Bush fire hazard reduction [compulsory] Bush fire hazard reduction work authorised by the <i>Rural Fires Act 1997</i> may be carried out on any land without development consent. Note. The Rural Fires Act 1997 also makes provision relating to the carrying out of development on bush fire prone land.	5.11 Bush fire hazard reduction Bush fire hazard reduction work authorised by the Rural Fires Act 1997 may be carried out on any land without development consent. Note. The Rural Fires Act 1997 also makes provision relating to the carrying out of development on bush fire prone land.	5.11 Bush fire hazard reduction Bush fire hazard reduction work authorised by the Rural Fires Act 1997 may be carried out on any land without development consent. Note. The Rural Fires Act 1997 also makes provision relating to the carrying out of development on bush fire prone land.	Nil: same / as per SI.
5.12 Infrastructure development and use of existing buildings of the Crown [compulsory] (1) This Plan does not restrict or prohibit, or enable the restriction or prohibition of, the	5.12 Infrastructure development and use of existing buildings of the Crown (1) This Plan does not restrict or prohibit, or enable the restriction or prohibition of, the	5.12 Infrastructure development and use of existing buildings of the Crown (1) This Plan does not restrict or prohibit, or enable the restriction or prohibition of, the	Nil: same / as per SI.

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<p>carrying out of any development, by or on behalf of a public authority, that is permitted to be carried out with or without development consent, or that is exempt development, under State Environmental Planning Policy (Infrastructure) 2007.</p> <p>(2) This Plan does not restrict or prohibit, or enable the restriction or prohibition of, the use of existing buildings of the Crown by the Crown.</p>	<p>carrying out of any development, by or on behalf of a public authority, that is permitted to be carried out with or without development consent, or that is exempt development, under State Environmental Planning Policy (Infrastructure) 2007.</p> <p>(2) This Plan does not restrict or prohibit, or enable the restriction or prohibition of, the use of existing buildings of the Crown by the Crown.</p>	<p>carrying out of any development, by or on behalf of a public authority, that is permitted to be carried out with or without development consent, or that is exempt development, under State Environmental Planning Policy (Infrastructure) 2007.</p> <p>(2) This Plan does not restrict or prohibit, or enable the restriction or prohibition of, the use of existing buildings of the Crown by the Crown.</p>	
<p>5.13 Eco-tourist facilities [compulsory if eco-tourist facilities permitted with consent]</p> <p>(1) The objectives of this clause are as follows—</p> <p>(a) to maintain the environmental and cultural values of land on which development for the purposes of eco-tourist facilities is carried out,</p> <p>(b) to provide for sensitively designed and managed eco-tourist facilities that have minimal impact on the environment both on and off-site.</p> <p>(2) This clause applies if development for the purposes of an eco-tourist facility is permitted with development consent under this Plan.</p> <p>(3) The consent authority must not grant consent under this Plan to carry out development for the purposes of an eco-tourist facility unless the consent authority is satisfied that—</p> <p>(a) there is a demonstrated connection between the development and the ecological,</p>	<p>5.13 Eco-tourist facilities</p> <p>(1) The objectives of this clause are as follows—</p> <p>(a) to maintain the environmental and cultural values of land on which development for the purposes of eco-tourist facilities is carried out,</p> <p>(b) to provide for sensitively designed and managed eco-tourist facilities that have minimal impact on the environment both on and off-site.</p> <p>(2) This clause applies if development for the purposes of an eco-tourist facility is permitted with development consent under this Plan.</p> <p>(3) The consent authority must not grant consent under this Plan to carry out development for the purposes of an eco-tourist facility unless the consent authority is satisfied that—</p> <p>(a) there is a demonstrated connection between the development and the ecological,</p>	<p>5.13 Eco-tourist facilities</p> <p>(1) The objectives of this clause are as follows—</p> <p>(a) to maintain the environmental and cultural values of land on which development for the purposes of eco-tourist facilities is carried out,</p> <p>(b) to provide for sensitively designed and managed eco-tourist facilities that have minimal impact on the environment both on and off-site.</p> <p>(2) This clause applies if development for the purposes of an eco-tourist facility is permitted with development consent under this Plan.</p> <p>(3) The consent authority must not grant consent under this Plan to carry out development for the purposes of an eco-tourist facility unless the consent authority is satisfied that—</p> <p>(a) there is a demonstrated connection between the development and the ecological,</p>	<p>Nil: same / as per SI.</p>

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<p>environmental and cultural values of the site or area, and</p> <p>(b) the development will be located, constructed, managed and maintained so as to minimise any impact on, and to conserve, the natural environment, and</p> <p>(c) the development will enhance an appreciation of the environmental and cultural values of the site or area, and</p> <p>(d) the development will promote positive environmental outcomes and any impact on watercourses, soil quality, heritage and native flora and fauna will be minimal, and</p> <p>(e) the site will be maintained (or regenerated where necessary) to ensure the continued protection of natural resources and enhancement of the natural environment, and</p> <p>(f) waste generation during construction and operation will be avoided and that any waste will be appropriately removed, and</p> <p>(g) the development will be located to avoid visibility above ridgelines and against escarpments and from watercourses and that any visual intrusion will be minimised through the choice of design, colours, materials and landscaping with local native flora, and</p> <p>(h) any infrastructure services to the site will be provided without significant modification to the environment, and</p> <p>(i) any power and water to the site will, where possible, be provided through the use of passive heating and cooling, renewable</p>	<p>environmental and cultural values of the site or area, and</p> <p>(b) the development will be located, constructed, managed and maintained so as to minimise any impact on, and to conserve, the natural environment, and</p> <p>(c) the development will enhance an appreciation of the environmental and cultural values of the site or area, and</p> <p>(d) the development will promote positive environmental outcomes and any impact on watercourses, soil quality, heritage and native flora and fauna will be minimal, and</p> <p>(e) the site will be maintained (or regenerated where necessary) to ensure the continued protection of natural resources and enhancement of the natural environment, and</p> <p>(f) waste generation during construction and operation will be avoided and that any waste will be appropriately removed, and</p> <p>(g) the development will be located to avoid visibility above ridgelines and against escarpments and from watercourses and that any visual intrusion will be minimised through the choice of design, colours, materials and landscaping with local native flora, and</p> <p>(h) any infrastructure services to the site will be provided without significant modification to the environment, and</p> <p>(i) any power and water to the site will, where possible, be provided through the use of passive heating and cooling, renewable</p>	<p>environmental and cultural values of the site or area, and</p> <p>(b) the development will be located, constructed, managed and maintained so as to minimise any impact on, and to conserve, the natural environment, and</p> <p>(c) the development will enhance an appreciation of the environmental and cultural values of the site or area, and</p> <p>(d) the development will promote positive environmental outcomes and any impact on watercourses, soil quality, heritage and native flora and fauna will be minimal, and</p> <p>(e) the site will be maintained (or regenerated where necessary) to ensure the continued protection of natural resources and enhancement of the natural environment, and</p> <p>(f) waste generation during construction and operation will be avoided and that any waste will be appropriately removed, and</p> <p>(g) the development will be located to avoid visibility above ridgelines and against escarpments and from watercourses and that any visual intrusion will be minimised through the choice of design, colours, materials and landscaping with local native flora, and</p> <p>(h) any infrastructure services to the site will be provided without significant modification to the environment, and</p> <p>(i) any power and water to the site will, where possible, be provided through the use of passive heating and cooling, renewable</p>	

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energy sources and water efficient design, and (j) the development will not adversely affect the agricultural productivity of adjoining land, and (k) the following matters are addressed or provided for in a management strategy for minimising any impact on the natural environment— (i) measures to remove any threat of serious or irreversible environmental damage, (ii) the maintenance (or regeneration where necessary) of habitats, (iii) efficient and minimal energy and water use and waste output, (iv) mechanisms for monitoring and reviewing the effect of the development on the natural environment, (v) maintaining improvements on an on-going basis in accordance with relevant ISO 14000 standards relating to management and quality control.	energy sources and water efficient design, and (j) the development will not adversely affect the agricultural productivity of adjoining land, and (k) the following matters are addressed or provided for in a management strategy for minimising any impact on the natural environment— (i) measures to remove any threat of serious or irreversible environmental damage, (ii) the maintenance (or regeneration where necessary) of habitats, (iii) efficient and minimal energy and water use and waste output, (iv) mechanisms for monitoring and reviewing the effect of the development on the natural environment, (v) maintaining improvements on an on-going basis in accordance with relevant ISO 14000 standards relating to management and quality control.	energy sources and water efficient design, and (j) the development will not adversely affect the agricultural productivity of adjoining land, and (k) the following matters are addressed or provided for in a management strategy for minimising any impact on the natural environment— (i) measures to remove any threat of serious or irreversible environmental damage, (ii) the maintenance (or regeneration where necessary) of habitats, (iii) efficient and minimal energy and water use and waste output, (iv) mechanisms for monitoring and reviewing the effect of the development on the natural environment, (v) maintaining improvements on an on-going basis in accordance with relevant ISO 14000 standards relating to management and quality control.	
5.14 Siding Spring Observatory—maintaining dark sky [optional]	5.14 Siding Spring Observatory—maintaining dark sky [Not adopted]	5.14 Siding Spring Observatory—maintaining dark sky [Not adopted]	Nil: same / as per SI.
5.15 Defence communications facility [optional]	5.15 Defence communications facility [Not adopted]	5.15 Defence communications facility [Not adopted]	Nil: same / as per SI.
5.16 Subdivision of, or dwellings on, land in certain rural, residential or environment protection zones [compulsory if land to which Plan applies includes land to which clause applies and Plan is referred to in Direction 1 to clause]	5.16 Subdivision of, or dwellings on, land in certain rural, residential or environment protection zones	5.16 Subdivision of, or dwellings on, land in certain rural, residential or environment protection zones	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
<p>(1) The objective of this clause is to minimise potential land use conflict between existing and proposed development on land in the rural, residential or environment protection zones concerned (particularly between residential land uses and other rural land uses).</p> <p>(2) This clause applies to land in the following zones—</p> <p>(a) Zone RU1 Primary Production, (b) Zone RU2 Rural Landscape, (c) Zone RU3 Forestry, (d) Zone RU4 Primary Production Small Lots, (e) Zone RU6 Transition, (f) Zone R5 Large Lot Residential, (g) Zone E2 Environmental Conservation, (h) Zone E3 Environmental Management, (i) Zone E4 Environmental Living.</p> <p>(3) A consent authority must take into account the matters specified in subclause (4) in determining whether to grant development consent to development on land to which this clause applies for either of the following purposes—</p> <p>(a) subdivision of land proposed to be used for the purposes of a dwelling, (b) erection of a dwelling.</p> <p>(4) The following matters are to be taken into account—</p> <p>(a) the existing uses and approved uses of land in the vicinity of the development, (b) whether or not the development is likely to have a significant impact on land uses that,</p>	<p>(1) The objective of this clause is to minimise potential land use conflict between existing and proposed development on land in the rural, residential or environment protection zones concerned (particularly between residential land uses and other rural land uses).</p> <p>(2) This clause applies to land in the following zones—</p> <p>(a) Zone RU1 Primary Production, (b) Zone RU2 Rural Landscape, (c) Zone RU3 Forestry, (d) Zone RU4 Primary Production Small Lots, (e) Zone RU6 Transition, (f) Zone R5 Large Lot Residential, (g) Zone E2 Environmental Conservation, (h) Zone E3 Environmental Management, (i) Zone E4 Environmental Living.</p> <p>(3) A consent authority must take into account the matters specified in subclause (4) in determining whether to grant development consent to development on land to which this clause applies for either of the following purposes—</p> <p>(a) subdivision of land proposed to be used for the purposes of a dwelling, (b) erection of a dwelling.</p> <p>(4) The following matters are to be taken into account—</p> <p>(a) the existing uses and approved uses of land in the vicinity of the development, (b) whether or not the development is likely to have a significant impact on land uses that,</p>	<p>(1) The objective of this clause is to minimise potential land use conflict between existing and proposed development on land in the rural, residential or environment protection zones concerned (particularly between residential land uses and other rural land uses).</p> <p>(2) This clause applies to land in the following zones—</p> <p>(a) Zone RU1 Primary Production, (b) Zone RU2 Rural Landscape, (c) Zone RU3 Forestry, (d) Zone RU4 Primary Production Small Lots, (e) Zone RU6 Transition, (f) Zone R5 Large Lot Residential, (g) Zone E2 Environmental Conservation, (h) Zone E3 Environmental Management, (i) Zone E4 Environmental Living.</p> <p>(3) A consent authority must take into account the matters specified in subclause (4) in determining whether to grant development consent to development on land to which this clause applies for either of the following purposes—</p> <p>(a) subdivision of land proposed to be used for the purposes of a dwelling, (b) erection of a dwelling.</p> <p>(4) The following matters are to be taken into account—</p> <p>(a) the existing uses and approved uses of land in the vicinity of the development, (b) whether or not the development is likely to have a significant impact on land uses that,</p>	

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<p>in the opinion of the consent authority, are likely to be preferred and the predominant land uses in the vicinity of the development, (c) whether or not the development is likely to be incompatible with a use referred to in paragraph (a) or (b), (d) any measures proposed by the applicant to avoid or minimise any incompatibility referred to in paragraph (c).</p> <p>Direction 1. This clause is compulsory for a Plan that— (a) includes any zone to which the clause applies, and (b) is for a local government area other than the following— (i) Central Coast, (ii) City of Lake Macquarie, (iii) City of Newcastle, (iv) City of Wollongong, (v) any local government area in the Greater Sydney Region (within the meaning of the Greater Sydney Commission Act 2015).</p> <p>Direction 2. This clause is optional for a Plan that— (a) includes any zone to which the clause applies, and (b) is for any of the following local government areas— (i) Central Coast, (ii) City of Lake Macquarie, (iii) City of Newcastle, (iv) City of Wollongong, (v) any local government area in the Greater Sydney Region (within the meaning of the Greater Sydney Commission Act 2015).</p>	<p>in the opinion of the consent authority, are likely to be preferred and the predominant land uses in the vicinity of the development, (c) whether or not the development is likely to be incompatible with a use referred to in paragraph (a) or (b), (d) any measures proposed by the applicant to avoid or minimise any incompatibility referred to in paragraph (c).</p>	<p>in the opinion of the consent authority, are likely to be preferred and the predominant land uses in the vicinity of the development, (c) whether or not the development is likely to be incompatible with a use referred to in paragraph (a) or (b), (d) any measures proposed by the applicant to avoid or minimise any incompatibility referred to in paragraph (c).</p>	
<p>5.17 Artificial waterbodies in environmentally sensitive areas in areas of operation of irrigation corporations [compulsory if land to which Plan applies includes land to which clause applies]</p>	<p>5.17 Artificial waterbodies in environmentally sensitive areas in areas of operation of irrigation corporations [Not applicable]</p>	<p>5.17 Artificial waterbodies in environmentally sensitive areas in areas of operation of irrigation corporations [Not applicable]</p>	<p>Nil: same / as per SI.</p>

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<p>5.18 Intensive livestock agriculture [compulsory if intensive livestock agriculture permitted with consent]</p> <p>(1) The objectives of this clause are—</p> <p>(a) to ensure appropriate environmental assessment of development for the purpose of intensive livestock agriculture that is permitted with consent under this Plan, and</p> <p>(b) to provide for certain capacity thresholds below which development consent is not required for that development subject to certain restrictions as to location.</p> <p>(2) This clause applies if development for the purpose of intensive livestock agriculture is permitted with consent under this Plan.</p> <p>(3) In determining whether or not to grant development consent under this Plan to development for the purpose of intensive livestock agriculture, the consent authority must take the following into consideration—</p> <p>(a) the adequacy of the information provided in the statement of environmental effects or (if the development is designated development) the environmental impact statement accompanying the development application,</p> <p>(b) the potential for odours to adversely impact on the amenity of residences or other land uses within the vicinity of the site,</p> <p>(c) the potential for the pollution of surface water and ground water,</p> <p>(d) the potential for the degradation of soils,</p>	<p>5.18 Intensive livestock agriculture</p> <p>(1) The objectives of this clause are—</p> <p>(a) to ensure appropriate environmental assessment of development for the purpose of intensive livestock agriculture that is permitted with consent under this Plan, and</p> <p>(b) to provide for certain capacity thresholds below which development consent is not required for that development subject to certain restrictions as to location.</p> <p>(2) This clause applies if development for the purpose of intensive livestock agriculture is permitted with consent under this Plan.</p> <p>(3) In determining whether or not to grant development consent under this Plan to development for the purpose of intensive livestock agriculture, the consent authority must take the following into consideration—</p> <p>(a) the adequacy of the information provided in the statement of environmental effects or (if the development is designated development) the environmental impact statement accompanying the development application,</p> <p>(b) the potential for odours to adversely impact on the amenity of residences or other land uses within the vicinity of the site,</p> <p>(c) the potential for the pollution of surface water and ground water,</p> <p>(d) the potential for the degradation of soils,</p>	<p>5.18 Intensive livestock agriculture</p> <p>(1) The objectives of this clause are—</p> <p>(a) to ensure appropriate environmental assessment of development for the purpose of intensive livestock agriculture that is permitted with consent under this Plan, and</p> <p>(b) to provide for certain capacity thresholds below which development consent is not required for that development subject to certain restrictions as to location.</p> <p>(2) This clause applies if development for the purpose of intensive livestock agriculture is permitted with consent under this Plan.</p> <p>(3) In determining whether or not to grant development consent under this Plan to development for the purpose of intensive livestock agriculture, the consent authority must take the following into consideration—</p> <p>(a) the adequacy of the information provided in the statement of environmental effects or (if the development is designated development) the environmental impact statement accompanying the development application,</p> <p>(b) the potential for odours to adversely impact on the amenity of residences or other land uses within the vicinity of the site,</p> <p>(c) the potential for the pollution of surface water and ground water,</p> <p>(d) the potential for the degradation of soils,</p>	<p>Nil: same / as per SI.</p>

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
<p>(e) the measures proposed to mitigate any potential adverse impacts,</p> <p>(f) the suitability of the site in the circumstances,</p> <p>(g) whether the applicant has indicated an intention to comply with relevant industry codes of practice for the health and welfare of animals,</p> <p>(h) the consistency of the proposal with, and any reasons for departing from, the environmental planning and assessment aspects of any guidelines for the establishment and operation of relevant types of intensive livestock agriculture published, and made available to the consent authority, by the Department of Primary Industries (within the Department of Industry) and approved by the Planning Secretary.</p> <p>(4) Despite any other provision of this Plan, development for the purpose of intensive livestock agriculture may be carried out without development consent if—</p> <p>(a) the development is of a type specified in subclause (5), and</p> <p>(b) the consent authority is satisfied that the development will not be located—</p> <p>(i) in an environmentally sensitive area, or</p> <p>(ii) within 100 metres of a natural watercourse, or</p> <p>(iii) in a drinking water catchment, or</p> <p>(iv) within 500 metres of any dwelling that is not associated with the development, or a</p>	<p>(e) the measures proposed to mitigate any potential adverse impacts,</p> <p>(f) the suitability of the site in the circumstances,</p> <p>(g) whether the applicant has indicated an intention to comply with relevant industry codes of practice for the health and welfare of animals,</p> <p>(h) the consistency of the proposal with, and any reasons for departing from, the environmental planning and assessment aspects of any guidelines for the establishment and operation of relevant types of intensive livestock agriculture published, and made available to the consent authority, by the Department of Primary Industries (within the Department of Industry) and approved by the Planning Secretary.</p> <p>(4) Despite any other provision of this Plan, development for the purpose of intensive livestock agriculture may be carried out without development consent if—</p> <p>(a) the development is of a type specified in subclause (5), and</p> <p>(b) the consent authority is satisfied that the development will not be located—</p> <p>(i) in an environmentally sensitive area, or</p> <p>(ii) within 100 metres of a natural watercourse, or</p> <p>(iii) in a drinking water catchment, or</p>	<p>(e) the measures proposed to mitigate any potential adverse impacts,</p> <p>(f) the suitability of the site in the circumstances,</p> <p>(g) whether the applicant has indicated an intention to comply with relevant industry codes of practice for the health and welfare of animals,</p> <p>(h) the consistency of the proposal with, and any reasons for departing from, the environmental planning and assessment aspects of any guidelines for the establishment and operation of relevant types of intensive livestock agriculture published, and made available to the consent authority, by the Department of Primary Industries (within the Department of Industry) and approved by the Planning Secretary.</p> <p>(4) Despite any other provision of this Plan, development for the purpose of intensive livestock agriculture may be carried out without development consent if—</p> <p>(a) the development is of a type specified in subclause (5), and</p> <p>(b) the consent authority is satisfied that the development will not be located—</p> <p>(i) in an environmentally sensitive area, or</p> <p>(ii) within 100 metres of a natural watercourse, or</p> <p>(iii) in a drinking water catchment, or</p>	

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<p>residential zone, or</p> <p>(v) if the development is a poultry farm—within 500 metres of another poultry farm.</p> <p>(5) The following types of development are specified for the purposes of subclause (4)—</p> <p>(a) a cattle feedlot having a capacity to accommodate fewer than 50 head of cattle,</p> <p>(b) a goat feedlot having a capacity to accommodate fewer than 200 goats,</p> <p>(c) a sheep feedlot having a capacity to accommodate fewer than 200 sheep,</p> <p>(d) a pig farm having a capacity to accommodate fewer than 20 breeding sows, or fewer than 200 pigs (of which fewer than 20 may be breeding sows),</p> <p>(e) a dairy (restricted) having a capacity to accommodate fewer than 50 dairy cows,</p> <p>(f) a poultry farm having a capacity to accommodate fewer than 1,000 birds for meat or egg production (or both).</p> <p>(6) For the avoidance of doubt, subclause (4) does not apply to development that is prohibited or that may be carried out without development consent under this or any other environmental planning instrument.</p> <p>(7) In this clause—</p> <p>environmentally sensitive area has the same meaning as in clause 1.5 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.</p> <p>residential zone means Zone RU4 Primary Production Small Lots, Zone RU5 Village, Zone</p>	<p>(iv) within 500 metres of any dwelling that is not associated with the development, or a residential zone, or</p> <p>(v) if the development is a poultry farm—within 500 metres of another poultry farm.</p> <p>(5) The following types of development are specified for the purposes of subclause (4)—</p> <p>(a) a cattle feedlot having a capacity to accommodate fewer than 50 head of cattle,</p> <p>(b) a goat feedlot having a capacity to accommodate fewer than 200 goats,</p> <p>(c) a sheep feedlot having a capacity to accommodate fewer than 200 sheep,</p> <p>(d) a pig farm having a capacity to accommodate fewer than 20 breeding sows, or fewer than 200 pigs (of which fewer than 20 may be breeding sows),</p> <p>(e) a dairy (restricted) having a capacity to accommodate fewer than 50 dairy cows,</p> <p>(f) a poultry farm having a capacity to accommodate fewer than 1,000 birds for meat or egg production (or both).</p> <p>(6) For the avoidance of doubt, subclause (4) does not apply to development that is prohibited or that may be carried out without development consent under this or any other environmental planning instrument.</p> <p>(7) In this clause—</p> <p>environmentally sensitive area has the same meaning as in clause 1.5 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.</p>	<p>(iv) within 500 metres of any dwelling that is not associated with the development, or a residential zone, or</p> <p>(v) if the development is a poultry farm—within 500 metres of another poultry farm.</p> <p>(5) The following types of development are specified for the purposes of subclause (4)—</p> <p>(a) a cattle feedlot having a capacity to accommodate fewer than 50 head of cattle,</p> <p>(b) a goat feedlot having a capacity to accommodate fewer than 200 goats,</p> <p>(c) a sheep feedlot having a capacity to accommodate fewer than 200 sheep,</p> <p>(d) a pig farm having a capacity to accommodate fewer than 20 breeding sows, or fewer than 200 pigs (of which fewer than 20 may be breeding sows),</p> <p>(e) a dairy (restricted) having a capacity to accommodate fewer than 50 dairy cows,</p> <p>(f) a poultry farm having a capacity to accommodate fewer than 1,000 birds for meat or egg production (or both).</p> <p>(6) For the avoidance of doubt, subclause (4) does not apply to development that is prohibited or that may be carried out without development consent under this or any other environmental planning instrument.</p> <p>(7) In this clause—</p> <p>environmentally sensitive area has the same meaning as in clause 1.5 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.</p>	

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RU6 Transition, Zone R1 General Residential, Zone R2 Low Density Residential, Zone R3 Medium Density Residential, Zone R4 High Density Residential, Zone R5 Large Lot Residential, Zone B4 Mixed Use, Zone B6 Enterprise Corridor, Zone E3 Environmental Management or Zone E4 Environmental Living.	residential zone means Zone RU4 Primary Production Small Lots, Zone RU5 Village, Zone RU6 Transition, Zone R1 General Residential, Zone R2 Low Density Residential, Zone R3 Medium Density Residential, Zone R4 High Density Residential, Zone R5 Large Lot Residential, Zone B4 Mixed Use, Zone B6 Enterprise Corridor, Zone E3 Environmental Management or Zone E4 Environmental Living.	residential zone means Zone RU4 Primary Production Small Lots, Zone RU5 Village, Zone RU6 Transition, Zone R1 General Residential, Zone R2 Low Density Residential, Zone R3 Medium Density Residential, Zone R4 High Density Residential, Zone R5 Large Lot Residential, Zone B4 Mixed Use, Zone B6 Enterprise Corridor, Zone E3 Environmental Management or Zone E4 Environmental Living.	
<p>5.19 Pond-based, tank-based and oyster aquaculture [compulsory]</p> <p>(1) Objectives The objectives of this clause are as follows —</p> <p>(a) to encourage sustainable oyster, pond-based and tank-based aquaculture in the State, namely, aquaculture development that uses, conserves and enhances the community's resources so that the total quality of life now and in the future can be preserved and enhanced,</p> <p>(b) to set out the minimum site location and operational requirements for permissible pond-based and tank-based aquaculture development.</p> <p>(2) Pond-based or tank-based aquaculture— matters of which consent authority must be satisfied before granting consent The consent authority must not grant development consent to carry out development for the purpose of pond-based aquaculture or tank-based aquaculture unless the consent authority is satisfied of the following—</p>	<p>5.19 Pond-based, tank-based and oyster aquaculture</p> <p>(1) Objectives The objectives of this clause are as follows —</p> <p>(a) to encourage sustainable oyster, pond-based and tank-based aquaculture in the State, namely, aquaculture development that uses, conserves and enhances the community's resources so that the total quality of life now and in the future can be preserved and enhanced,</p> <p>(b) to set out the minimum site location and operational requirements for permissible pond-based and tank-based aquaculture development.</p> <p>(2) Pond-based or tank-based aquaculture— matters of which consent authority must be satisfied before granting consent The consent authority must not grant development consent to carry out development for the purpose of pond-based aquaculture or tank-based aquaculture unless the consent authority is satisfied of the following—</p>	<p>5.19 Pond-based, tank-based and oyster aquaculture</p> <p>(1) Objectives The objectives of this clause are as follows —</p> <p>(a) to encourage sustainable oyster, pond-based and tank-based aquaculture in the State, namely, aquaculture development that uses, conserves and enhances the community's resources so that the total quality of life now and in the future can be preserved and enhanced,</p> <p>(b) to set out the minimum site location and operational requirements for permissible pond-based and tank-based aquaculture development.</p> <p>(2) Pond-based or tank-based aquaculture— matters of which consent authority must be satisfied before granting consent The consent authority must not grant development consent to carry out development for the purpose of pond-based aquaculture or tank-based aquaculture unless the consent authority is satisfied of the following—</p>	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
<p>(a) that the development complies with the site location and operational requirements set out in Part 1 of Schedule 6 for the development,</p> <p>(b) in the case of—</p> <p>(i) pond-based aquaculture or tank-based aquaculture in Zone R1 General Residential, Zone R2 Low Density Residential or Zone R5 Large Lot Residential—that the development is for the purpose of small scale aquarium fish production, and</p> <p>(ii) pond-based aquaculture in Zone E3 Environmental Management or Zone E4 Environmental Living—that the development is for the purpose of extensive aquaculture, and</p> <p>(iii) tank-based aquaculture in Zone R3 Medium Density Residential, Zone E3 Environmental Management or Zone E4 Environmental Living—that the development is for the purpose of small scale aquarium fish production, and</p> <p>(iv) pond-based aquaculture or tank-based aquaculture in Zone W1 Natural Waterways, Zone W2 Recreational Waterways or Zone W3 Working Waterways—that the development will use waterways to source water.</p> <p>(3) The requirements set out in Part 1 of Schedule 6 are minimum requirements and do not limit the matters a consent authority is required to take into consideration under the Act or the conditions that it may impose on any development consent.</p>	<p>(a) that the development complies with the site location and operational requirements set out in Part 1 of Schedule 6 for the development,</p> <p>(b) in the case of—</p> <p>(i) pond-based aquaculture or tank-based aquaculture in Zone R1 General Residential, Zone R2 Low Density Residential or Zone R5 Large Lot Residential—that the development is for the purpose of small scale aquarium fish production, and</p> <p>(ii) pond-based aquaculture in Zone E3 Environmental Management or Zone E4 Environmental Living—that the development is for the purpose of extensive aquaculture, and</p> <p>(iii) tank-based aquaculture in Zone R3 Medium Density Residential, Zone E3 Environmental Management or Zone E4 Environmental Living—that the development is for the purpose of small scale aquarium fish production, and</p> <p>(iv) pond-based aquaculture or tank-based aquaculture in Zone W1 Natural Waterways, Zone W2 Recreational Waterways or Zone W3 Working Waterways—that the development will use waterways to source water.</p> <p>(3) The requirements set out in Part 1 of Schedule 6 are minimum requirements and do not limit the matters a consent authority is required to take into consideration under the Act or the conditions that it may impose on any development consent.</p>	<p>(a) that the development complies with the site location and operational requirements set out in Part 1 of Schedule 6 for the development,</p> <p>(b) in the case of—</p> <p>(i) pond-based aquaculture or tank-based aquaculture in Zone R1 General Residential, Zone R2 Low Density Residential or Zone R5 Large Lot Residential—that the development is for the purpose of small scale aquarium fish production, and</p> <p>(ii) pond-based aquaculture in Zone E3 Environmental Management or Zone E4 Environmental Living—that the development is for the purpose of extensive aquaculture, and</p> <p>(iii) tank-based aquaculture in Zone R3 Medium Density Residential, Zone E3 Environmental Management or Zone E4 Environmental Living—that the development is for the purpose of small scale aquarium fish production, and</p> <p>(iv) pond-based aquaculture or tank-based aquaculture in Zone W1 Natural Waterways, Zone W2 Recreational Waterways or Zone W3 Working Waterways—that the development will use waterways to source water.</p> <p>(3) The requirements set out in Part 1 of Schedule 6 are minimum requirements and do not limit the matters a consent authority is required to take into consideration under the Act or the conditions that it may impose on any development consent.</p>	

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
<p>(4) Extensive pond-based aquaculture permitted without consent in certain zones Development for the purpose of pond-based aquaculture, that is also extensive aquaculture, may be carried out without development consent if—</p> <p>(a) the development is carried out in Zone RU1 Primary Production, Zone RU2 Rural Landscape, Zone RU3 Forestry, Zone RU4 Primary Production Small Lots or Zone RU6 Transition, and</p> <p>(b) the development complies with the site location requirements and operational requirements set out in Part 2 of Schedule 6.</p> <p>(5) Oyster aquaculture—additional matters that consent authority must consider in determining a development application In determining a development application for development for the purpose of oyster aquaculture, the consent authority must consider—</p> <p>(a) any provisions of any aquaculture industry development plan that are relevant to the subject of the development application, and</p> <p>(b) the NSW Oyster Industry Sustainable Aquaculture Strategy.</p> <p>(6) Oyster aquaculture permitted without consent in priority oyster aquaculture areas Development for the purpose of oyster aquaculture may be carried out without development consent—</p> <p>(a) on land that is wholly within a priority oyster aquaculture area, or</p>	<p>(4) Extensive pond-based aquaculture permitted without consent in certain zones Development for the purpose of pond-based aquaculture, that is also extensive aquaculture, may be carried out without development consent if—</p> <p>(a) the development is carried out in Zone RU1 Primary Production, Zone RU2 Rural Landscape, Zone RU3 Forestry, Zone RU4 Primary Production Small Lots or Zone RU6 Transition, and</p> <p>(b) the development complies with the site location requirements and operational requirements set out in Part 2 of Schedule 6.</p> <p>(5) Oyster aquaculture—additional matters that consent authority must consider in determining a development application In determining a development application for development for the purpose of oyster aquaculture, the consent authority must consider—</p> <p>(a) any provisions of any aquaculture industry development plan that are relevant to the subject of the development application, and</p> <p>(b) the NSW Oyster Industry Sustainable Aquaculture Strategy.</p> <p>(6) Oyster aquaculture permitted without consent in priority oyster aquaculture areas Development for the purpose of oyster aquaculture may be carried out without development consent—</p> <p>(a) on land that is wholly within a priority oyster aquaculture area, or</p>	<p>(4) Extensive pond-based aquaculture permitted without consent in certain zones Development for the purpose of pond-based aquaculture, that is also extensive aquaculture, may be carried out without development consent if—</p> <p>(a) the development is carried out in Zone RU1 Primary Production, Zone RU2 Rural Landscape, Zone RU3 Forestry, Zone RU4 Primary Production Small Lots or Zone RU6 Transition, and</p> <p>(b) the development complies with the site location requirements and operational requirements set out in Part 2 of Schedule 6.</p> <p>(5) Oyster aquaculture—additional matters that consent authority must consider in determining a development application In determining a development application for development for the purpose of oyster aquaculture, the consent authority must consider—</p> <p>(a) any provisions of any aquaculture industry development plan that are relevant to the subject of the development application, and</p> <p>(b) the NSW Oyster Industry Sustainable Aquaculture Strategy.</p> <p>(6) Oyster aquaculture permitted without consent in priority oyster aquaculture areas Development for the purpose of oyster aquaculture may be carried out without development consent—</p> <p>(a) on land that is wholly within a priority oyster aquaculture area, or</p>	

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
<p>(b) on land that is partly within and partly outside a priority oyster aquaculture area, but only if the land outside the area is no more than 0.1 hectare in area.</p> <p>(7) Definitions In this clause— aquaculture industry development plan means an aquaculture industry development plan published under Part 6 of the Fisheries Management Act 1994. extensive aquaculture has the same meaning as in the Fisheries Management (Aquaculture) Regulation 2017. NSW Oyster Industry Sustainable Aquaculture Strategy means the third edition of the publication of that title, as published in 2016 by the Department of Primary Industries (within the Department of Industry). priority oyster aquaculture area means an area identified as a priority oyster aquaculture area on a map referred to in Chapter 5.3 of the NSW Oyster Industry Sustainable Aquaculture Strategy, being a map a copy of which is held in the head office of the Department of Primary Industries (within the Department of Industry) and published on that Department's website.</p>	<p>(b) on land that is partly within and partly outside a priority oyster aquaculture area, but only if the land outside the area is no more than 0.1 hectare in area.</p> <p>(7) Definitions In this clause— aquaculture industry development plan means an aquaculture industry development plan published under Part 6 of the Fisheries Management Act 1994. extensive aquaculture has the same meaning as in the Fisheries Management (Aquaculture) Regulation 2017. NSW Oyster Industry Sustainable Aquaculture Strategy means the third edition of the publication of that title, as published in 2016 by the Department of Primary Industries (within the Department of Industry). priority oyster aquaculture area means an area identified as a priority oyster aquaculture area on a map referred to in Chapter 5.3 of the NSW Oyster Industry Sustainable Aquaculture Strategy, being a map a copy of which is held in the head office of the Department of Primary Industries (within the Department of Industry) and published on that Department's website.</p>	<p>(b) on land that is partly within and partly outside a priority oyster aquaculture area, but only if the land outside the area is no more than 0.1 hectare in area.</p> <p>(7) Definitions In this clause— aquaculture industry development plan means an aquaculture industry development plan published under Part 6 of the Fisheries Management Act 1994. extensive aquaculture has the same meaning as in the Fisheries Management (Aquaculture) Regulation 2017. NSW Oyster Industry Sustainable Aquaculture Strategy means the third edition of the publication of that title, as published in 2016 by the Department of Primary Industries (within the Department of Industry). priority oyster aquaculture area means an area identified as a priority oyster aquaculture area on a map referred to in Chapter 5.3 of the NSW Oyster Industry Sustainable Aquaculture Strategy, being a map a copy of which is held in the head office of the Department of Primary Industries (within the Department of Industry) and published on that Department's website.</p>	
<p>5.20 Standards that cannot be used to refuse consent—playing and performing music [compulsory]</p> <p>(1) The consent authority must not refuse consent to development in relation to licensed premises on the following grounds—</p>	<p>5.20 Standards that cannot be used to refuse consent—playing and performing music</p> <p>(1) The consent authority must not refuse consent to development in relation to licensed premises on the following grounds—</p>	<p>5.20 Standards that cannot be used to refuse consent—playing and performing music</p> <p>(1) The consent authority must not refuse consent to development in relation to licensed premises on the following grounds—</p>	<p>Nil: same / as per SI.</p>

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
<p>(a) the playing or performance of music, including the following—</p> <p>(i) the genre of music played or performed, or</p> <p>(ii) whether the music played or performed is live or amplified, or</p> <p>(iii) whether the music played or performed is original music, or</p> <p>(iv) the number of musicians or live entertainment acts playing or performing, or</p> <p>(v) the type of instruments played,</p> <p>(b) whether dancing occurs,</p> <p>(c) the presence or use of a dance floor or another area ordinarily used for dancing,</p> <p>(d) the direction in which a stage for players or performers faces,</p> <p>(e) the decorations to be used, including, for example, mirror balls, or lighting used by players or performers.</p> <p>(2) The consent authority must not refuse consent to development in relation to licensed premises on the grounds of noise caused by the playing or performance of music, if the consent authority is satisfied the noise may be managed and minimised to an acceptable level.</p> <p>(3) In this clause—</p> <p>licensed premises has the same meaning as in the Liquor Act 2007.</p>	<p>(a) the playing or performance of music, including the following—</p> <p>(i) the genre of music played or performed, or</p> <p>(ii) whether the music played or performed is live or amplified, or</p> <p>(iii) whether the music played or performed is original music, or</p> <p>(iv) the number of musicians or live entertainment acts playing or performing, or</p> <p>(v) the type of instruments played,</p> <p>(b) whether dancing occurs,</p> <p>(c) the presence or use of a dance floor or another area ordinarily used for dancing,</p> <p>(d) the direction in which a stage for players or performers faces,</p> <p>(e) the decorations to be used, including, for example, mirror balls, or lighting used by players or performers.</p> <p>(2) The consent authority must not refuse consent to development in relation to licensed premises on the grounds of noise caused by the playing or performance of music, if the consent authority is satisfied the noise may be managed and minimised to an acceptable level.</p> <p>(3) In this clause—</p> <p>licensed premises has the same meaning as in the Liquor Act 2007.</p>	<p>(a) the playing or performance of music, including the following—</p> <p>(i) the genre of music played or performed, or</p> <p>(ii) whether the music played or performed is live or amplified, or</p> <p>(iii) whether the music played or performed is original music, or</p> <p>(iv) the number of musicians or live entertainment acts playing or performing, or</p> <p>(v) the type of instruments played,</p> <p>(b) whether dancing occurs,</p> <p>(c) the presence or use of a dance floor or another area ordinarily used for dancing,</p> <p>(d) the direction in which a stage for players or performers faces,</p> <p>(e) the decorations to be used, including, for example, mirror balls, or lighting used by players or performers.</p> <p>(2) The consent authority must not refuse consent to development in relation to licensed premises on the grounds of noise caused by the playing or performance of music, if the consent authority is satisfied the noise may be managed and minimised to an acceptable level.</p> <p>(3) In this clause—</p> <p>licensed premises has the same meaning as in the Liquor Act 2007.</p>	
<p>Note:</p> <p>Clause 5.21 Flood planning was inserted on 14/07/21.</p> <p>Clause 5.22 Special flood considerations also came into effect on that date but was not adopted.</p>			

Planning Proposal Appendix B08: LEP Content Comparison - Part 6

Overview

This document details the findings arising from a comparison of content¹ 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 Table 2).

Amendment Summary

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

- 6.6 Essential services;
- 6.8 Remediation of land at former gasworks site and adjoining land, Armidale;
- 6.9 Development on land bounded by Queen Elizabeth Drive, Golgotha Street, Niagara Street and Tancredi Street, Armidale; and
- 6.10 Development on land at 118 and 120 Niagara Street, 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)

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

Table 2: LEP Content Comparison - Part 6

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
-	Part 6 Additional local provisions	Part 6 Additional local provisions	Nil:same.
-	<p>6.1 Earthworks</p> <p>(1) The objective of this clause is to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.</p> <p>(2) Development consent is required for earthworks unless —</p> <p>(a) the earthworks are exempt development under this Plan or another applicable environmental planning instrument, or</p> <p>(b) the earthworks are ancillary to development that is permitted without consent under this Plan or to development for which development consent has been given.</p> <p>(3) Before granting development consent for earthworks (or for development involving ancillary earthworks), the consent authority must consider the following matters —</p> <p>(a) the likely disruption of, or any detrimental effect on, drainage patterns and soil stability in the locality of the development,</p> <p>(b) the effect of the development on the likely future use or redevelopment of the land,</p> <p>(c) the quality of the fill or the soil to be excavated, or both,</p> <p>(d) the effect of the development on the existing and likely amenity of adjoining properties,</p>	<p>6.1 Earthworks</p> <p>(1) The objective of this clause is to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.</p> <p>(2) Development consent is required for earthworks unless —</p> <p>(a) the earthworks are exempt development under this Plan or another applicable environmental planning instrument, or</p> <p>(b) the earthworks are ancillary to development that is permitted without consent under this Plan or to development for which development consent has been given.</p> <p>(3) Before granting development consent for earthworks (or for development involving ancillary earthworks), the consent authority must consider the following matters —</p> <p>(a) the likely disruption of, or any detrimental effect on, drainage patterns and soil stability in the locality of the development,</p> <p>(b) the effect of the development on the likely future use or redevelopment of the land,</p> <p>(c) the quality of the fill or the soil to be excavated, or both,</p> <p>(d) the effect of the development on the existing and likely amenity of adjoining properties,</p>	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
	<p>(e) the source of any fill material and the destination of any excavated material,</p> <p>(f) the likelihood of disturbing relics,</p> <p>(g) the proximity to, and potential for adverse impacts on, any waterway, drinking water catchment or environmentally sensitive area,</p> <p>(h) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.</p> <p>Note. The National Parks and Wildlife Act 1974, particularly section 86, deals with harming Aboriginal objects.</p>	<p>(e) the source of any fill material and the destination of any excavated material,</p> <p>(f) the likelihood of disturbing relics,</p> <p>(g) the proximity to, and potential for adverse impacts on, any waterway, drinking water catchment or environmentally sensitive area,</p> <p>(h) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.</p> <p>Note. The National Parks and Wildlife Act 1974, particularly section 86, deals with harming Aboriginal objects.</p>	
-	<p>6.2 Flood planning</p> <p>(1) The objectives of this clause are as follows—</p> <p>(a) to minimise the flood risk to life and property associated with the use of land,</p> <p>(b) to allow development on land that is compatible with the land's flood hazard, taking into account projected changes as a result of climate change,</p> <p>(c) to avoid significant adverse impacts on flood behaviour and the environment.</p> <p>(2) This clause applies to land at or below the flood planning level.</p> <p>(3) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the development—</p> <p>(a) is compatible with the flood hazard of the land, and</p> <p>(b) will not significantly adversely affect flood behaviour resulting in detrimental increases</p>	<p>6.2 Flood planning</p> <p>(1) The objectives of this clause are as follows—</p> <p>(a) to minimise the flood risk to life and property associated with the use of land,</p> <p>(b) to allow development on land that is compatible with the land's flood hazard, taking into account projected changes as a result of climate change,</p> <p>(c) to avoid significant adverse impacts on flood behaviour and the environment.</p> <p>(2) This clause applies to land at or below the flood planning level.</p> <p>(3) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the development—</p> <p>(a) is compatible with the flood hazard of the land, and</p> <p>(b) will not significantly adversely affect flood behaviour resulting in detrimental increases</p>	<p>No change proposed.</p> <p>Note: The ADLEP 2012 wording for sub-clause (5) is to be retained.</p> <p>This clause was repealed on 14/07/21.</p>

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
	<p>in the potential flood affectation of other development or properties, and (c) incorporates appropriate measures to manage risk to life from flood, and (d) will not significantly adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses, and (e) is not likely to result in unsustainable social and economic costs to the community as a consequence of flooding. (4) A word or expression used in this clause has the same meaning as it has in the Floodplain Development Manual (ISBN 0 7347 5476 0) published by the NSW Government in April 2005, unless it is otherwise defined in this clause. (5) In this clause land at or below the flood planning level means land at or below the level of a 1:100 ARI (average recurrent interval) flood event plus 0.5 metre freeboard.</p>	<p>in the potential flood affectation of other development or properties, and (c) incorporates appropriate measures to manage risk to life from flood, and (d) will not significantly adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses, and (e) is not likely to result in unsustainable social and economic costs to the community as a consequence of flooding. (4) A word or expression used in this clause has the same meaning as it has in the Floodplain Development Manual (ISBN 0 7347 5476 0) published by the NSW Government in April 2005, unless it is otherwise defined in this clause. (5) In this clause— flood planning level means the level of a 1:100 ARI (average recurrent interval) flood event plus 0.5 metre freeboard.</p>	
-	<p>6.3 Airspace operations (1) The objectives of this clause are as follows— (a) to provide for the effective and on-going operation of the Armidale Regional Airport by ensuring that such operation is not compromised by proposed development that penetrates the Limitation or Operations Surface for that airport,</p>	-	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
	<p>(b) to protect the community from undue risk from that operation.</p> <p>(2) If a development application is received and the consent authority is satisfied that the proposed development will penetrate the Limitation or Operations Surface, the consent authority must not grant development consent unless it has consulted with the relevant Commonwealth body about the application.</p> <p>(3) The consent authority may grant development consent for the development if the relevant Commonwealth body advises that—</p> <p>(a) the development will penetrate the Limitation or Operations Surface but it has no objection to its construction, or</p> <p>(b) the development will not penetrate the Limitation or Operations Surface.</p> <p>(4) The consent authority must not grant development consent for the development if the relevant Commonwealth body advises that the development will penetrate the Limitation or Operations Surface and should not be constructed.</p> <p>(5) In this clause—</p> <p>Limitation or Operations Surface means the Obstacle Limitation Surface or the Procedures for Air Navigation Services Operations Surface as shown on the Obstacle Limitation Surface Map or the Procedures for Air Navigation Services Operations Surface Map for the Armidale Regional Airport.</p>		

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
	relevant Commonwealth body means the body, under Commonwealth legislation, that is responsible for development approvals for development that penetrates the Limitation or Operations Surface for the Armidale Regional Airport.		
-	<p>6.4 Development in areas subject to aircraft noise</p> <p>(1) The objectives of this clause are as follows—</p> <p>(a) to prevent certain noise sensitive developments from being located near the Armidale Regional Airport and its flight paths,</p> <p>(b) to assist in minimising the impact of aircraft noise from that airport and its flight paths by requiring appropriate noise attenuation measures in noise sensitive buildings,</p> <p>(c) to ensure that land use and development in the vicinity of that airport do not hinder or have any other adverse impacts on the ongoing, safe and efficient operation of that airport.</p> <p>(2) This clause applies to development that—</p> <p>(a) is on land that—</p> <p>(i) is near the Armidale Regional Airport, and</p> <p>(ii) is in an ANEF contour of 20 or greater, and</p> <p>(b) the consent authority considers is likely to be adversely affected by aircraft noise.</p> <p>(3) Before determining a development application for development to which this clause applies, the consent authority—</p>	-	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
	<p>(a) must consider whether the development will result in an increase in the number of dwellings or people affected by aircraft noise, and</p> <p>(b) must consider the location of the development in relation to the criteria set out in Table 2.1 (Building Site Acceptability Based on ANEF Zones) in AS 2021—2000, and</p> <p>(c) must be satisfied the development will meet the indoor design sound levels shown in Table 3.3 (Indoor Design Sound Levels for Determination of Aircraft Noise Reduction) in AS 2021—2000.</p> <p>(4) In this clause—</p> <p>ANEF contour means a noise exposure contour shown as an ANEF contour on the Noise Exposure Forecast Contour Map for the Armidale Regional Airport prepared by the Department of the Commonwealth responsible for airports.</p> <p>AS 2021—2000 means AS 2021—2000, Acoustics—Aircraft noise intrusion—Building siting and construction.</p>		
-	<p>6.5 Development within a designated buffer</p> <p>(1) The objective of this clause is to maintain a safe and effective operational environment around the Armidale Regional Airport and Armidale Sewage Treatment Plant.</p> <p>(2) This clause applies to land identified as “ARA” on the Airport Buffer Map and “STP” on the Sewage Treatment Plant Buffer Map.</p> <p>(3) Before granting development consent for development on land to which this clause</p>	-	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
	<p>applies, the consent authority must consider the following matters—</p> <p>(a) the impact that any noise or other emissions associated with existing land uses would have on the proposed development,</p> <p>(b) any proposed measures incorporated into the development that would limit the impact of such noise and other emissions associated with the existing land use,</p> <p>(c) any opportunities to relocate the proposed development outside the land to which this clause applies,</p> <p>(d) whether the proposed development would adversely affect the safe and effective operational environment of the Armidale Regional Airport and Armidale Sewage Treatment Plant and any existing development that forms part of those facilities.</p>		
-	-	6.3 Erection of rural workers' dwellings in Zone RU1	Refer Part 4 Comparison Table. (Appendix B06).
-	<p>6.6 Essential services</p> <p>Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required—</p> <p>(a) the supply of water,</p> <p>(b) the supply of electricity,</p> <p>(c) the disposal and management of sewage,</p>	<p>6.4 Essential services</p> <p>Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required—</p> <p>(a) the supply of water,</p> <p>(b) the supply of electricity,</p> <p>(c) the disposal and management of sewage,</p>	Change proposed to reference vehicular access considerations (refer below).

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
	(d) stormwater drainage or on-site conservation, (e) suitable road access .	(d) stormwater drainage or on-site conservation, (e) suitable vehicular access .	
<p>Proposed amendment (example only): Amend ADLEP 2012 clause 6.6 Essential services, by inserting a sub-clause (f), which states: “suitable vehicular access”.</p>			
-	<p>6.7 Location of sex services premises (1) The objective of this clause is to minimise land use conflicts and adverse amenity impacts by providing a reasonable level of separation between sex services premises, specified land uses and places regularly frequented by children. (2) In deciding whether to grant development consent to development for the purposes of sex services premises, the consent authority must consider the following— (a) whether the premises will be located on land that adjoins, is directly opposite or is separated only by a local road from land— (i) in Zone RU5 Village, Zone R1 General Residential, Zone R2 Low Density Residential or Zone RE1 Public Recreation, or (ii) used for the purposes of a centre-based child care facility, a community facility, a school or a place of public worship, (b) the impact of the proposed development and its hours of operation on any place likely to be regularly frequented by children— (i) that adjoins the proposed development, or (ii) that can be viewed from the proposed development, or (iii) from which a person can view the proposed development.</p>	<p>6.5 Location of sex services premises (1) The objective of this clause is to minimise land use conflicts and adverse amenity impacts by providing a reasonable level of separation between sex services premises, specified land uses and places regularly frequented by children. (2) In deciding whether to grant development consent to development for the purposes of sex services premises, the consent authority must consider the following— (a) whether the premises will be located on land that adjoins, is directly opposite or is separated only by a local road from land— (i) in Zone R1 General Residential or Zone RE1 Public Recreation, or (ii) used for the purposes of a centre-based child care facility, a community facility, a school or a place of public worship, (b) the impact of the proposed development and its hours of operation on any place likely to be regularly frequented by children— (i) that adjoins the proposed development, or (ii) that can be viewed from the proposed development, or (iii) from which a person can view the proposed development.</p>	<p>No change proposed.</p> <p>Note: The ADLEP 2012 additional wording in sub-clause (2) (a) (i) is to be retained. The GLEP 2012 does not include Zone R2.</p>

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
-	<p>6.8 Remediation of land at former gasworks site and adjoining land, Armidale</p> <p>(1) This clause applies to land bound by Beardy Street, Jessie Street, Allingham Street and Dumaresq Street and Dumaresq Creek, being Lots 13 and 14, DP 574307, Lots 11–13, DP 251514, Lots 2–5 and 11, DP 25398, Lot 12, DP 567720, Lots 18 and 19, DP 594665 and Lots 21–23, DP 621344 (the former gasworks site).</p> <p>(2) In this clause, a reference to the remediation strategy for the land is a reference to the remediation strategy for contaminated land at the former gasworks site and adjoining land for which development consent has been granted and that comprises construction of a containment cell over the former gasworks site and capping of the residue of the land.</p> <p>(3) Despite any other provision of this Plan, development consent is required for development that would result in penetration of the capping layer installed over Lots 13 and 14, DP 574307, Lots 11–13, DP 251514 and Lots 2–5, DP 25398 as part of the remediation strategy for the land.</p> <p>(4) Development consent must not be granted for development referred to in subclause (3) unless the consent authority has taken into consideration the impact of carrying out the development on human health and the environment resulting from</p>	-	<p>Change proposed to identify the land on the new Clause Application Map (refer below).</p>

Standard Instrument (SI) – Principal Local Environmental Plan (2006)	Armidale Dumaesq Local Environmental Plan (ADLEP) 2012	Guyra Local Environmental Plan (GLEP) 2012	Amendments to ADLEP 2012 to create the ARLEP
	<p>the disturbance or exposure to potentially contaminated land on the site.</p> <p>(5) Despite any other provision of this Plan, development that would penetrate the containment cell erected as part of the remediation strategy on Lot 11, DP 25398, Lot 12, DP 567720, Lots 18 and 19, DP 594665 and Lots 21–23, DP 621344 is prohibited.</p> <p>(6) Development referred to in subclause (5) does not include repair, maintenance or contingency works that are part of the remediation strategy for the land.</p>		
<p>Proposed amendments (example only):</p> <ul style="list-style-type: none"> Amend ADLEP clause 6.8 Remediation of land at former gasworks site and adjoining land, Armidale, sub-clause (1), by inserting the words “, and identified as “Item 1 (clause 6.8)” on the Clause Application Map” after the words “(the former gasworks site)”. Identify land bound by Beardy Street, Jessie Street, Allingham Street and Dumaesq Street and Dumaesq Creek, Armidale, being Lots 13 and 14, DP 574307, Lots 11–13, DP 251514, Lots 2–5 and 11, DP 25398, Lot 12, DP 567720, Lots 18 and 19, DP 594665 and Lots 21–23, DP 621344 (the former gasworks site), as “Item 1 (clause 6.8)” on the Clause Application Map. 			
-	<p>6.9 Development on land bounded by Queen Elizabeth Drive, Golgotha Street, Niagara Street and Tancredi Street, Armidale</p> <p>(1) This clause applies to land bounded by Queen Elizabeth Drive, Golgotha Street, Niagara Street and Tancredi Street, Armidale that is in Zone B4 Mixed Use.</p> <p>(2) Development consent must not be granted for development for the purpose of specialised retail premises or a shop unless the gross floor area of the premises or shop will not exceed 1,500 square metres.</p>	-	<p>Change proposed to identify the land on the new Clause Application Map (refer below).</p>
<p>Proposed amendments (example only):</p> <ul style="list-style-type: none"> Amend ADLEP 2012 clause 6.9 Development on land bounded by Queen Elizabeth Drive, Golgotha Street, Niagara Street and Tancredi Street, Armidale, sub-clause (1), by inserting the words “, and identified as “Item 2 (clause 6.9)” on the Clause Application Map” after the words “Zone B4 Mixed Use”. 			

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"> Identify land bounded by Queen Elizabeth Drive, Golgotha Street, Niagara Street and Tancredi Street, Armidale, that is in Zone B4 Mixed Use, as “Item 2 (clause 6.9)” on the Clause Application Map. 			
-	6.10 Development on land at 118 and 120 Niagara Street, Armidale (1) This clause applies to land at 118 and 120 Niagara Street, Armidale, being Lot 1, DP 799192 and Lot 19, DP 1076915. (2) Development consent must not be granted for development for the purpose of specialised retail premises or a shop unless the gross floor area of the premises or shop will not exceed 100 square metres.	-	Change proposed to identify the land on the new Clause Application Map (refer below).
Proposed amendments (example only): <ul style="list-style-type: none"> Amend ADLEP 2012 clause 6.10 Development on land at 118 and 120 Niagara Street, Armidale, sub-clause (1), by inserting the words “, identified as “Item 3 (clause 6.10)” on the Clause Application Map” after the final DP reference number. Identify land at 118 and 120 Niagara Street, Armidale, being Lot 1, DP 799191 and Lot 19, DP 1076915 as “Item 3 (clause 6.10)” on the Clause Application Map. 			

Planning Proposal Appendix B09:

LEP Content Comparison - Schedules

(excluding Schedule 5 – refer Appendix B13)

Overview

This document details the findings arising from a comparison of content¹ 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 Table 2).

Amendment Summary

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

- Schedule 1 Additional permitted uses;
- Schedule 2 Exempt development;
- Schedule 4 Classification and reclassification of public land; and
- Schedule 5 Environmental heritage.

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)

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

Table 2: LEP Content Comparison - Schedules

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
Schedule 1 Additional permitted uses (Clause 2.5)	Schedule 1 Additional permitted uses (Clause 2.5)	Schedule 1 Additional permitted uses (Clause 2.5)	Nil:same / As per SI.
-	1 Use of certain land at 201 Canambe Street, Armidale (1) This clause applies to land at 201 Canambe Street, Armidale, being Lot 9, DP 862908. (2) Development for the purposes of an educational establishment is permitted with development consent.	-	Change proposed to identify the land on the Additional Permitted Uses Map (refer below).
Proposed amendments (example only): <ul style="list-style-type: none"> Amend ADLEP 2012 Schedule 1, Item 1 Use of certain land at 201 Canambe Street, Armidale, sub-clause (1), by inserting the words “, identified as “Item 1” on the Additional Permitted Uses Map” after the DP reference number; and Amend the ADLEP / ARLEP Additional Permitted Uses Map to identify land at 201 Canambe Street, Armidale, being Lot 9 on DP 862908 as “Item 1”. 			
-	2 Use of certain land at 11087–11097 New England Highway, Armidale (1) This clause applies to land at 11087–11097 New England Highway, Armidale, being Lot 2, DP 1129942. (2) Development for the purposes of a vehicle sales or hire premises, vehicle body repair workshop, vehicle repair station and office premises is permitted with development consent, if the development is associated with a transport museum on the land and is for the display, sale or repair of veteran motor vehicles, vintage motor vehicles or classic motor vehicles only. (3) In this clause— <i>classic motor vehicle</i> refers to any motor vehicle that was manufactured at least 25 years before the commencement of this Plan.	-	Change proposed to identify the land on the Additional Permitted Uses Map (refer below).

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
	<p>veteran motor vehicle refers to any motor vehicle built up to and including 1918.</p> <p>vintage motor vehicle refers to any motor vehicle built from January 1919 to December 1930.</p>		
<p>Proposed amendments (example only):</p> <ul style="list-style-type: none"> Amend ADLEP 2012 Schedule 1, Item 2 Use of certain land at 11087-11097 New England Highway, Armidale, sub-clause (1), by inserting the words “, identified as “Item 2” on the Additional Permitted Uses Map” after the DP reference number; and Amend the ADLEP / ARLEP Additional Permitted Uses Map to identify land at 11087-11097 New England Highway, Armidale, being Lot 2, DP 1129942 as “Item 2”. 			
-	<p>3 Use of certain land at 2-4 Stephen Street, Armidale</p> <p>(1) This clause applies to land at 2-4 Stephen Street, Armidale, being Lot 3, DP 520645.</p> <p>(2) Development for the purposes of self-storage units is permitted with development consent.</p>	-	Change proposed to identify the land on the Additional Permitted Uses Map (refer below).
<p>Proposed amendments (example only):</p> <ul style="list-style-type: none"> Amend ADLEP 2012 Schedule 1, Item 3 Use of certain land at 2-4 Stephen Street, Armidale, sub-clause (1), by inserting the words “, identified as “Item 3” on the Additional Permitted Uses Map” after the DP reference number; and Amend the ADLEP / ARLEP Additional Permitted Uses Map to identify land at 2-4 Stephen Street, Armidale, being Lot 3, DP 520645 as “Item 3”. 			
-	<p>4 Use of certain land in Zone IN2 in Armidale</p> <p>(1) This clause applies to land in Armidale in Zone IN2 Light Industrial, identified as “Item 4” on the Additional Permitted Uses Map.</p> <p>(2) Development for the purposes of specialised retail premises is permitted with development consent.</p>	-	Nil.
-	<p>5 Use of certain land at Saumarez Road, Armidale</p> <p>(1) This clause applies to land at Saumarez Road, Armidale, being part of Lot 2, DP 1198787 and identified as “Item 5” on the Additional Permitted Uses Map.</p>	-	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
	(2) Development for the purposes of information and education facilities is permitted with development consent.		
-	6 Use of certain land at New England Highway and Saumarez Road, Armidale (1) This clause applies to land at New England Highway and Saumarez Road, Armidale, identified as “Item 6” on the Additional Permitted Uses Map. (2) Development for the purposes of hotel or motel accommodation is permitted with development consent.	-	Nil.
-	-	Use of certain land at 35 Malpas Street, Guyra (1) This clause applies to land at 35 Malpas Street, Guyra being Part of Lot 80, DP 1059692 identified as “Additional Permissible Uses 1” on the Additional Permitted Uses Map. (2) Development for the purposes of cellar door premises, a restaurant or cafe and viticulture is permitted with development consent.	Change proposed to identify the land in the ARLEP and on the Additional Permitted Uses Map (refer below).
Proposed amendments (example only): <ul style="list-style-type: none"> Amend ADLEP 2012 Schedule 1, to include relevant content from the GLEP 2012 as Item “7 Use of certain land at 35 Malpas Street, Guyra” and to insert the following sub-clauses “(1) This clause applies to land at 35 Malpas Street, Guyra being Part of Lot 80, DP 1059692, identified as “Item 7” on the Additional Permitted Uses Map. (2) Development for the purposes of cellar door premises, a restaurant or cafe and viticulture is permitted with development consent.” Amend the ADLEP / ARLEP Additional Permitted Uses Map to identify land at 35 Malpas Street, Guyra, being Part of Lot 80, DP 1059692 as “Item 7”. 			
Schedule 2 Exempt development (Clause 3.1) Note 1. State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 specifies exempt development under that Policy. The Policy has State-wide	Schedule 2 Exempt development (Clause 3.1) Note 1. State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 specifies exempt development under that Policy. The Policy has State-wide	Schedule 2 Exempt development (Clause 3.1) Note 1. State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 specifies exempt development under that Policy. The Policy has State-wide	Nil: same / 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
application. This Schedule contains additional exempt development not specified in that Policy. Note 2. Exempt development may be carried out without the need for development consent under the Act. Such development is not exempt from any approval, licence, permit or authority that is required under any other Act and adjoining owners' property rights and the common law still apply.	application. This Schedule contains additional exempt development not specified in that Policy. Note 2. Exempt development may be carried out without the need for development consent under the Act. Such development is not exempt from any approval, licence, permit or authority that is required under any other Act and adjoining owners' property rights and the common law still apply.	application. This Schedule contains additional exempt development not specified in that Policy. Note 2. Exempt development may be carried out without the need for development consent under the Act. Such development is not exempt from any approval, licence, permit or authority that is required under any other Act and adjoining owners' property rights and the common law still apply.	
-	-	Cemeteries and burial grounds (other than those to which clause 5.10 applies) (1) Must only involve— (a) the creation of a new grave or monument, or (b) the excavation or disturbance of land for the purpose of carrying out the conservation or repair of a monument or grave marker. (2) Must be within an existing cemetery or burial ground. (3) Must not be undertaken in a site identified as a heritage item. Note. Clause 5.10 contains provisions that deal with the disturbance of human remains, relics in the form of grave goods or places of Aboriginal heritage significance.	Change proposed to include the GLEP 2012 content (refer below).
Proposed amendment (example only): Amend ADLEP 2012 Schedule 2, to include the GLEP 2012 provisions (i.e. clauses (1) - (3) and Note) under the title "Cemeteries and burial grounds (other than those to which clause 5.10 applies)".			
-	-	Lighting (external) (1) Must not be for lighting a tennis court or sports ground. (2) Must be constructed so that light spill is contained within the site and in accordance with AS 4282—1997, Control of the obtrusive effects of outdoor lighting.	Change proposed to include the GLEP 2012 content (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	Amendments to ADLEP 2012 to create the ARLEP
Amend ADLEP 2012 Schedule 2, to include the GLEP 2012 provisions (i.e. clauses (1) + (2)) under the title "Lighting (external)".			
-	<p>Signage—general requirements</p> <p>(1) Must be non-moving.</p> <p>(2) Must be at least 700mm from kerb or roadway edge of a public road.</p> <p>(3) Must be at least 2.6m above any public footpath.</p> <p>(4) Must relate to the lawful use of the building (except for temporary signs or tourist information or directional signs).</p> <p>(5) Must not be detrimental to the character and functioning of the building.</p> <p>(6) Must not cover mechanical ventilation inlet or outlet vents.</p> <p>(7) Must not be externally illuminated.</p> <p>(8) Must not be flashing.</p>	<p>Signage—generally</p> <p>All signs must comply with the following—</p> <p>(a) must not be on a building or land that is a heritage item,</p> <p>(b) must relate to the premises on which the sign is situated,</p> <p>(c) must relate to a lawful use of, and carried out on, the land,</p> <p>(d) must not cover a mechanical ventilation inlet or outlet vent,</p> <p>(e) if fixed to a wall—must be securely fixed by rigid non-corroding metal supports.</p>	<p>Change proposed to include GLEP 2012 sub-clause (e) (refer below).</p>

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
	(9) Must not be internally illuminated, unless the sign is on premises in Zone B2 Local Centre, Zone B3 Commercial Core, Zone B4 Mixed Use, Zone B5 Business Development, Zone B7 Business Park, Zone IN1 General Industrial, or Zone IN2 Light Industrial, or on business or industrial premises in Zone RU5 Village.		
Proposed amendment (example only): Amend ADLEP 2012 Schedule 2, to include GLEP 2012 sub-clause (e), as sub-clause (10), under the title “Signage – general requirements”.			
-	Signage—signs on residential premises (1) Must meet the general requirements for signage. (2) Must be on land in Zone RU1 Primary Production, Zone RU4 Primary Production Small Lots, Zone R1 General Residential, Zone R2 Low Density Residential, Zone R5 Large Lot Residential, Zone RE1 Public Recreation, Zone RE2 Private Recreation, Zone E1 National Parks and Nature Reserves, Zone E3 Environmental Management or Zone E4 Environmental Living. (3) Maximum 2 signs per premises, including existing signs. (4) Maximum area—1m2.	Signage—business identification signs or building identification signs in residential zones Business identification signs or building identification signs in residential zones must comply with the following— (e) only 1 per property. (a) maximum area—1m2.	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
	<p>(5) Maximum height—3m.</p> <p>(6) Must not be located on land on which there is a building that is a heritage item unless—</p> <p>(a) no part of the sign will cover windows or architectural projections or other decorative features of the premises, and</p> <p>(b) the sign can be removed without altering the fabric of the heritage item, and</p> <p>(c) the sign is not painted onto the surface of the heritage item, and</p> <p>(d) display of the sign does not require the removal of a tree.</p>	<p>(b) must be secure and stable,</p> <p>(c) must not be illuminated,</p> <p>(d) must not extend beyond property boundaries,</p>	
-	<p>Signage—signs on business or industrial premises</p> <p>(1) Must be located on land in Zone RU5 Village, Zone B2 Local Centre, Zone B3 Commercial Core, Zone B4 Mixed Use, Zone B5 Business Development, Zone B7 Business Park, Zone IN1 General Industrial or Zone IN2 Light Industrial.</p> <p>(2) Maximum 3 signs per premises, including existing signs.</p>	<p>Signage—business identification signs in business zones</p>	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
	<p>(3) Must be one of the following types of signs—</p> <p>(a) top hamper sign with maximum area—2.5m², or</p> <p>(b) under awning sign with maximum area—1.5m², or</p> <p>(c) projecting wall sign with maximum area—2.5m², or</p> <p>(d) flush wall sign that does not extend above the top of the wall to which it is attached and with maximum area—2.5m².</p>	<p>(2) Top hamper signs must comply with the following—</p> <p>(a) maximum size—1.5m²,</p> <p>(b) must not extend below the lintel of doorway or window over which the sign is attached,</p> <p>(c) must not be fixed more than 3.5m above the existing ground level,</p> <p>(d) only 1 per property.</p> <p>(1) Under awnings signs and projecting wall signs must comply with the following—</p> <p>(a) maximum display area (on each side)—1.5m²,</p> <p>(b) maximum length—2.5m,</p> <p>(c) the underside must be 2.6m above the footpath and not less than 0.6m behind the kerb,</p> <p>(d) only 1 per property.</p> <p>(4) Flush wall signs must comply with the following—</p> <p>(a) maximum area—2.5m²,</p> <p>(b) must not occupy more than 50% of the wall on which the sign appears,</p> <p>(c) maximum height—3.0m above existing ground level,</p> <p>(d) must not extend above the top of the wall to which the sign is attached,</p> <p>(e) must be securely fixed to an existing wall,</p>	

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
	<p>(4) Must not be internally illuminated unless—</p> <p>(a) the sign is not in continuous or intermittent motion, and</p> <p>(b) the display is not varied at pre-set timing intervals.</p> <p>(5) Must not be displayed on land on which there is a building that is a heritage item unless—</p> <p>(a) no part of the sign will cover windows or architectural projections or other decorative features of the premises, and</p> <p>(b) the sign can be removed without altering the fabric of the heritage item, and</p> <p>(c) display of the sign does not require the removal of a tree.</p> <p>(6) Must not be located on land in a heritage conservation area unless—</p> <p>(a) maximum height—3m, and</p>	<p>(f) must not be illuminated,</p> <p>(g) only 1 per property.</p> <p>(3) Fascia signs must comply with the following—</p> <p>(a) must be attached to an existing fascia,</p> <p>(b) must be fixed flush with the fascia,</p> <p>(c) must not extend above or below the fascia or return end of the awning,</p> <p>(d) must not be illuminated,</p> <p>(e) only 1 per property.</p>	

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) no part of the sign will cover windows or architectural projections or other decorative features of the premises.	<p>Signage—business identification signs in industrial zones</p> <p>Pole or pylon signs must comply with the following—</p> <p>(a) maximum height—5m, (b) maximum area (per side)—2.5m², (c) must be built in accordance with an engineer's certification for the structure and footings, (d) must be constructed at least 1m from the centreline of any sewer or water main, (e) must not encroach on any registered easement, (f) only 1 per property.</p>	
-	<p>Signage—real estate signs</p> <p>(1) Must meet the general requirements for signage.</p> <p>(2) Must be located within the boundaries of the premises.</p> <p>(3) Maximum area for signs on residential premises—2.5m.</p>	<p>Signage—real estate signs</p> <p>Real estate signs must comply with the following—</p> <p>(a) maximum size—</p> <p>(i) single dwelling house—2.5m², (ii) multi dwelling housing of less than 10 dwellings—10m², (iii) commercial or industrial premises—5m², (iv) rural property—10m²,</p>	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
	<p>(4) Maximum height—6m.</p> <p>(5) Must be removed within 14 days after the premises or land is sold or let.</p> <p>(6) Maximum 2 signs per premises.</p>	<p>(v) subdivision of 20 lots or less —10m2, (vi) subdivision more than 20 lots —15m2, (b) maximum width—4m. (c) maximum height of signs—6m, (d) must contain the words that the building or site to which it is affixed is for sale or lease, (e) if the sign relates to a proposed building or subdivision—must not be erected until development consent for the building or subdivision has been approved,</p> <p>(h) must be removed— (i) within 14 days of the property being sold or leased, or (ii) in the case of a subdivision—when 90% of the lots have been sold, or within 5 years, whichever occurs first,</p> <p>(f) maximum of 2 signs per property, (g) must not be illuminated,</p> <p>(i) if a sign to direct people to a site or for auction purposes in Zone RU1 Primary Production—only 1 sign with a maximum area of 1m2 permitted, (j) must not interfere with sight distances for vehicles approaching intersections.</p>	
-	<p>Signage—signs behind the glass line of a shop window (1) Must meet the general requirements for signage. (2) Must not be located in a sex services premises or restricted premises.</p>	-	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
-	Signage—replacement of existing signs (1) Must replace a sign lawfully displayed. (2) Must not increase the display area or intensity of illumination.	-	Nil.
-	Signage—temporary signs (special events or venues for exhibitions or demonstrations) (1) Must meet the general requirements for signage. (2) Maximum area—5m ² . (3) Maximum height—6m. (4) Must not be displayed earlier than 28 days before, or later than 14 days after, the event. (5) Must not obstruct the sight line of vehicular traffic. (6) Must not be located on land on which there is a building that is a heritage item, unless— (a) no part of the sign will cover windows or architectural projections or other decorative features of the premises, and (b) the sign can be removed without altering the fabric of the heritage item, and (c) the display of the sign does not require the removal of a tree, and (d) maximum area—2.5m ² .	-	Nil.
-	Signage—sponsorship signs (corporate sponsorship of a community or sporting event) (1) Must meet the general requirements for signage. (2) Maximum height—6m.	-	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
	<p>(3) Must not include commercial advertising apart from the name or logo of any event sponsors.</p> <p>(4) Must be located and oriented to be predominantly visible to spectators within the site rather than to the general public externally.</p> <p>(5) Must not obstruct the sight line of vehicular traffic.</p> <p>(6) Must not be located on land on which there is a building that is a heritage item, unless—</p> <p>(a) no part of the sign will cover windows or architectural projections or other decorative features of the premises, and</p> <p>(b) the sign can be removed without altering the fabric of the heritage item, and</p> <p>(c) the display of the sign does not require the removal of a tree, and</p> <p>(d) maximum area—2.5m².</p>		
-	<p>Signage—tourist information or directional signs</p> <p>(1) Must indicate to the public tourist attractions and facilities in the locality, comprising—</p> <p>(a) places of historical, scientific, educational or public interest, or</p> <p>(b) picnic areas, parks or rest areas, or</p> <p>(c) public buildings, public utilities or essential services, or</p> <p>(d) recreational, sporting, charitable or religious facilities, or</p>	-	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
	(e) tourist and tourist-related facilities and undertakings, including caravan parks, camping grounds, tourist and visitor accommodation, and service stations. (2) Maximum area—0.3m ² . (3) Maximum height—6m. (4) Must not be located within a road reserve without the approval of the relevant road authority.		
-	-	Signage—A-framed signs on private land A-framed signs on private land must comply with the following— (a) must be on land in a business or industrial zone, (b) only 1 per property, (c) maximum display area (on each side)—0.5m ² , (d) must not obstruct access to the land or any adjacent land, (e) must be secure and stable, (f) must not require construction work, (g) must not involve any live or recorded entertainment, including music, broadcast programs, flashing lights and the like, (h) must be removed at the close of business each day.	Change proposed to include the GLEP 2012 content (refer below).
<p>Proposed amendment (example only): Amend ADLEP 2012 Schedule 2, to include the GLEP 2012 provisions under the title “Signage – A-framed signs on private land”.</p>			
Schedule 3 Complying development (Clause 3.2) Note. State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 specifies complying development and the complying development conditions	Schedule 3 Complying development (Clause 3.2) Note. State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 specifies complying development and the complying development conditions	Schedule 3 Complying development (Clause 3.2) Note. State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 specifies complying development and the complying development conditions	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
for that development under that Policy. The Policy has State-wide application. This Schedule contains additional complying development not specified in that Policy.		for that development under that Policy. The Policy has State-wide application. This Schedule contains additional complying development not specified in that Policy.		for that development under that Policy. The Policy has State-wide application. This Schedule contains additional complying development not specified in that Policy.		
Part 1 Types of development		Part 1 Types of development (When this Plan was made this Part was blank)		Part 1 Types of development (When this Plan was made this Part was blank)		Nil: same / as per SI.
Part 2 Complying development certificate conditions Note. Complying development must comply with the requirements of the Act, the regulations under the Act and this Plan.		Part 2 Complying development certificate conditions Note. Complying development must comply with the requirements of the Act, the regulations under the Act and this Plan.		Part 2 Complying development certificate conditions Note. Complying development must comply with the requirements of the Act, the regulations under the Act and this Plan.		Nil: same / as per SI.
General conditions Any development specified in Part 1 is subject to the same conditions set out in Schedule 6 to State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. Direction. Other conditions may be included in this Part.		General conditions Any development specified in Part 1 is subject to the same conditions set out in Schedule 6 to State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.		General conditions Any development specified in Part 1 is subject to the same conditions set out in Schedule 6 to State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.		Nil: same / as per SI.
Schedule 4 Classification and reclassification of public land (Clause 5.2)		Schedule 4 Classification and reclassification of public land (Clause 5.2)		Schedule 4 Classification and reclassification of public land (Clause 5.2)		Nil: same / as per SI.
Part 1 Land classified, or reclassified, as operational land—no interests changed		Part 1 Land classified, or reclassified, as operational land—no interests changed		Part 1 Land classified, or reclassified, as operational land—no interests changed		Nil: same / as per SI.
Column 1 Locality	Column 2 Description	Column 1 Locality	Column 2 Description	Column 1 Locality	Column 2 Description	Nil: same / as per SI.
-		Armidale	Lot 20, DP 711016, 43–49 White Avenue			Nil.
		-	-	Guyra, 11–27 Lochaber Crescent	Lots 13–16, DP 237379, Lot 1, DP 1157471 and Lot 131, DP 612522, being land known as the Kolora Aged Care Hostel site	Change proposed to include the GLEP 2012 content (refer below).
Proposed amendment (example only): Amend ADLEP 2012 Schedule 4, Part 1 to include the GLEP 2012 entries relating to 11-27 Lochaber Crescent, Guyra under Column 1 and Column 2.						

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
Part 2 Land classified, or reclassified, as operational land—interests changed			Part 2 Land classified, or reclassified, as operational land—interests changed			Part 2 Land classified, or reclassified, as operational land—interests changed			Nil:same / as per SI.
Column 1 Locality	Column 2 Description	Column 3 Any trusts etc not discharged	Column 1 Locality	Column 2 Description	Column 3 Any trusts etc not discharged	Column 1 Locality	Column 2 Description	Column 3 Any trusts etc not discharged	Nil:same / as per SI.
-			Armidale	Lot 101, DP 1237922, 86 Dangar Street	Easement for drainage of sewage 3m wide (DP 1237922) as noted on Certificate of Title	-	-	-	Nil.
			Armidale	Lot 50, DP 732610, 1A The Boulevard	Nil	-	-	-	Nil.
-			-	-	-	Nil	-	-	No change proposed.
Part 3 Land classified, or reclassified, as community land			Part 3 Land classified, or reclassified, as community land			Part 3 Land classified, or reclassified, as community land			Nil:same / as per SI.
Column 1 Locality	Column 2 Description		Column 1 Locality	Column 2 Description		Column 1 Locality	Column 2 Description		Nil:same / as per SI.
			Nil			Nil			Nil:same..
Schedule 5 Environmental heritage (Clause 5.10) Direction. This Schedule should generally be divided into 3 parts (one for heritage items, one for heritage conservation areas and one for archaeological sites). If agreement is reached with the Aboriginal community to list Aboriginal objects or Aboriginal places of heritage significance, the Schedule should also include separate parts listing any such object or place. In all cases, the relevant matter should be listed in alphabetical order in each respective			Schedule 5 Environmental heritage (Clause 5.10)			Schedule 5 Environmental heritage (Clause 5.10)			Change proposed to include the GLEP Part 4 content (refer below).

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
Part according to suburb or locality name (and by street name within each such suburb or locality). The description of a heritage item should be included in a column headed “Item” and should include a brief description of those things that are part of the heritage significance of the item—for example, “House, front garden and front fence”, or “Lindsey (including homestead, outbuildings, stables, Bunya Pine tree and driveway)” or “Dunmore Park (including bandstand, fountain and avenue of fig trees)”. If any interior features are part of the heritage significance of a heritage item, these should also be described—for example “Lindsey (including original bathroom, dining room fireplace with mantelpiece and original detailing throughout)” or “Lindsey (including all interior features)”. Any thing that is part of the heritage significance of a heritage item should also be included in the inventory of heritage items. Heritage items cannot be identified in the Schedule as having “State significance” unless they are listed on the State Heritage Register. However, a heritage item may be listed in the Schedule as a “nominated item of State significance” (or as “State nominated”) if the item has been identified as an item of potential State significance in a publicly exhibited heritage study and the Council has nominated the item in writing to the Heritage Council.			
-	Part 1 Heritage items	Part 1 Heritage items	Refer Schedule 5 Comparison Table (Appendix B13).
-	Part 2 Heritage conservation areas	Part 2 Heritage conservation areas	Refer Schedule 5 Comparison Table (Appendix B13).
-	Part 3 Archaeological sites	Part 3 Archaeological sites	Refer Schedule 5 Comparison Table (Appendix B13).
-	-	Part 4 Aboriginal objects and places of heritage significance	Refer Schedule 5 Comparison Table (Appendix B13).
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 ADLEP 2012 Schedule 5 Environmental heritage, by inserting GLEP 2012 Part 4 Aboriginal objects and places of heritage significance.			
Schedule 6 Pond-based and tank-based aquaculture (Clause 5.19)	Schedule 6 Pond-based and tank-based aquaculture (Clause 5.19)	Schedule 6 Pond-based and tank-based aquaculture (Clause 5.19)	Nil: same / as per SI.
Part 1 Pond-based and tank-based aquaculture	Part 1 Pond-based and tank-based aquaculture	Part 1 Pond-based and tank-based aquaculture	Nil: same / as per SI.
Division 1 Site location requirements 1 Conservation exclusion zones (1) Must not be carried out on the following land, except to the extent necessary to gain access to water— (a) land declared an area of outstanding biodiversity value under the Biodiversity Conservation Act 2016, (b) vacant Crown land, (c) land within a wetland of international significance declared under the Ramsar Convention on Wetlands. (2) Must not be carried out on the following land, except for the purposes of minimal infrastructure to support the extraction of water from, and discharge of water to, the land concerned— (a) land declared as an aquatic reserve under the Marine Estate Management Act 2014, (b) land declared as a marine park under the Marine Estate Management Act 2014. Note. Nothing in this clause affects any requirement under an Act relating to land specified in this clause to obtain a licence or other authority under that Act for development of the land.	Division 1 Site location requirements 1 Conservation exclusion zones (1) Must not be carried out on the following land, except to the extent necessary to gain access to water— (a) land declared an area of outstanding biodiversity value under the Biodiversity Conservation Act 2016, (b) vacant Crown land, (c) land within a wetland of international significance declared under the Ramsar Convention on Wetlands. (2) Must not be carried out on the following land, except for the purposes of minimal infrastructure to support the extraction of water from, and discharge of water to, the land concerned— (a) land declared as an aquatic reserve under the Marine Estate Management Act 2014, (b) land declared as a marine park under the Marine Estate Management Act 2014. Note. Nothing in this clause affects any requirement under an Act relating to land specified in this clause to obtain a licence or other authority under that Act for development of the land.	Division 1 Site location requirements 1 Conservation exclusion zones (1) Must not be carried out on the following land, except to the extent necessary to gain access to water— (a) land declared an area of outstanding biodiversity value under the Biodiversity Conservation Act 2016, (b) vacant Crown land, (c) land within a wetland of international significance declared under the Ramsar Convention on Wetlands. (2) Must not be carried out on the following land, except for the purposes of minimal infrastructure to support the extraction of water from, and discharge of water to, the land concerned— (a) land declared as an aquatic reserve under the Marine Estate Management Act 2014, (b) land declared as a marine park under the Marine Estate Management Act 2014. Note. Nothing in this clause affects any requirement under an Act relating to land specified in this clause to obtain a licence or other authority under that Act for development of the land.	Nil: same / as per SI.
Division 2 Operational requirements 2 Species selection	Division 2 Operational requirements 2 Species selection	Division 2 Operational requirements 2 Species selection	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
<p>Species of fish or marine vegetation cultivated or kept must be consistent with the relevant aquaculture industry development plan (within the meaning of clause 5.19).</p> <p>3 Pond-based aquaculture that is also intensive aquaculture—pond design For pond-based aquaculture that is also intensive aquaculture—ponds must be capable of being drained or pumped and then completely dried.</p> <p>4 Pond-based aquaculture and tank-based aquaculture that is also intensive aquaculture—freshwater discharges For pond-based aquaculture and tank-based aquaculture that is also intensive aquaculture—no discharge of freshwater used to intensively cultivate or keep fish to natural waterbodies or wetlands is permitted, except freshwater discharge from open flow through systems.</p> <p>5 Outlets from culture ponds etc All outlets from culture ponds, tanks and other culture facilities must be screened to avoid the escape of fish.</p> <p>6 Definition In this Division— intensive aquaculture has the same meaning as it has in the Fisheries Management (Aquaculture) Regulation 2017.</p>	<p>Species of fish or marine vegetation cultivated or kept must be consistent with the relevant aquaculture industry development plan (within the meaning of clause 5.19).</p> <p>3 Pond-based aquaculture that is also intensive aquaculture—pond design For pond-based aquaculture that is also intensive aquaculture—ponds must be capable of being drained or pumped and then completely dried.</p> <p>4 Pond-based aquaculture and tank-based aquaculture that is also intensive aquaculture—freshwater discharges For pond-based aquaculture and tank-based aquaculture that is also intensive aquaculture—no discharge of freshwater used to intensively cultivate or keep fish to natural waterbodies or wetlands is permitted, except freshwater discharge from open flow through systems.</p> <p>5 Outlets from culture ponds etc All outlets from culture ponds, tanks and other culture facilities must be screened to avoid the escape of fish.</p> <p>6 Definition In this Division— intensive aquaculture has the same meaning as it has in the Fisheries Management (Aquaculture) Regulation 2017.</p>	<p>Species of fish or marine vegetation cultivated or kept must be consistent with the relevant aquaculture industry development plan (within the meaning of clause 5.19).</p> <p>3 Pond-based aquaculture that is also intensive aquaculture—pond design For pond-based aquaculture that is also intensive aquaculture—ponds must be capable of being drained or pumped and then completely dried.</p> <p>4 Pond-based aquaculture and tank-based aquaculture that is also intensive aquaculture—freshwater discharges For pond-based aquaculture and tank-based aquaculture that is also intensive aquaculture—no discharge of freshwater used to intensively cultivate or keep fish to natural waterbodies or wetlands is permitted, except freshwater discharge from open flow through systems.</p> <p>5 Outlets from culture ponds etc All outlets from culture ponds, tanks and other culture facilities must be screened to avoid the escape of fish.</p> <p>6 Definition In this Division— intensive aquaculture has the same meaning as it has in the Fisheries Management (Aquaculture) Regulation 2017.</p>	
Part 2 Extensive pond-based aquaculture	Part 2 Extensive pond-based aquaculture	Part 2 Extensive pond-based aquaculture	Nil: same / as per SI.
Division 1 Site location requirements	Division 1 Site location requirements	Division 1 Site location requirements	Nil: same / as per SI.
7 Conservation exclusion zones	7 Conservation exclusion zones	7 Conservation exclusion zones	

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
<p>(1) Must not be carried out on the following land, except to the extent necessary to gain access to water—</p> <p>(a) land declared an area of outstanding biodiversity value under the Biodiversity Conservation Act 2016,</p> <p>(b) vacant Crown land,</p> <p>(c) land within a wetland of international significance declared under the Ramsar Convention on Wetlands.</p> <p>Note. Nothing in this clause affects any requirement under an Act relating to land specified in this clause to obtain a licence or other authority under that Act for development of the land.</p> <p>8 Flood liability Must be designed or constructed on land so that it will not be inundated by the discharge of a 1:100 ARI (average recurrent interval) flood event.</p>	<p>(1) Must not be carried out on the following land, except to the extent necessary to gain access to water—</p> <p>(a) land declared an area of outstanding biodiversity value under the Biodiversity Conservation Act 2016,</p> <p>(b) vacant Crown land,</p> <p>(c) land within a wetland of international significance declared under the Ramsar Convention on Wetlands.</p> <p>Note. Nothing in this clause affects any requirement under an Act relating to land specified in this clause to obtain a licence or other authority under that Act for development of the land.</p> <p>8 Flood liability Must be designed or constructed on land so that it will not be inundated by the discharge of a 1:100 ARI (average recurrent interval) flood event.</p>	<p>(1) Must not be carried out on the following land, except to the extent necessary to gain access to water—</p> <p>(a) land declared an area of outstanding biodiversity value under the Biodiversity Conservation Act 2016,</p> <p>(b) vacant Crown land,</p> <p>(c) land within a wetland of international significance declared under the Ramsar Convention on Wetlands.</p> <p>Note. Nothing in this clause affects any requirement under an Act relating to land specified in this clause to obtain a licence or other authority under that Act for development of the land.</p> <p>8 Flood liability Must be designed or constructed on land so that it will not be inundated by the discharge of a 1:100 ARI (average recurrent interval) flood event.</p>	
<p>Division 2 Operational requirements</p> <p>9 Species selection Species of fish or marine vegetation cultivated or kept must be consistent with the relevant aquaculture industry development plan (within the meaning of clause 5.19).</p> <p>10 Pond design (1) Must not require the construction of new ponds, water storages, dams or buildings. (2) Must not be located on permanent watercourses, creeks, billabongs or isolated outreaches of creeks or rivers.</p>	<p>Division 2 Operational requirements</p> <p>9 Species selection Species of fish or marine vegetation cultivated or kept must be consistent with the relevant aquaculture industry development plan (within the meaning of clause 5.19).</p> <p>10 Pond design (1) Must not require the construction of new ponds, water storages, dams or buildings. (2) Must not be located on permanent watercourses, creeks, billabongs or isolated outreaches of creeks or rivers.</p>	<p>Division 2 Operational requirements</p> <p>9 Species selection Species of fish or marine vegetation cultivated or kept must be consistent with the relevant aquaculture industry development plan (within the meaning of clause 5.19).</p> <p>10 Pond design (1) Must not require the construction of new ponds, water storages, dams or buildings. (2) Must not be located on permanent watercourses, creeks, billabongs or isolated outreaches of creeks or rivers.</p>	<p>Nil: same / as per SI.</p>

Armidale Regional Council
 Armidale Regional Local Environmental Plan Merge Project
 App.B09 - LEP Content Comparison - Schedules - Consultation Version 08/09/2021

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
(3) Must be capable of preventing the escape of stock into natural waterbodies or wetlands. 11 Culture water Must use freshwater.	(3) Must be capable of preventing the escape of stock into natural waterbodies or wetlands. 11 Culture water Must use freshwater.	(3) Must be capable of preventing the escape of stock into natural waterbodies or wetlands. 11 Culture water Must use freshwater.	

Planning Proposal Appendix B10: LEP Content Comparison - Dictionary

Overview

This document details the findings arising from a comparison of Dictionary content¹ 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 Table 2).

Amendment Summary

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

- Clause Application Map;
- Additional Permitted Uses Map;
- Airport Buffer Map;
- Council;
- Floor Space Ratio Map;
- Height of Buildings Map;
- Heritage Map;
- Land Application Map;
- Land Reservation Acquisition Map;
- Land Zoning Map;
- Lot Size Map; and
- Sewage Treatment Plant Buffer Map.

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

Table 1: 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 (Dictionary) Comparison

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
Dictionary (Clause 1.4)	Dictionary (Clause 1.4)	Dictionary (Clause 1.4)	Change proposed to recognise the inclusion of a Clause Application Map (refer below).
<p>Proposed amendment (example only):</p> <p>Amend the ADLEP 2012 Dictionary, by inserting the following definition in sequence: “Clause Application Map means the Armidale Regional Local Environmental Plan [Year] Clause Application Map.”.</p>			
-	<p>Note.</p> <p>The Act and the Interpretation Act 1987 contain definitions and other provisions that affect the interpretation and application of this Plan.</p>	-	Nil.
Aboriginal object means any deposit, object or other material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of an area of New South Wales, being habitation before or concurrent with (or both) the occupation of that area by persons of non-Aboriginal extraction, and includes Aboriginal remains.	Aboriginal object means any deposit, object or other material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of an area of New South Wales, being habitation before or concurrent with (or both) the occupation of that area by persons of non-Aboriginal extraction, and includes Aboriginal remains.	Aboriginal object means any deposit, object or other material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of an area of New South Wales, being habitation before or concurrent with (or both) the occupation of that area by persons of non-Aboriginal extraction, and includes Aboriginal remains.	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
<p>Aboriginal place of heritage significance means an area of land, the general location of which is identified in an Aboriginal heritage study adopted by the Council after public exhibition and that may be shown on the Heritage Map, that is—</p> <p>(a) the site of one or more Aboriginal objects or a place that has the physical remains of pre-European occupation by, or is of contemporary significance to, the Aboriginal people. It may (but need not) include items and remnants of the occupation of the land by Aboriginal people, such as burial places, engraving sites, rock art, midden deposits, scarred and sacred trees and sharpening grooves, or</p> <p>(b) a natural Aboriginal sacred site or other sacred feature. It includes natural features such as creeks or mountains of long-standing cultural significance, as well as initiation, ceremonial or story places or areas of more contemporary cultural significance.</p> <p>Note. The term may include (but is not limited to) places that are declared under section 84 of the National Parks and Wildlife Act 1974 to be Aboriginal places for the purposes of that Act.</p>	<p>Aboriginal place of heritage significance means an area of land, the general location of which is identified in an Aboriginal heritage study adopted by the Council after public exhibition and that may be shown on the Heritage Map, that is—</p> <p>(a) the site of one or more Aboriginal objects or a place that has the physical remains of pre-European occupation by, or is of contemporary significance to, the Aboriginal people. It may (but need not) include items and remnants of the occupation of the land by Aboriginal people, such as burial places, engraving sites, rock art, midden deposits, scarred and sacred trees and sharpening grooves, or</p> <p>(b) a natural Aboriginal sacred site or other sacred feature. It includes natural features such as creeks or mountains of long-standing cultural significance, as well as initiation, ceremonial or story places or areas of more contemporary cultural significance.</p> <p>Note. The term may include (but is not limited to) places that are declared under section 84 of the National Parks and Wildlife Act 1974 to be Aboriginal places for the purposes of that Act.</p>	<p>Aboriginal place of heritage significance means an area of land, the general location of which is identified in an Aboriginal heritage study adopted by the Council after public exhibition and that may be shown on the Heritage Map, that is—</p> <p>(a) the site of one or more Aboriginal objects or a place that has the physical remains of pre-European occupation by, or is of contemporary significance to, the Aboriginal people. It may (but need not) include items and remnants of the occupation of the land by Aboriginal people, such as burial places, engraving sites, rock art, midden deposits, scarred and sacred trees and sharpening grooves, or</p> <p>(b) a natural Aboriginal sacred site or other sacred feature. It includes natural features such as creeks or mountains of long-standing cultural significance, as well as initiation, ceremonial or story places or areas of more contemporary cultural significance.</p> <p>Note. The term may include (but is not limited to) places that are declared under section 84 of the National Parks and Wildlife Act 1974 to be Aboriginal places for the purposes of that Act.</p>	<p>Nil: same / as per SI.</p>
<p>acid sulfate soils means naturally occurring sediments and soils containing iron sulfides</p>	<p>acid sulfate soils means naturally occurring sediments and soils containing iron sulfides</p>	<p>acid sulfate soils means naturally occurring sediments and soils containing iron sulfides</p>	<p>Nil: same / as per SI.</p>

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
(principally pyrite) or their precursors or oxidation products, whose exposure to oxygen leads to the generation of sulfuric acid (for example, by drainage or excavation).	(principally pyrite) or their precursors or oxidation products, whose exposure to oxygen leads to the generation of sulfuric acid (for example, by drainage or excavation).	(principally pyrite) or their precursors or oxidation products, whose exposure to oxygen leads to the generation of sulfuric acid (for example, by drainage or excavation).	
Acid Sulfate Soils Manual means the manual by that name published by the Acid Sulfate Soils Management Advisory Committee and made publicly available.	Acid Sulfate Soils Manual means the manual by that name published by the Acid Sulfate Soils Management Advisory Committee and made publicly available.	Acid Sulfate Soils Manual means the manual by that name published by the Acid Sulfate Soils Management Advisory Committee and made publicly available.	Nil: same / as per SI.
-	Additional Permitted Uses Map means the Armidale Dumaresq Local Environmental Plan 2012 Additional Permitted Uses Map.	Additional Permitted Uses Map means the Guyra Local Environmental Plan 2012 Additional Permitted Uses Map.	Change required to reference the ARLEP (refer below).
<p>Proposed amendment (example only): Amend the ADLEP 2012 Dictionary definition of “Additional Permitted Uses Map” by replacing the words “Armidale Dumaresq Local Environmental Plan 2012” with the words “Armidale Regional Local Environmental Plan [Year]”.</p>			
advertisement has the same meaning as in the Act. Note. The term is defined as a sign, notice, device or representation in the nature of an advertisement visible from any public place or public reserve or from any navigable water.	advertisement has the same meaning as in the Act. Note. The term is defined as a sign, notice, device or representation in the nature of an advertisement visible from any public place or public reserve or from any navigable water.	advertisement has the same meaning as in the Act. Note. The term is defined as a sign, notice, device or representation in the nature of an advertisement visible from any public place or public reserve or from any navigable water.	Nil: same / as per SI.
advertising structure has the same meaning as in the Act. Note. The term is defined as a structure used or to be used principally for the display of an advertisement. Advertising structures are a type of signage —see the definition of that term in this Dictionary.	advertising structure has the same meaning as in the Act. Note. The term is defined as a structure used or to be used principally for the display of an advertisement. Advertising structures are a type of signage —see the definition of that term in this Dictionary.	advertising structure has the same meaning as in the Act. Note. The term is defined as a structure used or to be used principally for the display of an advertisement. Advertising structures are a type of signage —see the definition of that term in this Dictionary.	Nil: same / as per SI.
affordable housing has the same meaning as in the Act.	affordable housing has the same meaning as in the Act.	affordable housing has the same meaning as in the Act.	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
<p>Note. The term is defined as housing for very low income households, low income households or moderate income households, being such households as are prescribed by the regulations or as are provided for in an environmental planning instrument.</p>	<p>Note. The term is defined as housing for very low income households, low income households or moderate income households, being such households as are prescribed by the regulations or as are provided for in an environmental planning instrument.</p>	<p>Note. The term is defined as housing for very low income households, low income households or moderate income households, being such households as are prescribed by the regulations or as are provided for in an environmental planning instrument.</p>	
<p>agricultural produce industry means a building or place used for the handling, treating, processing or packing, for commercial purposes, of produce from agriculture (including dairy products, seeds, fruit, vegetables or other plant material), and includes wineries, flour mills, cotton seed oil plants, cotton gins, feed mills, cheese and butter factories, and juicing or canning plants, but does not include a livestock processing industry.</p> <p>Note. Agricultural produce industries are a type of rural industry—see the definition of that term in this Dictionary.</p>	<p>agricultural produce industry means a building or place used for the handling, treating, processing or packing, for commercial purposes, of produce from agriculture (including dairy products, seeds, fruit, vegetables or other plant material), and includes wineries, flour mills, cotton seed oil plants, cotton gins, feed mills, cheese and butter factories, and juicing or canning plants, but does not include a livestock processing industry.</p> <p>Note. Agricultural produce industries are a type of rural industry—see the definition of that term in this Dictionary.</p>	<p>agricultural produce industry means a building or place used for the handling, treating, processing or packing, for commercial purposes, of produce from agriculture (including dairy products, seeds, fruit, vegetables or other plant material), and includes wineries, flour mills, cotton seed oil plants, cotton gins, feed mills, cheese and butter factories, and juicing or canning plants, but does not include a livestock processing industry.</p> <p>Note. Agricultural produce industries are a type of rural industry—see the definition of that term in this Dictionary.</p>	Nil: same / as per SI.
<p>agriculture means any of the following— (a) aquaculture, (b) extensive agriculture, (c) intensive livestock agriculture, (d) intensive plant agriculture.</p> <p>Note. Part 6 of the Plantations and Reafforestation Act 1999 provides that exempt farm forestry within the meaning of that Act is not subject to the Environmental Planning and Assessment Act 1979.</p>	<p>agriculture means any of the following— (a) aquaculture, (b) extensive agriculture, (c) intensive livestock agriculture, (d) intensive plant agriculture.</p> <p>Note. Part 6 of the Plantations and Reafforestation Act 1999 provides that exempt farm forestry within the meaning of that Act is not subject to the Environmental Planning and Assessment Act 1979.</p>	<p>agriculture means any of the following— (a) aquaculture, (b) extensive agriculture, (c) intensive livestock agriculture, (d) intensive plant agriculture.</p> <p>Note. Part 6 of the Plantations and Reafforestation Act 1999 provides that exempt farm forestry within the meaning of that Act is not subject to the Environmental Planning and Assessment Act 1979.</p>	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
air transport facility means an airport or a heliport that is not part of an airport, and includes associated communication and air traffic control facilities or structures.	air transport facility means an airport or a heliport that is not part of an airport, and includes associated communication and air traffic control facilities or structures.	air transport facility means an airport or a heliport that is not part of an airport, and includes associated communication and air traffic control facilities or structures.	Nil: same / as per SI.
airport means a place that is used for the landing, taking off, parking, maintenance or repair of aeroplanes, and includes associated buildings, installations, facilities and movement areas and any heliport that is part of the airport. Note. Airports are a type of air transport facility —see the definition of that term in this Dictionary.	airport means a place that is used for the landing, taking off, parking, maintenance or repair of aeroplanes, and includes associated buildings, installations, facilities and movement areas and any heliport that is part of the airport. Note. Airports are a type of air transport facility —see the definition of that term in this Dictionary.	airport means a place that is used for the landing, taking off, parking, maintenance or repair of aeroplanes, and includes associated buildings, installations, facilities and movement areas and any heliport that is part of the airport. Note. Airports are a type of air transport facility —see the definition of that term in this Dictionary.	Nil: same / as per SI.
-	Airport Buffer Map means the Armidale Dumaresq Local Environmental Plan 2012 Airport Buffer Map.	-	Change required to reference the ARLEP (refer below).
<p>Proposed amendment (example only): Amend the ADLEP 2012 Dictionary definition of “Airport Buffer Map” by replacing the words “Armidale Dumaresq Local Environmental Plan 2012” with the words “Armidale Regional Local Environmental Plan [Year]”.</p>			
airstrip means a single runway for the landing, taking off or parking of aeroplanes for private aviation only, but does not include an airport, heliport or helipad.	airstrip means a single runway for the landing, taking off or parking of aeroplanes for private aviation only, but does not include an airport, heliport or helipad.	airstrip means a single runway for the landing, taking off or parking of aeroplanes for private aviation only, but does not include an airport, heliport or helipad.	Nil: same / as per SI.
amusement centre means a building or place (not being part of a pub or registered club) used principally for playing— (a) billiards, pool or other like games, or	amusement centre means a building or place (not being part of a pub or registered club) used principally for playing— (a) billiards, pool or other like games, or	amusement centre means a building or place (not being part of a pub or registered club) used principally for playing— (a) billiards, pool or other like games, or	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
(b) electronic or mechanical amusement devices, such as pinball machines, computer or video games and the like.	(b) electronic or mechanical amusement devices, such as pinball machines, computer or video games and the like.	(b) electronic or mechanical amusement devices, such as pinball machines, computer or video games and the like.	
animal boarding or training establishment means a building or place used for the breeding, boarding, training, keeping or caring of animals for commercial purposes (other than for the agistment of horses), and includes any associated riding school or ancillary veterinary hospital.	animal boarding or training establishment means a building or place used for the breeding, boarding, training, keeping or caring of animals for commercial purposes (other than for the agistment of horses), and includes any associated riding school or ancillary veterinary hospital.	animal boarding or training establishment means a building or place used for the breeding, boarding, training, keeping or caring of animals for commercial purposes (other than for the agistment of horses), and includes any associated riding school or ancillary veterinary hospital.	Nil: same / as per SI.
aquaculture has the same meaning as in the Fisheries Management Act 1994. It includes oyster aquaculture, pondbased aquaculture and tank-based aquaculture. Note. Aquaculture is a type of agriculture —see the definition of that term in this Dictionary.	aquaculture has the same meaning as in the Fisheries Management Act 1994. It includes oyster aquaculture, pondbased aquaculture and tank-based aquaculture. Note. Aquaculture is a type of agriculture —see the definition of that term in this Dictionary.	aquaculture has the same meaning as in the Fisheries Management Act 1994. It includes oyster aquaculture, pondbased aquaculture and tank-based aquaculture. Note. Aquaculture is a type of agriculture —see the definition of that term in this Dictionary.	Nil: same / as per SI.
archaeological site means a place that contains one or more relics.	archaeological site means a place that contains one or more relics.	archaeological site means a place that contains one or more relics.	Nil: same / as per SI.
artisan food and drink industry means a building or place the principal purpose of which is the making or manufacture of boutique, artisan or craft food or drink products only. It must also include at least one of the following— (a) a retail area for the sale of the products, (b) a restaurant or cafe, (c) facilities for holding tastings, tours or workshops.	artisan food and drink industry means a building or place the principal purpose of which is the making or manufacture of boutique, artisan or craft food or drink products only. It must also include at least one of the following— (a) a retail area for the sale of the products, (b) a restaurant or cafe, (c) facilities for holding tastings, tours or workshops.	artisan food and drink industry means a building or place the principal purpose of which is the making or manufacture of boutique, artisan or craft food or drink products only. It must also include at least one of the following— (a) a retail area for the sale of the products, (b) a restaurant or cafe, (c) facilities for holding tastings, tours or workshops.	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
<p>Note. See clause 5.4 for controls in industrial or rural zones relating to the retail floor area of an artisan food and drink industry. Artisan food and drink industries are a type of light industry—see the definition of that term in this Dictionary.</p>	<p>Note. See clause 5.4 for controls in industrial or rural zones relating to the retail floor area of an artisan food and drink industry. Artisan food and drink industries are a type of light industry—see the definition of that term in this Dictionary.</p>	<p>Note. See clause 5.4 for controls in industrial or rural zones relating to the retail floor area of an artisan food and drink industry. Artisan food and drink industries are a type of light industry—see the definition of that term in this Dictionary.</p>	
<p>attached dwelling means a building containing 3 or more dwellings, where— (a) each dwelling is attached to another dwelling by a common wall, and (b) each of the dwellings is on its own lot of land, and (c) none of the dwellings is located above any part of another dwelling. Note. Attached dwellings are a type of residential accommodation—see the definition of that term in this Dictionary.</p>	<p>attached dwelling means a building containing 3 or more dwellings, where— (a) each dwelling is attached to another dwelling by a common wall, and (b) each of the dwellings is on its own lot of land, and (c) none of the dwellings is located above any part of another dwelling. Note. Attached dwellings are a type of residential accommodation—see the definition of that term in this Dictionary.</p>	<p>attached dwelling means a building containing 3 or more dwellings, where— (a) each dwelling is attached to another dwelling by a common wall, and (b) each of the dwellings is on its own lot of land, and (c) none of the dwellings is located above any part of another dwelling. Note. Attached dwellings are a type of residential accommodation—see the definition of that term in this Dictionary.</p>	Nil: same / as per SI.
<p>attic means any habitable space, but not a separate dwelling, contained wholly within a roof above the ceiling line of the storey immediately below, except for minor elements such as dormer windows and the like.</p>	<p>attic means any habitable space, but not a separate dwelling, contained wholly within a roof above the ceiling line of the storey immediately below, except for minor elements such as dormer windows and the like.</p>	<p>attic means any habitable space, but not a separate dwelling, contained wholly within a roof above the ceiling line of the storey immediately below, except for minor elements such as dormer windows and the like.</p>	Nil: same / as per SI.
<p>backpackers' accommodation means a building or place that— (a) provides temporary or short-term accommodation on a commercial basis, and</p>	<p>backpackers' accommodation means a building or place that— (a) provides temporary or short-term accommodation on a commercial basis, and</p>	<p>backpackers' accommodation means a building or place that— (a) provides temporary or short-term accommodation on a commercial basis, and</p>	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
<p>(b) has shared facilities, such as a communal bathroom, kitchen or laundry, and</p> <p>(c) provides accommodation on a bed or dormitory-style basis (rather than by room).</p> <p>Note. Backpackers' accommodation is a type of tourist and visitor accommodation—see the definition of that term in this Dictionary.</p>	<p>(b) has shared facilities, such as a communal bathroom, kitchen or laundry, and</p> <p>(c) provides accommodation on a bed or dormitory-style basis (rather than by room).</p> <p>Note. Backpackers' accommodation is a type of tourist and visitor accommodation—see the definition of that term in this Dictionary.</p>	<p>(b) has shared facilities, such as a communal bathroom, kitchen or laundry, and</p> <p>(c) provides accommodation on a bed or dormitory-style basis (rather than by room).</p> <p>Note. Backpackers' accommodation is a type of tourist and visitor accommodation—see the definition of that term in this Dictionary.</p>	
<p>basement means the space of a building where the floor level of that space is predominantly below ground level (existing) and where the floor level of the storey immediately above is less than 1 metre above ground level (existing).</p>	<p>basement means the space of a building where the floor level of that space is predominantly below ground level (existing) and where the floor level of the storey immediately above is less than 1 metre above ground level (existing).</p>	<p>basement means the space of a building where the floor level of that space is predominantly below ground level (existing) and where the floor level of the storey immediately above is less than 1 metre above ground level (existing).</p>	<p>Nil: same / as per SI.</p>
<p>bed and breakfast accommodation means an existing dwelling in which temporary or short-term accommodation is provided on a commercial basis by the permanent residents of the dwelling and where—</p> <p>(a) meals are provided for guests only, and</p> <p>(b) cooking facilities for the preparation of meals are not provided within guests' rooms, and</p> <p>(c) dormitory-style accommodation is not provided.</p> <p>Note. See clause 5.4 for controls relating to the number of bedrooms for bed and breakfast accommodation.</p>	<p>bed and breakfast accommodation means an existing dwelling in which temporary or short-term accommodation is provided on a commercial basis by the permanent residents of the dwelling and where—</p> <p>(a) meals are provided for guests only, and</p> <p>(b) cooking facilities for the preparation of meals are not provided within guests' rooms, and</p> <p>(c) dormitory-style accommodation is not provided.</p> <p>Note. See clause 5.4 for controls relating to the number of bedrooms for bed and breakfast accommodation.</p>	<p>bed and breakfast accommodation means an existing dwelling in which temporary or short-term accommodation is provided on a commercial basis by the permanent residents of the dwelling and where—</p> <p>(a) meals are provided for guests only, and</p> <p>(b) cooking facilities for the preparation of meals are not provided within guests' rooms, and</p> <p>(c) dormitory-style accommodation is not provided.</p> <p>Note. See clause 5.4 for controls relating to the number of bedrooms for bed and breakfast accommodation.</p>	<p>Nil: same / as per SI.</p>

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
Bed and breakfast accommodation is a type of tourist and visitor accommodation —see the definition of that term in this Dictionary.	Bed and breakfast accommodation is a type of tourist and visitor accommodation —see the definition of that term in this Dictionary.	Bed and breakfast accommodation is a type of tourist and visitor accommodation —see the definition of that term in this Dictionary.	
bee keeping means a building or place used for the keeping and breeding of bees for commercial purposes. Note. Bee keeping is a type of extensive agriculture —see the definition of that term in this Dictionary.	bee keeping means a building or place used for the keeping and breeding of bees for commercial purposes. Note. Bee keeping is a type of extensive agriculture —see the definition of that term in this Dictionary.	bee keeping means a building or place used for the keeping and breeding of bees for commercial purposes. Note. Bee keeping is a type of extensive agriculture —see the definition of that term in this Dictionary.	Nil:same / as per SI.
biodiversity or biological diversity means the variety of living animal and plant life from all sources, and includes diversity within and between species and diversity of ecosystems.	biodiversity or biological diversity means the variety of living animal and plant life from all sources, and includes diversity within and between species and diversity of ecosystems.	biodiversity or biological diversity means the variety of living animal and plant life from all sources, and includes diversity within and between species and diversity of ecosystems.	Nil:same / as per SI.
biosolids treatment facility means a building or place used as a facility for the treatment of biosolids from a sewage treatment plant or from a water recycling facility. Note. Biosolids treatment facilities are a type of sewerage system —see the definition of that term in this Dictionary.	biosolids treatment facility means a building or place used as a facility for the treatment of biosolids from a sewage treatment plant or from a water recycling facility. Note. Biosolids treatment facilities are a type of sewerage system —see the definition of that term in this Dictionary.	biosolids treatment facility means a building or place used as a facility for the treatment of biosolids from a sewage treatment plant or from a water recycling facility. Note. Biosolids treatment facilities are a type of sewerage system —see the definition of that term in this Dictionary.	Nil:same / as per SI.
boarding house means a building that— (a) is wholly or partly let in lodgings, and (b) provides lodgers with a principal place of residence for 3 months or more, and (c) may have shared facilities, such as a communal living room, bathroom, kitchen or laundry, and (d) has rooms, some or all of which may have private kitchen and bathroom facilities, that accommodate one or more lodgers,	boarding house means a building that— (a) is wholly or partly let in lodgings, and (b) provides lodgers with a principal place of residence for 3 months or more, and (c) may have shared facilities, such as a communal living room, bathroom, kitchen or laundry, and (d) has rooms, some or all of which may have private kitchen and bathroom facilities, that accommodate one or more lodgers,	boarding house means a building that— (a) is wholly or partly let in lodgings, and (b) provides lodgers with a principal place of residence for 3 months or more, and (c) may have shared facilities, such as a communal living room, bathroom, kitchen or laundry, and (d) has rooms, some or all of which may have private kitchen and bathroom facilities, that accommodate one or more lodgers,	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
but does not include backpackers' accommodation, a group home, hotel or motel accommodation, seniors housing or a serviced apartment. Note. Boarding houses are a type of residential accommodation —see the definition of that term in this Dictionary.	but does not include backpackers' accommodation, a group home, hotel or motel accommodation, seniors housing or a serviced apartment. Note. Boarding houses are a type of residential accommodation —see the definition of that term in this Dictionary.	but does not include backpackers' accommodation, a group home, hotel or motel accommodation, seniors housing or a serviced apartment. Note. Boarding houses are a type of residential accommodation —see the definition of that term in this Dictionary.	
boat building and repair facility means any facility (including a building or other structure) used primarily for the construction, maintenance or repair of boats, whether or not including the storage, sale or hire of boats, but does not include a marina or boat shed.	boat building and repair facility means any facility (including a building or other structure) used primarily for the construction, maintenance or repair of boats, whether or not including the storage, sale or hire of boats, but does not include a marina or boat shed.	boat building and repair facility means any facility (including a building or other structure) used primarily for the construction, maintenance or repair of boats, whether or not including the storage, sale or hire of boats, but does not include a marina or boat shed.	Nil: same / as per SI.
boat launching ramp means a structure designed primarily for the launching of trailer borne recreational vessels, and includes associated car parking facilities.	boat launching ramp means a structure designed primarily for the launching of trailer borne recreational vessels, and includes associated car parking facilities.	boat launching ramp means a structure designed primarily for the launching of trailer borne recreational vessels, and includes associated car parking facilities.	Nil: same / as per SI.
boat shed means a building or other structure used for the storage and routine maintenance of a boat or boats and that is associated with a private dwelling or non-profit organisation, and includes any skid used in connection with the building or other structure.	boat shed means a building or other structure used for the storage and routine maintenance of a boat or boats and that is associated with a private dwelling or non-profit organisation, and includes any skid used in connection with the building or other structure.	boat shed means a building or other structure used for the storage and routine maintenance of a boat or boats and that is associated with a private dwelling or non-profit organisation, and includes any skid used in connection with the building or other structure.	Nil: same / as per SI.
brothel has the same meaning as in the Act. Note. This definition is relevant to the definitions of home occupation (sex services) and sex services premises in this Dictionary.	brothel has the same meaning as in the Act. Note. This definition is relevant to the definitions of home occupation (sex services) and sex services premises in this Dictionary.	brothel has the same meaning as in the Act. Note. This definition is relevant to the definitions of home occupation (sex services) and sex services premises in this Dictionary.	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
<p>building has the same meaning as in the Act. Note. The term is defined to include part of a building and any structure or part of a structure, but not including a manufactured home, a moveable dwelling or associated structure (or part of a manufactured home, moveable dwelling or associated structure).</p>	<p>building has the same meaning as in the Act. Note. The term is defined to include part of a building and any structure or part of a structure, but not including a manufactured home, a moveable dwelling or associated structure (or part of a manufactured home, moveable dwelling or associated structure).</p>	<p>building has the same meaning as in the Act. Note. The term is defined to include part of a building and any structure or part of a structure, but not including a manufactured home, a moveable dwelling or associated structure (or part of a manufactured home, moveable dwelling or associated structure).</p>	<p>Nil:same / as per SI.</p>
<p>building height (or height of building) means— (a) in relation to the height of a building in metres—the vertical distance from ground level (existing) to the highest point of the building, or (b) in relation to the RL of a building—the vertical distance from the Australian Height Datum to the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.</p>	<p>building height (or height of building) means— (a) in relation to the height of a building in metres—the vertical distance from ground level (existing) to the highest point of the building, or (b) in relation to the RL of a building—the vertical distance from the Australian Height Datum to the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.</p>	<p>building height (or height of building) means— (a) in relation to the height of a building in metres—the vertical distance from ground level (existing) to the highest point of the building, or (b) in relation to the RL of a building—the vertical distance from the Australian Height Datum to the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.</p>	<p>Nil:same / as per SI.</p>
<p>building identification sign means a sign that identifies or names a building and that may include the name of a building, the street name and number of a building, and a logo or other symbol but does not include general advertising of products, goods or services. Note. Building identification signs are a type of signage—see the definition of that term in this Dictionary.</p>	<p>building identification sign means a sign that identifies or names a building and that may include the name of a building, the street name and number of a building, and a logo or other symbol but does not include general advertising of products, goods or services. Note. Building identification signs are a type of signage—see the definition of that term in this Dictionary.</p>	<p>building identification sign means a sign that identifies or names a building and that may include the name of a building, the street name and number of a building, and a logo or other symbol but does not include general advertising of products, goods or services. Note. Building identification signs are a type of signage—see the definition of that term in this Dictionary.</p>	<p>Nil:same / as per SI.</p>

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 line or setback means the horizontal distance between the property boundary or other stated boundary (measured at 90 degrees from the boundary) and— (a) a building wall, or (b) the outside face of any balcony, deck or the like, or (c) the supporting posts of a carport or verandah roof, whichever distance is the shortest.	building line or setback means the horizontal distance between the property boundary or other stated boundary (measured at 90 degrees from the boundary) and— (a) a building wall, or (b) the outside face of any balcony, deck or the like, or (c) the supporting posts of a carport or verandah roof, whichever distance is the shortest.	building line or setback means the horizontal distance between the property boundary or other stated boundary (measured at 90 degrees from the boundary) and— (a) a building wall, or (b) the outside face of any balcony, deck or the like, or (c) the supporting posts of a carport or verandah roof, whichever distance is the shortest.	Nil: same / as per SI.
bush fire hazard reduction work has the same meaning as in the Rural Fires Act 1997. Note. The term is defined as follows— bush fire hazard reduction work means— (a) the establishment or maintenance of fire breaks on land, and (b) the controlled application of appropriate fire regimes or other means for the reduction or modification of available fuels within a predetermined area to mitigate against the spread of a bush fire, but does not include construction of a track, trail or road.	bush fire hazard reduction work has the same meaning as in the Rural Fires Act 1997. Note. The term is defined as follows— bush fire hazard reduction work means— (a) the establishment or maintenance of fire breaks on land, and (b) the controlled application of appropriate fire regimes or other means for the reduction or modification of available fuels within a predetermined area to mitigate against the spread of a bush fire, but does not include construction of a track, trail or road.	bush fire hazard reduction work has the same meaning as in the Rural Fires Act 1997. Note. The term is defined as follows— bush fire hazard reduction work means— (a) the establishment or maintenance of fire breaks on land, and (b) the controlled application of appropriate fire regimes or other means for the reduction or modification of available fuels within a predetermined area to mitigate against the spread of a bush fire, but does not include construction of a track, trail or road.	Nil: same / as per SI.
bush fire prone land has the same meaning as in the Act. Note. The term is defined, in relation to an area, as land recorded for the time being as bush fire prone land on a map for the area certified as referred to in section 10.3(2) of the Act.	bush fire prone land has the same meaning as in the Act. Note. The term is defined, in relation to an area, as land recorded for the time being as bush fire prone land on a map for the area certified as referred to in section 10.3(2) of the Act.	bush fire prone land has the same meaning as in the Act. Note. The term is defined, in relation to an area, as land recorded for the time being as bush fire prone land on a map for the area certified as referred to in section 10.3(2) of the Act.	Nil: same / as per SI.
bush fire risk management plan means a plan prepared under Division 4 of Part 3 of the	bush fire risk management plan means a plan prepared under Division 4 of Part 3 of the	bush fire risk management plan means a plan prepared under Division 4 of Part 3 of the	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
Rural Fires Act 1997 for the purpose referred to in section 54 of that Act.	Rural Fires Act 1997 for the purpose referred to in section 54 of that Act.	Rural Fires Act 1997 for the purpose referred to in section 54 of that Act.	
<p>business identification sign means a sign—</p> <p>(a) that indicates—</p> <p>(i) the name of the person or business, and</p> <p>(ii) the nature of the business carried on by the person at the premises or place at which the sign is displayed, and</p> <p>(b) that may include the address of the premises or place and a logo or other symbol that identifies the business, but that does not contain any advertising relating to a person who does not carry on business at the premises or place.</p> <p>Note. Business identification signs are a type of signage—see the definition of that term in this Dictionary.</p>	<p>business identification sign means a sign—</p> <p>(a) that indicates—</p> <p>(i) the name of the person or business, and</p> <p>(ii) the nature of the business carried on by the person at the premises or place at which the sign is displayed, and</p> <p>(b) that may include the address of the premises or place and a logo or other symbol that identifies the business, but that does not contain any advertising relating to a person who does not carry on business at the premises or place.</p> <p>Note. Business identification signs are a type of signage—see the definition of that term in this Dictionary.</p>	<p>business identification sign means a sign—</p> <p>(a) that indicates—</p> <p>(i) the name of the person or business, and</p> <p>(ii) the nature of the business carried on by the person at the premises or place at which the sign is displayed, and</p> <p>(b) that may include the address of the premises or place and a logo or other symbol that identifies the business, but that does not contain any advertising relating to a person who does not carry on business at the premises or place.</p> <p>Note. Business identification signs are a type of signage—see the definition of that term in this Dictionary.</p>	Nil: same / as per SI.
<p>business premises means a building or place at or on which—</p> <p>(a) an occupation, profession or trade (other than an industry) is carried on for the provision of services directly to members of the public on a regular basis, or</p> <p>(b) a service is provided directly to members of the public on a regular basis, and includes a funeral home and, without limitation, premises such as banks, post offices, hairdressers, dry cleaners, travel</p>	<p>business premises means a building or place at or on which—</p> <p>(a) an occupation, profession or trade (other than an industry) is carried on for the provision of services directly to members of the public on a regular basis, or</p> <p>(b) a service is provided directly to members of the public on a regular basis, and includes a funeral home and, without limitation, premises such as banks, post offices, hairdressers, dry cleaners, travel agencies, internet access facilities, betting</p>	<p>business premises means a building or place at or on which—</p> <p>(a) an occupation, profession or trade (other than an industry) is carried on for the provision of services directly to members of the public on a regular basis, or</p> <p>(b) a service is provided directly to members of the public on a regular basis, and includes a funeral home and, without limitation, premises such as banks, post offices, hairdressers, dry cleaners, travel agencies, internet access facilities, betting</p>	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
agencies, internet access facilities, betting agencies and the like, but does not include an entertainment facility, home business, home occupation, home occupation (sex services), medical centre, restricted premises, sex services premises or veterinary hospital. Note. Business premises are a type of commercial premises —see the definition of that term in this Dictionary.	agencies and the like, but does not include an entertainment facility, home business, home occupation, home occupation (sex services), medical centre, restricted premises, sex services premises or veterinary hospital. Note. Business premises are a type of commercial premises —see the definition of that term in this Dictionary.	agencies and the like, but does not include an entertainment facility, home business, home occupation, home occupation (sex services), medical centre, restricted premises, sex services premises or veterinary hospital. Note. Business premises are a type of commercial premises —see the definition of that term in this Dictionary.	
camping ground means an area of land that has access to communal amenities and on which campervans or tents, annexes or other similar portable and lightweight temporary shelters are, or are to be, installed, erected or placed for short term use, but does not include a caravan park.	camping ground means an area of land that has access to communal amenities and on which campervans or tents, annexes or other similar portable and lightweight temporary shelters are, or are to be, installed, erected or placed for short term use, but does not include a caravan park.	camping ground means an area of land that has access to communal amenities and on which campervans or tents, annexes or other similar portable and lightweight temporary shelters are, or are to be, installed, erected or placed for short term use, but does not include a caravan park.	Nil: same / as per SI.
canal estate development means development that incorporates wholly or in part a constructed canal, or other waterway or waterbody, that is inundated by or drains to a natural waterway or natural waterbody by surface water or groundwater movement (not being works of drainage, or for the supply or treatment of water, that are constructed by or with the authority of a person or body responsible for those functions and that are limited to the minimal reasonable size and capacity to meet a	canal estate development means development that incorporates wholly or in part a constructed canal, or other waterway or waterbody, that is inundated by or drains to a natural waterway or natural waterbody by surface water or groundwater movement (not being works of drainage, or for the supply or treatment of water, that are constructed by or with the authority of a person or body responsible for those functions and that are limited to the minimal reasonable size and capacity to meet a	canal estate development means development that incorporates wholly or in part a constructed canal, or other waterway or waterbody, that is inundated by or drains to a natural waterway or natural waterbody by surface water or groundwater movement (not being works of drainage, or for the supply or treatment of water, that are constructed by or with the authority of a person or body responsible for those functions and that are limited to the minimal reasonable size and capacity to meet a	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
demonstrated need for the works), and that either— (a) includes the construction of dwellings (which may include tourist and visitor accommodation) of a kind other than, or in addition to— (i) dwellings that are permitted on rural land, and (ii) dwellings that are used for caretaker or staff purposes, or (b) requires the use of a sufficient depth of fill material to raise the level of all or part of that land on which the dwellings are (or are proposed to be) located in order to comply with requirements relating to residential development on flood prone land.	demonstrated need for the works), and that either— (a) includes the construction of dwellings (which may include tourist and visitor accommodation) of a kind other than, or in addition to— (i) dwellings that are permitted on rural land, and (ii) dwellings that are used for caretaker or staff purposes, or (b) requires the use of a sufficient depth of fill material to raise the level of all or part of that land on which the dwellings are (or are proposed to be) located in order to comply with requirements relating to residential development on flood prone land.	demonstrated need for the works), and that either— (a) includes the construction of dwellings (which may include tourist and visitor accommodation) of a kind other than, or in addition to— (i) dwellings that are permitted on rural land, and (ii) dwellings that are used for caretaker or staff purposes, or (b) requires the use of a sufficient depth of fill material to raise the level of all or part of that land on which the dwellings are (or are proposed to be) located in order to comply with requirements relating to residential development on flood prone land.	
car park means a building or place primarily used for the purpose of parking motor vehicles, including any manoeuvring space and access thereto, whether operated for gain or not.	car park means a building or place primarily used for the purpose of parking motor vehicles, including any manoeuvring space and access thereto, whether operated for gain or not.	car park means a building or place primarily used for the purpose of parking motor vehicles, including any manoeuvring space and access thereto, whether operated for gain or not.	Nil: same / as per SI.
caravan park means land (including a camping ground) on which caravans (or caravans and other moveable dwellings) are, or are to be, installed or placed.	caravan park means land (including a camping ground) on which caravans (or caravans and other moveable dwellings) are, or are to be, installed or placed.	caravan park means land (including a camping ground) on which caravans (or caravans and other moveable dwellings) are, or are to be, installed or placed.	Nil: same / as per SI.
catchment action plan has the same meaning as in the Catchment Management Authorities Act 2003.	catchment action plan has the same meaning as in the Catchment Management Authorities Act 2003.	catchment action plan has the same meaning as in the Catchment Management Authorities Act 2003.	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
Note. The term is defined as a catchment action plan of an authority that has been approved by the Minister under Part 4 of the Catchment Management Authorities Act 2003.	Note. The term is defined as a catchment action plan of an authority that has been approved by the Minister under Part 4 of the Catchment Management Authorities Act 2003.	Note. The term is defined as a catchment action plan of an authority that has been approved by the Minister under Part 4 of the Catchment Management Authorities Act 2003.	
cellar door premises means a building or place that is used to sell wine by retail and that is situated on land on which there is a commercial vineyard, and where most of the wine offered for sale is produced in a winery situated on that land or is produced predominantly from grapes grown in the surrounding area. Note. Cellar door premises are a type of retail premises —see the definition of that term in this Dictionary.	cellar door premises means a building or place that is used to sell wine by retail and that is situated on land on which there is a commercial vineyard, and where most of the wine offered for sale is produced in a winery situated on that land or is produced predominantly from grapes grown in the surrounding area. Note. Cellar door premises are a type of retail premises —see the definition of that term in this Dictionary.	cellar door premises means a building or place that is used to sell wine by retail and that is situated on land on which there is a commercial vineyard, and where most of the wine offered for sale is produced in a winery situated on that land or is produced predominantly from grapes grown in the surrounding area. Note. Cellar door premises are a type of retail premises —see the definition of that term in this Dictionary.	Nil: same / as per SI.
cemetery means a building or place used primarily for the interment of deceased persons or pets or their ashes, whether or not it contains an associated building for conducting memorial services.	cemetery means a building or place used primarily for the interment of deceased persons or pets or their ashes, whether or not it contains an associated building for conducting memorial services.	cemetery means a building or place used primarily for the interment of deceased persons or pets or their ashes, whether or not it contains an associated building for conducting memorial services.	Nil: same / as per SI.
centre-based child care facility means— (a) a building or place used for the education and care of children that provides any one or more of the following— (i) long day care, (ii) occasional child care, (iii) out-of-school-hours care (including vacation care), (iv) preschool care, or	centre-based child care facility means— (a) a building or place used for the education and care of children that provides any one or more of the following— (i) long day care, (ii) occasional child care, (iii) out-of-school-hours care (including vacation care), (iv) preschool care, or	centre-based child care facility means— (a) a building or place used for the education and care of children that provides any one or more of the following— (i) long day care, (ii) occasional child care, (iii) out-of-school-hours care (including vacation care), (iv) preschool care, or	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
<p>(b) an approved family day care venue (within the meaning of the Children (Education and Care Services) National Law (NSW)), but does not include—</p> <p>(c) a building or place used for home-based child care or school-based child care, or</p> <p>(d) an office of a family day care service (within the meanings of the Children (Education and Care Services) National Law (NSW)), or</p> <p>(e) a babysitting, playgroup or child-minding service that is organised informally by the parents of the children concerned, or</p> <p>(f) a child-minding service that is provided in connection with a recreational or commercial facility (such as a gymnasium) to care for children while the children’s parents are using the facility, or</p> <p>(g) a service that is concerned primarily with providing lessons or coaching in, or providing for participation in, a cultural, recreational, religious or sporting activity, or providing private tutoring, or</p> <p>(h) a child-minding service that is provided by or in a health services facility, but only if the service is established, registered or licensed as part of the institution operating in the facility.</p> <p>Note.</p>	<p>(b) an approved family day care venue (within the meaning of the Children (Education and Care Services) National Law (NSW)), but does not include—</p> <p>(c) a building or place used for home-based child care or school-based child care, or</p> <p>(d) an office of a family day care service (within the meanings of the Children (Education and Care Services) National Law (NSW)), or</p> <p>(e) a babysitting, playgroup or child-minding service that is organised informally by the parents of the children concerned, or</p> <p>(f) a child-minding service that is provided in connection with a recreational or commercial facility (such as a gymnasium) to care for children while the children’s parents are using the facility, or</p> <p>(g) a service that is concerned primarily with providing lessons or coaching in, or providing for participation in, a cultural, recreational, religious or sporting activity, or providing private tutoring, or</p> <p>(h) a child-minding service that is provided by or in a health services facility, but only if the service is established, registered or licensed as part of the institution operating in the facility.</p> <p>Note.</p>	<p>(b) an approved family day care venue (within the meaning of the Children (Education and Care Services) National Law (NSW)), but does not include—</p> <p>(c) a building or place used for home-based child care or school-based child care, or</p> <p>(d) an office of a family day care service (within the meanings of the Children (Education and Care Services) National Law (NSW)), or</p> <p>(e) a babysitting, playgroup or child-minding service that is organised informally by the parents of the children concerned, or</p> <p>(f) a child-minding service that is provided in connection with a recreational or commercial facility (such as a gymnasium) to care for children while the children’s parents are using the facility, or</p> <p>(g) a service that is concerned primarily with providing lessons or coaching in, or providing for participation in, a cultural, recreational, religious or sporting activity, or providing private tutoring, or</p> <p>(h) a child-minding service that is provided by or in a health services facility, but only if the service is established, registered or licensed as part of the institution operating in the facility.</p> <p>Note.</p>	

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
An approved family day care venue is a place, other than a residence, where an approved family day care service (within the meaning of the Children (Education and Care Services) National Law (NSW)) is provided.	An approved family day care venue is a place, other than a residence, where an approved family day care service (within the meaning of the Children (Education and Care Services) National Law (NSW)) is provided.	An approved family day care venue is a place, other than a residence, where an approved family day care service (within the meaning of the Children (Education and Care Services) National Law (NSW)) is provided.	
charter and tourism boating facility means any facility (including a building or other structure) used for charter boating or tourism boating purposes, being a facility that is used only by the operators of the facility and that has a direct structural connection between the foreshore and the waterway, but does not include a marina.	charter and tourism boating facility means any facility (including a building or other structure) used for charter boating or tourism boating purposes, being a facility that is used only by the operators of the facility and that has a direct structural connection between the foreshore and the waterway, but does not include a marina.	charter and tourism boating facility means any facility (including a building or other structure) used for charter boating or tourism boating purposes, being a facility that is used only by the operators of the facility and that has a direct structural connection between the foreshore and the waterway, but does not include a marina.	Nil: same / as per SI.
classified road has the same meaning as in the Roads Act 1993. Note. The term is defined as follows — classified road means any of the following— (a) a main road, (b) a highway, (c) a freeway, (d) a controlled access road, (e) a secondary road, (f) a tourist road, (g) a tollway, (h) a transitway, (i) a State work. (See Roads Act 1993 for meanings of these terms.)	classified road has the same meaning as in the Roads Act 1993. Note. The term is defined as follows — classified road means any of the following— (a) a main road, (b) a highway, (c) a freeway, (d) a controlled access road, (e) a secondary road, (f) a tourist road, (g) a tollway, (h) a transitway, (i) a State work. (See Roads Act 1993 for meanings of these terms.)	classified road has the same meaning as in the Roads Act 1993. Note. The term is defined as follows — classified road means any of the following— (a) a main road, (b) a highway, (c) a freeway, (d) a controlled access road, (e) a secondary road, (f) a tourist road, (g) a tollway, (h) a transitway, (i) a State work. (See Roads Act 1993 for meanings of these terms.)	Nil: same / as per SI.
clearing native vegetation has the same meaning as in Part 5A of the Local Land Services Act 2013.	clearing native vegetation has the same meaning as in Part 5A of the Local Land Services Act 2013.	clearing native vegetation has the same meaning as in Part 5A of the Local Land Services Act 2013.	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
clearing vegetation has the same meaning as in State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017.	clearing vegetation has the same meaning as in State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017.	clearing vegetation has the same meaning as in State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017.	Nil:same / as per SI.
coastal hazard has the same meaning as in the Coastal Management Act 2016.	coastal hazard has the same meaning as in the Coastal Management Act 2016.	coastal hazard has the same meaning as in the Coastal Management Act 2016.	Nil:same / as per SI.
coastal lake means a body of water identified in Schedule 1 to State Environmental Planning Policy (Coastal Management) 2018.	coastal lake means a body of water identified in Schedule 1 to State Environmental Planning Policy (Coastal Management) 2018.	coastal lake means a body of water identified in Schedule 1 to State Environmental Planning Policy (Coastal Management) 2018.	Nil:same / as per SI.
coastal protection works has the same meaning as in the Coastal Management Act 2016.	coastal protection works has the same meaning as in the Coastal Management Act 2016.	coastal protection works has the same meaning as in the Coastal Management Act 2016.	Nil:same / as per SI.
coastal waters of the State —see section 58 of the Interpretation Act 1987.	coastal waters of the State —see section 58 of the Interpretation Act 1987.	coastal waters of the State —see section 58 of the Interpretation Act 1987.	Nil:same / as per SI.
coastal zone has the same meaning as in the Coastal Management Act 2016.	coastal zone has the same meaning as in the Coastal Management Act 2016.	coastal zone has the same meaning as in the Coastal Management Act 2016.	Nil:same / as per SI.
commercial premises means any of the following— (a) business premises, (b) office premises, (c) retail premises.	commercial premises means any of the following— (a) business premises, (b) office premises, (c) retail premises.	commercial premises means any of the following— (a) business premises, (b) office premises, (c) retail premises.	Nil:same / as per SI.
community facility means a building or place— (a) owned or controlled by a public authority or non-profit community organisation, and (b) used for the physical, social, cultural or intellectual development or welfare of the community,	community facility means a building or place— (a) owned or controlled by a public authority or non-profit community organisation, and (b) used for the physical, social, cultural or intellectual development or welfare of the community,	community facility means a building or place— (a) owned or controlled by a public authority or non-profit community organisation, and (b) used for the physical, social, cultural or intellectual development or welfare of the community,	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
but does not include an educational establishment, hospital, retail premises, place of public worship or residential accommodation.	but does not include an educational establishment, hospital, retail premises, place of public worship or residential accommodation.	but does not include an educational establishment, hospital, retail premises, place of public worship or residential accommodation.	
community land has the same meaning as in the Local Government Act 1993.	community land has the same meaning as in the Local Government Act 1993.	community land has the same meaning as in the Local Government Act 1993.	Nil: same / as per SI.
correctional centre means — (a) any premises declared to be a correctional centre by a proclamation in force under section 225 of the Crimes (Administration of Sentences) Act 1999, including any juvenile correctional centre or periodic detention centre, and (b) any premises declared to be a detention centre by an order in force under section 5(1) of the Children (Detention Centres) Act 1987, but does not include any police station or court cell complex in which a person is held in custody in accordance with any Act.	correctional centre means — (a) any premises declared to be a correctional centre by a proclamation in force under section 225 of the Crimes (Administration of Sentences) Act 1999, including any juvenile correctional centre or periodic detention centre, and (b) any premises declared to be a detention centre by an order in force under section 5 (1) of the Children (Detention Centres) Act 1987, but does not include any police station or court cell complex in which a person is held in custody in accordance with any Act.	correctional centre means — (a) any premises declared to be a correctional centre by a proclamation in force under section 225 of the Crimes (Administration of Sentences) Act 1999, including any juvenile correctional centre or periodic detention centre, and (b) any premises declared to be a detention centre by an order in force under section 5(1) of the Children (Detention Centres) Act 1987, but does not include any police station or court cell complex in which a person is held in custody in accordance with any Act.	Nil: same / as per SI.
Council means the [name of the Council for the relevant local government area].	Council means the Armidale Dumaresq Council.	Council means the Guyra Shire Council.	Change required to reference the AR Council (refer below).
Proposed amendment (example only): Amend the ADLEP 2012 definition of “Council” by replacing the words “Armidale Dumaresq Council” with the words “Armidale Regional Council”.			
crematorium means a building in which deceased persons or pets are cremated, whether or not it contains an associated building for conducting memorial services.	crematorium means a building in which deceased persons or pets are cremated, whether or not it contains an associated building for conducting memorial services.	crematorium means a building in which deceased persons or pets are cremated, whether or not it contains an associated building for conducting memorial services.	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
curtilage , in relation to a heritage item or conservation area, means the area of land (including land covered by water) surrounding a heritage item, a heritage conservation area, or building, work or place within a heritage conservation area, that contributes to its heritage significance.	curtilage , in relation to a heritage item or conservation area, means the area of land (including land covered by water) surrounding a heritage item, a heritage conservation area, or building, work or place within a heritage conservation area, that contributes to its heritage significance.	curtilage , in relation to a heritage item or conservation area, means the area of land (including land covered by water) surrounding a heritage item, a heritage conservation area, or building, work or place within a heritage conservation area, that contributes to its heritage significance.	Nil: same / as per SI.
dairy (pasture-based) means a dairy that is conducted on a commercial basis where the only restriction facilities present are milking sheds and holding yards and where cattle generally feed by grazing on living grasses and other plants on the land and are constrained for no more than 10 hours in any 24 hour period (excluding during any period of drought or similar emergency relief). Note. Dairies (pasture-based) are a type of extensive agriculture —see the definition of that term in this Dictionary.	dairy (pasture-based) means a dairy that is conducted on a commercial basis where the only restriction facilities present are milking sheds and holding yards and where cattle generally feed by grazing on living grasses and other plants on the land and are constrained for no more than 10 hours in any 24 hour period (excluding during any period of drought or similar emergency relief). Note. Dairies (pasture-based) are a type of extensive agriculture —see the definition of that term in this Dictionary.	dairy (pasture-based) means a dairy that is conducted on a commercial basis where the only restriction facilities present are milking sheds and holding yards and where cattle generally feed by grazing on living grasses and other plants on the land and are constrained for no more than 10 hours in any 24 hour period (excluding during any period of drought or similar emergency relief). Note. Dairies (pasture-based) are a type of extensive agriculture —see the definition of that term in this Dictionary.	Nil: same / as per SI.
dairy (restricted) means a dairy that is conducted on a commercial basis where restriction facilities (in addition to milking sheds and holding yards) are present and where cattle have access to grazing for less than 10 hours in any 24 hour period (excluding during any period of drought or similar emergency relief). It may comprise the whole or part of a restriction facility.	dairy (restricted) means a dairy that is conducted on a commercial basis where restriction facilities (in addition to milking sheds and holding yards) are present and where cattle have access to grazing for less than 10 hours in any 24 hour period (excluding during any period of drought or similar emergency relief). It may comprise the whole or part of a restriction facility.	dairy (restricted) means a dairy that is conducted on a commercial basis where restriction facilities (in addition to milking sheds and holding yards) are present and where cattle have access to grazing for less than 10 hours in any 24 hour period (excluding during any period of drought or similar emergency relief). It may comprise the whole or part of a restriction facility.	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
Note. Dairies (restricted) are a type of intensive livestock agriculture —see the definition of that term in this Dictionary.	Note. Dairies (restricted) are a type of intensive livestock agriculture —see the definition of that term in this Dictionary.	Note. Dairies (restricted) are a type of intensive livestock agriculture —see the definition of that term in this Dictionary.	
demolish , in relation to a heritage item or an Aboriginal object, or a building, work, relic or tree within a heritage conservation area, means wholly or partly destroy, dismantle or deface the heritage item, Aboriginal object or building, work, relic or tree.	demolish , in relation to a heritage item or an Aboriginal object, or a building, work, relic or tree within a heritage conservation area, means wholly or partly destroy, dismantle or deface the heritage item, Aboriginal object or building, work, relic or tree.	demolish , in relation to a heritage item or an Aboriginal object, or a building, work, relic or tree within a heritage conservation area, means wholly or partly destroy, dismantle or deface the heritage item, Aboriginal object or building, work, relic or tree.	Nil: same / as per SI.
depot means a building or place used for the storage (but not sale or hire) of plant, machinery or other goods (that support the operations of an existing undertaking) when not required for use, but does not include a farm building.	depot means a building or place used for the storage (but not sale or hire) of plant, machinery or other goods (that support the operations of an existing undertaking) when not required for use, but does not include a farm building.	depot means a building or place used for the storage (but not sale or hire) of plant, machinery or other goods (that support the operations of an existing undertaking) when not required for use, but does not include a farm building.	Nil: same / as per SI.
drainage means any activity that intentionally alters the hydrological regime of any locality by facilitating the removal of surface or ground water. It may include the construction, deepening, extending, opening, installation or laying of any canal, drain or pipe, either on the land or in such a manner as to encourage drainage of adjoining land.	drainage means any activity that intentionally alters the hydrological regime of any locality by facilitating the removal of surface or ground water. It may include the construction, deepening, extending, opening, installation or laying of any canal, drain or pipe, either on the land or in such a manner as to encourage drainage of adjoining land.	drainage means any activity that intentionally alters the hydrological regime of any locality by facilitating the removal of surface or ground water. It may include the construction, deepening, extending, opening, installation or laying of any canal, drain or pipe, either on the land or in such a manner as to encourage drainage of adjoining land.	Nil: same / as per SI.
dual occupancy means a dual occupancy (attached) or a dual occupancy (detached). Note. Dual occupancies are a type of residential accommodation —see the definition of that term in this Dictionary.	dual occupancy means a dual occupancy (attached) or a dual occupancy (detached). Note. Dual occupancies are a type of residential accommodation —see the definition of that term in this Dictionary.	dual occupancy means a dual occupancy (attached) or a dual occupancy (detached). Note. Dual occupancies are a type of residential accommodation —see the definition of that term in this Dictionary.	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
<p>dual occupancy (attached) means 2 dwellings on one lot of land that are attached to each other, but does not include a secondary dwelling.</p> <p>Note. Dual occupancies (attached) are a type of dual occupancy—see the definition of that term in this Dictionary.</p>	<p>dual occupancy (attached) means 2 dwellings on one lot of land that are attached to each other, but does not include a secondary dwelling.</p> <p>Note. Dual occupancies (attached) are a type of dual occupancy—see the definition of that term in this Dictionary.</p>	<p>dual occupancy (attached) means 2 dwellings on one lot of land that are attached to each other, but does not include a secondary dwelling.</p> <p>Note. Dual occupancies (attached) are a type of dual occupancy—see the definition of that term in this Dictionary.</p>	Nil:same / as per SI.
<p>dual occupancy (detached) means 2 detached dwellings on one lot of land, but does not include a secondary dwelling.</p> <p>Note. Dual occupancies (detached) are a type of dual occupancy—see the definition of that term in this Dictionary.</p>	<p>dual occupancy (detached) means 2 detached dwellings on one lot of land, but does not include a secondary dwelling.</p> <p>Note. Dual occupancies (detached) are a type of dual occupancy—see the definition of that term in this Dictionary.</p>	<p>dual occupancy (detached) means 2 detached dwellings on one lot of land, but does not include a secondary dwelling.</p> <p>Note. Dual occupancies (detached) are a type of dual occupancy—see the definition of that term in this Dictionary.</p>	Nil:same / as per SI.
<p>dwelling means a room or suite of rooms occupied or used or so constructed or adapted as to be capable of being occupied or used as a separate domicile.</p>	<p>dwelling means a room or suite of rooms occupied or used or so constructed or adapted as to be capable of being occupied or used as a separate domicile.</p>	<p>dwelling means a room or suite of rooms occupied or used or so constructed or adapted as to be capable of being occupied or used as a separate domicile.</p>	Nil:same / as per SI.
<p>dwelling house means a building containing only one dwelling.</p> <p>Note. Dwelling houses are a type of residential accommodation—see the definition of that term in this Dictionary.</p>	<p>dwelling house means a building containing only one dwelling.</p> <p>Note. Dwelling houses are a type of residential accommodation—see the definition of that term in this Dictionary.</p>	<p>dwelling house means a building containing only one dwelling.</p> <p>Note. Dwelling houses are a type of residential accommodation—see the definition of that term in this Dictionary.</p>	Nil:same / as per SI.
<p>early education and care facility means a building or place used for the education and care of children, and includes any of the following—</p> <p>(a) a centre-based child care facility,</p> <p>(b) home-based child care,</p>	<p>early education and care facility means a building or place used for the education and care of children, and includes any of the following—</p> <p>(a) a centre-based child care facility,</p> <p>(b) home-based child care,</p>	<p>early education and care facility means a building or place used for the education and care of children, and includes any of the following—</p> <p>(a) a centre-based child care facility,</p> <p>(b) home-based child care,</p>	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
(c) school-based child care.	(c) school-based child care.	(c) school-based child care.	
earthworks means excavation or filling.	earthworks means excavation or filling.	earthworks means excavation or filling.	Nil:same / as per SI.
ecologically sustainable development has the same meaning as in the Act.	ecologically sustainable development has the same meaning as in the Act.	ecologically sustainable development has the same meaning as in the Act.	Nil:same / as per SI.
<p>eco-tourist facility means a building or place that—</p> <p>(a) provides temporary or short-term accommodation to visitors on a commercial basis, and</p> <p>(b) is located in or adjacent to an area with special ecological or cultural features, and</p> <p>(c) is sensitively designed and located so as to minimise bulk, scale and overall physical footprint and any ecological or visual impact. It may include facilities that are used to provide information or education to visitors and to exhibit or display items.</p> <p>Note. See clause 5.13 for requirements in relation to the granting of development consent for eco-tourist facilities. Eco-tourist facilities are not a type of tourist and visitor accommodation—see the definition of that term in this Dictionary.</p>	<p>eco-tourist facility means a building or place that—</p> <p>(a) provides temporary or short-term accommodation to visitors on a commercial basis, and</p> <p>(b) is located in or adjacent to an area with special ecological or cultural features, and</p> <p>(c) is sensitively designed and located so as to minimise bulk, scale and overall physical footprint and any ecological or visual impact. It may include facilities that are used to provide information or education to visitors and to exhibit or display items.</p> <p>Note. See clause 5.13 for requirements in relation to the granting of development consent for eco-tourist facilities. Eco-tourist facilities are not a type of tourist and visitor accommodation—see the definition of that term in this Dictionary.</p>	<p>eco-tourist facility means a building or place that—</p> <p>(a) provides temporary or short-term accommodation to visitors on a commercial basis, and</p> <p>(b) is located in or adjacent to an area with special ecological or cultural features, and</p> <p>(c) is sensitively designed and located so as to minimise bulk, scale and overall physical footprint and any ecological or visual impact. It may include facilities that are used to provide information or education to visitors and to exhibit or display items.</p> <p>Note. See clause 5.13 for requirements in relation to the granting of development consent for eco-tourist facilities. Eco-tourist facilities are not a type of tourist and visitor accommodation—see the definition of that term in this Dictionary.</p>	Nil:same / as per SI.
<p>educational establishment means a building or place used for education (including teaching), being—</p> <p>(a) a school, or</p> <p>(b) a tertiary institution, including a university or a TAFE establishment, that provides formal</p>	<p>educational establishment means a building or place used for education (including teaching), being—</p> <p>(a) a school, or</p> <p>(b) a tertiary institution, including a university or a TAFE establishment, that provides formal</p>	<p>educational establishment means a building or place used for education (including teaching), being—</p> <p>(a) a school, or</p> <p>(b) a tertiary institution, including a university or a TAFE establishment, that provides formal</p>	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
education and is constituted by or under an Act.	education and is constituted by or under an Act.	education and is constituted by or under an Act.	
electricity generating works means a building or place used for the purpose of— (a) making or generating electricity, or (b) electricity storage.	electricity generating works means a building or place used for the purpose of— (a) making or generating electricity, or (b) electricity storage.	electricity generating works means a building or place used for the purpose of— (a) making or generating electricity, or (b) electricity storage.	Nil: same / as per SI.
emergency services facility means a building or place (including a helipad) used in connection with the provision of emergency services by an emergency services organisation.	emergency services facility means a building or place (including a helipad) used in connection with the provision of emergency services by an emergency services organisation.	emergency services facility means a building or place (including a helipad) used in connection with the provision of emergency services by an emergency services organisation.	Nil: same / as per SI.
emergency services organisation means any of the following— (a) Ambulance Service of New South Wales, (b) Fire and Rescue NSW, (c) NSW Rural Fire Service, (d) NSW Police Force, (e) State Emergency Service, (f) New South Wales Volunteer Rescue Association Incorporated, (g) New South Wales Mines Rescue Brigade established under the Coal Industry Act 2001, (h) an accredited rescue unit within the meaning of the State Emergency and Rescue Management Act 1989.	emergency services organisation means any of the following— (a) Ambulance Service of New South Wales, (b) Fire and Rescue NSW, (c) NSW Rural Fire Service, (d) NSW Police Force, (e) State Emergency Service, (f) New South Wales Volunteer Rescue Association Incorporated, (g) New South Wales Mines Rescue Brigade established under the Coal Industry Act 2001, (h) an accredited rescue unit within the meaning of the State Emergency and Rescue Management Act 1989.	emergency services organisation means any of the following— (a) Ambulance Service of New South Wales, (b) Fire and Rescue NSW, (c) NSW Rural Fire Service, (d) NSW Police Force, (e) State Emergency Service, (f) New South Wales Volunteer Rescue Association Incorporated, (g) New South Wales Mines Rescue Brigade established under the Coal Industry Act 2001, (h) an accredited rescue unit within the meaning of the State Emergency and Rescue Management Act 1989.	Nil: same / as per SI.
entertainment facility means a theatre, cinema, music hall, concert hall, dance hall	entertainment facility means a theatre, cinema, music hall, concert hall, dance hall	entertainment facility means a theatre, cinema, music hall, concert hall, dance hall	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
and the like, but does not include a pub or registered club.	and the like, but does not include a pub or registered club.	and the like, but does not include a pub or registered club.	
environmental facility means a building or place that provides for the recreational use or scientific study of natural systems, and includes walking tracks, seating, shelters, board walks, observation decks, bird hides or the like, and associated display structures.	environmental facility means a building or place that provides for the recreational use or scientific study of natural systems, and includes walking tracks, seating, shelters, board walks, observation decks, bird hides or the like, and associated display structures.	environmental facility means a building or place that provides for the recreational use or scientific study of natural systems, and includes walking tracks, seating, shelters, board walks, observation decks, bird hides or the like, and associated display structures.	Nil: same / as per SI.
environmental protection works means works associated with the rehabilitation of land towards its natural state or any work to protect land from environmental degradation, and includes bush regeneration works, wetland protection works, erosion protection works, dune restoration works and the like, but does not include coastal protection works.	environmental protection works means works associated with the rehabilitation of land towards its natural state or any work to protect land from environmental degradation, and includes bush regeneration works, wetland protection works, erosion protection works, dune restoration works and the like, but does not include coastal protection works.	environmental protection works means works associated with the rehabilitation of land towards its natural state or any work to protect land from environmental degradation, and includes bush regeneration works, wetland protection works, erosion protection works, dune restoration works and the like, but does not include coastal protection works.	Nil: same / as per SI.
estuary has the same meaning as in the Water Management Act 2000. Note. The term is defined as follows— estuary means— (a) any part of a river whose level is periodically or intermittently affected by coastal tides, or (b) any lake or other partially enclosed body of water that is periodically or intermittently open to the sea, or (c) anything declared by the regulations (under the Water Management Act 2000) to be an estuary, but does not include anything declared by the regulations (under the Water Management Act 2000) not to be an estuary.	estuary has the same meaning as in the Water Management Act 2000. Note. The term is defined as follows— estuary means— (a) any part of a river whose level is periodically or intermittently affected by coastal tides, or (b) any lake or other partially enclosed body of water that is periodically or intermittently open to the sea, or (c) anything declared by the regulations (under the Water Management Act 2000) to be an estuary, but does not include anything declared by the regulations (under the Water Management Act 2000) not to be an estuary.	estuary has the same meaning as in the Water Management Act 2000. Note. The term is defined as follows— estuary means— (a) any part of a river whose level is periodically or intermittently affected by coastal tides, or (b) any lake or other partially enclosed body of water that is periodically or intermittently open to the sea, or (c) anything declared by the regulations (under the Water Management Act 2000) to be an estuary, but does not include anything declared by the regulations (under the Water Management Act 2000) not to be an estuary.	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
excavation means the removal of soil or rock, whether moved to another part of the same site or to another site, but does not include garden landscaping that does not significantly alter the shape, natural form or drainage of the land.	excavation means the removal of soil or rock, whether moved to another part of the same site or to another site, but does not include garden landscaping that does not significantly alter the shape, natural form or drainage of the land.	excavation means the removal of soil or rock, whether moved to another part of the same site or to another site, but does not include garden landscaping that does not significantly alter the shape, natural form or drainage of the land.	Nil: same / as per SI.
exhibition home means a dwelling built for the purposes of the public exhibition and marketing of new dwellings, whether or not it is intended to be sold as a private dwelling after its use for those purposes is completed, and includes any associated sales or home finance office or place used for displays.	exhibition home means a dwelling built for the purposes of the public exhibition and marketing of new dwellings, whether or not it is intended to be sold as a private dwelling after its use for those purposes is completed, and includes any associated sales or home finance office or place used for displays.	exhibition home means a dwelling built for the purposes of the public exhibition and marketing of new dwellings, whether or not it is intended to be sold as a private dwelling after its use for those purposes is completed, and includes any associated sales or home finance office or place used for displays.	Nil: same / as per SI.
exhibition village means 2 or more exhibition homes and associated buildings and places used for house and land sales, site offices, advisory services, car parking, food and drink sales and other associated purposes.	exhibition village means 2 or more exhibition homes and associated buildings and places used for house and land sales, site offices, advisory services, car parking, food and drink sales and other associated purposes.	exhibition village means 2 or more exhibition homes and associated buildings and places used for house and land sales, site offices, advisory services, car parking, food and drink sales and other associated purposes.	Nil: same / as per SI.
extensive agriculture means any of the following— (a) the production of crops or fodder (including irrigated pasture and fodder crops) for commercial purposes, (b) the grazing of livestock (other than pigs and poultry) for commercial purposes on living grasses and other plants on the land as their primary source of dietary requirements, and any supplementary or emergency	extensive agriculture means any of the following— (a) the production of crops or fodder (including irrigated pasture and fodder crops) for commercial purposes, (b) the grazing of livestock (other than pigs and poultry) for commercial purposes on living grasses and other plants on the land as their primary source of dietary requirements, and any supplementary or emergency	extensive agriculture means any of the following— (a) the production of crops or fodder (including irrigated pasture and fodder crops) for commercial purposes, (b) the grazing of livestock (other than pigs and poultry) for commercial purposes on living grasses and other plants on the land as their primary source of dietary requirements, and any supplementary or emergency	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
<p>feeding, or temporary agistment or housing for weaning, dipping, tagging or similar husbandry purposes, of the livestock, (c) bee keeping, (d) a dairy (pasture-based) where the animals generally feed by grazing on living grasses and other plants on the land as their primary source of dietary requirements, and any supplementary or emergency feeding, or temporary agistment or housing for weaning, dipping, tagging or similar husbandry purposes, of the animals.</p> <p>Note. Extensive agriculture is a type of agriculture—see the definition of that term in this Dictionary.</p>	<p>feeding, or temporary agistment or housing for weaning, dipping, tagging or similar husbandry purposes, of the livestock, (c) bee keeping, (d) a dairy (pasture-based) where the animals generally feed by grazing on living grasses and other plants on the land as their primary source of dietary requirements, and any supplementary or emergency feeding, or temporary agistment or housing for weaning, dipping, tagging or similar husbandry purposes, of the animals.</p> <p>Note. Extensive agriculture is a type of agriculture—see the definition of that term in this Dictionary.</p>	<p>feeding, or temporary agistment or housing for weaning, dipping, tagging or similar husbandry purposes, of the livestock, (c) bee keeping, (d) a dairy (pasture-based) where the animals generally feed by grazing on living grasses and other plants on the land as their primary source of dietary requirements, and any supplementary or emergency feeding, or temporary agistment or housing for weaning, dipping, tagging or similar husbandry purposes, of the animals.</p> <p>Note. Extensive agriculture is a type of agriculture—see the definition of that term in this Dictionary.</p>	
<p>extractive industry means the winning or removal of extractive materials (otherwise than from a mine) by methods such as excavating, dredging, tunnelling or quarrying, including the storing, stockpiling or processing of extractive materials by methods such as recycling, washing, crushing, sawing or separating, but does not include turf farming.</p> <p>Note. Extractive industries are not a type of industry—see the definition of that term in this Dictionary.</p>	<p>extractive industry means the winning or removal of extractive materials (otherwise than from a mine) by methods such as excavating, dredging, tunnelling or quarrying, including the storing, stockpiling or processing of extractive materials by methods such as recycling, washing, crushing, sawing or separating, but does not include turf farming.</p> <p>Note. Extractive industries are not a type of industry—see the definition of that term in this Dictionary.</p>	<p>extractive industry means the winning or removal of extractive materials (otherwise than from a mine) by methods such as excavating, dredging, tunnelling or quarrying, including the storing, stockpiling or processing of extractive materials by methods such as recycling, washing, crushing, sawing or separating, but does not include turf farming.</p> <p>Note. Extractive industries are not a type of industry—see the definition of that term in this Dictionary.</p>	Nil: same / as per SI.
<p>extractive material means sand, soil, gravel, rock or similar substances that are not</p>	<p>extractive material means sand, soil, gravel, rock or similar substances that are not</p>	<p>extractive material means sand, soil, gravel, rock or similar substances that are not</p>	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
minerals within the meaning of the Mining Act 1992.	minerals within the meaning of the Mining Act 1992.	minerals within the meaning of the Mining Act 1992.	
farm building means a structure the use of which is ancillary to an agricultural use of the landholding on which it is situated and includes a hay shed, stock holding yard, machinery shed, shearing shed, silo, storage tank, outbuilding or the like, but does not include a dwelling.	farm building means a structure the use of which is ancillary to an agricultural use of the landholding on which it is situated and includes a hay shed, stock holding yard, machinery shed, shearing shed, silo, storage tank, outbuilding or the like, but does not include a dwelling.	farm building means a structure the use of which is ancillary to an agricultural use of the landholding on which it is situated and includes a hay shed, stock holding yard, machinery shed, shearing shed, silo, storage tank, outbuilding or the like, but does not include a dwelling.	Nil: same / as per SI.
farm stay accommodation means a building or place that provides temporary or short-term accommodation to paying guests on a working farm as a secondary business to primary production. Note. See clause 5.4 for controls relating to the number of bedrooms. Farm stay accommodation is a type of tourist and visitor accommodation —see the definition of that term in this Dictionary.	farm stay accommodation means a building or place that provides temporary or short-term accommodation to paying guests on a working farm as a secondary business to primary production. Note. See clause 5.4 for controls relating to the number of bedrooms. Farm stay accommodation is a type of tourist and visitor accommodation —see the definition of that term in this Dictionary.	farm stay accommodation means a building or place that provides temporary or short-term accommodation to paying guests on a working farm as a secondary business to primary production. Note. See clause 5.4 for controls relating to the number of bedrooms. Farm stay accommodation is a type of tourist and visitor accommodation —see the definition of that term in this Dictionary.	Nil: same / as per SI.
feedlot means a confined or restricted area that is operated on a commercial basis to rear and fatten cattle, sheep or other animals, but does not include a poultry farm, dairy or pig farm. Note. Feedlots are a type of intensive livestock agriculture . Intensive livestock agriculture does not include extensive agriculture . See the definitions of those terms in this Dictionary.	feedlot means a confined or restricted area that is operated on a commercial basis to rear and fatten cattle, sheep or other animals, but does not include a poultry farm, dairy or pig farm. Note. Feedlots are a type of intensive livestock agriculture . Intensive livestock agriculture does not include extensive agriculture . See the definitions of those terms in this Dictionary.	feedlot means a confined or restricted area that is operated on a commercial basis to rear and fatten cattle, sheep or other animals, but does not include a poultry farm, dairy or pig farm. Note. Feedlots are a type of intensive livestock agriculture . Intensive livestock agriculture does not include extensive agriculture . See the definitions of those terms in this Dictionary.	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
fill means the depositing of soil, rock or other similar extractive material obtained from the same or another site, but does not include— (a) the depositing of topsoil or feature rock imported to the site that is intended for use in garden landscaping, turf or garden bed establishment or top dressing of lawns and that does not significantly alter the shape, natural form or drainage of the land, or (b) the use of land as a waste disposal facility.	fill means the depositing of soil, rock or other similar extractive material obtained from the same or another site, but does not include— (a) the depositing of topsoil or feature rock imported to the site that is intended for use in garden landscaping, turf or garden bed establishment or top dressing of lawns and that does not significantly alter the shape, natural form or drainage of the land, or (b) the use of land as a waste disposal facility.	fill means the depositing of soil, rock or other similar extractive material obtained from the same or another site, but does not include— (a) the depositing of topsoil or feature rock imported to the site that is intended for use in garden landscaping, turf or garden bed establishment or top dressing of lawns and that does not significantly alter the shape, natural form or drainage of the land, or (b) the use of land as a waste disposal facility.	Nil: same / as per SI.
filming means recording images (whether on film or video tape or electronically or by other means) for exhibition or broadcast (such as by cinema, television or the internet or by other means), but does not include— (a) still photography, or (b) recording images of a wedding ceremony or other private celebration or event principally for the purpose of making a record for the participants in the ceremony, celebration or event, or (c) recording images as a visitor or tourist for non-commercial purposes, or (d) recording for the immediate purposes of a television program that provides information by way of current affairs or daily news.	filming means recording images (whether on film or video tape or electronically or by other means) for exhibition or broadcast (such as by cinema, television or the internet or by other means), but does not include— (a) still photography, or (b) recording images of a wedding ceremony or other private celebration or event principally for the purpose of making a record for the participants in the ceremony, celebration or event, or (c) recording images as a visitor or tourist for non-commercial purposes, or (d) recording for the immediate purposes of a television program that provides information by way of current affairs or daily news.	filming means recording images (whether on film or video tape or electronically or by other means) for exhibition or broadcast (such as by cinema, television or the internet or by other means), but does not include— (a) still photography, or (b) recording images of a wedding ceremony or other private celebration or event principally for the purpose of making a record for the participants in the ceremony, celebration or event, or (c) recording images as a visitor or tourist for non-commercial purposes, or (d) recording for the immediate purposes of a television program that provides information by way of current affairs or daily news.	Nil: same / as per SI.
fish has the same meaning as in the Fisheries Management Act 1994.	fish has the same meaning as in the Fisheries Management Act 1994.	fish has the same meaning as in the Fisheries Management Act 1994.	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
<p>Note. The term is defined as follows — Definition of “fish” (1) Fish means marine, estuarine or freshwater fish or other aquatic animal life at any stage of their life history (whether alive or dead). (2) Fish includes — (a) oysters and other aquatic molluscs, and (b) crustaceans, and (c) echinoderms, and (d) beachworms and other aquatic polychaetes. (3) Fish also includes any part of a fish. (4) However, fish does not include whales, mammals, reptiles, birds, amphibians or other things excluded from the definition by the regulations under the Fisheries Management Act 1994.</p>	<p>Note. The term is defined as follows — Definition of “fish” (1) Fish means marine, estuarine or freshwater fish or other aquatic animal life at any stage of their life history (whether alive or dead). (2) Fish includes — (a) oysters and other aquatic molluscs, and (b) crustaceans, and (c) echinoderms, and (d) beachworms and other aquatic polychaetes. (3) Fish also includes any part of a fish. (4) However, fish does not include whales, mammals, reptiles, birds, amphibians or other things excluded from the definition by the regulations under the Fisheries Management Act 1994.</p>	<p>Note. The term is defined as follows — Definition of “fish” (1) Fish means marine, estuarine or freshwater fish or other aquatic animal life at any stage of their life history (whether alive or dead). (2) Fish includes — (a) oysters and other aquatic molluscs, and (b) crustaceans, and (c) echinoderms, and (d) beachworms and other aquatic polychaetes. (3) Fish also includes any part of a fish. (4) However, fish does not include whales, mammals, reptiles, birds, amphibians or other things excluded from the definition by the regulations under the Fisheries Management Act 1994.</p>	
<p>flood mitigation work means work designed and constructed for the express purpose of mitigating flood impacts. It involves changing the characteristics of flood behaviour to alter the level, location, volume, speed or timing of flood waters to mitigate flood impacts. Types of works may include excavation, construction or enlargement of any fill, wall, or levee that will alter riverine flood behaviour, local overland flooding, or tidal action so as to mitigate flood impacts.</p>	<p>flood mitigation work means work designed and constructed for the express purpose of mitigating flood impacts. It involves changing the characteristics of flood behaviour to alter the level, location, volume, speed or timing of flood waters to mitigate flood impacts. Types of works may include excavation, construction or enlargement of any fill, wall, or levee that will alter riverine flood behaviour, local overland flooding, or tidal action so as to mitigate flood impacts.</p>	<p>flood mitigation work means work designed and constructed for the express purpose of mitigating flood impacts. It involves changing the characteristics of flood behaviour to alter the level, location, volume, speed or timing of flood waters to mitigate flood impacts. Types of works may include excavation, construction or enlargement of any fill, wall, or levee that will alter riverine flood behaviour, local overland flooding, or tidal action so as to mitigate flood impacts.</p>	<p>Nil: same / as per SI.</p>
<p>floor space ratio—see clause 4.5.</p>	<p>floor space ratio—see clause 4.5.</p>	<p>floor space ratio—see clause 4.5.</p>	<p>Nil: same / as per SI.</p>

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: Clause 4.5 “Not adopted” for purpose of ADLEP 2012 and GLEP 2012.
Floor Space Ratio Map means the [Name of local government area or other relevant name] Local Environmental Plan [Year] Floor Space Ratio Map.	Floor Space Ratio Map means the Armidale Dumaresq Local Environmental Plan 2012 Floor Space Ratio Map. [Not adopted. See clause 4.4.]	Floor Space Ratio Map means the Guyra Local Environmental Plan 2012 Floor Space Ratio Map. [Not adopted. See clause 4.4.]	Change required to reference the ARLEP (refer below).
<p>Proposed amendment (example only): Amend the ADLEP 2012 Dictionary definition of “Floor Space Ratio Map” by replacing the words “Armidale Dumaresq Local Environmental Plan 2012” with the words “Armidale Regional Local Environmental Plan [Year]”.</p>			
food and drink premises means premises that are used for the preparation and retail sale of food or drink (or both) for immediate consumption on or off the premises, and includes any of the following— (a) a restaurant or cafe, (b) take away food and drink premises, (c) a pub, (d) a small bar. Note. Food and drink premises are a type of retail premises —see the definition of that term in this Dictionary.	food and drink premises means premises that are used for the preparation and retail sale of food or drink (or both) for immediate consumption on or off the premises, and includes any of the following— (a) a restaurant or cafe, (b) take away food and drink premises, (c) a pub, (d) a small bar. Note. Food and drink premises are a type of retail premises —see the definition of that term in this Dictionary.	food and drink premises means premises that are used for the preparation and retail sale of food or drink (or both) for immediate consumption on or off the premises, and includes any of the following— (a) a restaurant or cafe, (b) take away food and drink premises, (c) a pub, (d) a small bar. Note. Food and drink premises are a type of retail premises —see the definition of that term in this Dictionary.	Nil: same / as per SI.
forestry means forestry operations within the meaning of the Forestry Act 2012 or Part 5B of the Local Land Services Act 2013.	forestry means forestry operations within the meaning of the Forestry Act 2012 or Part 5B of the Local Land Services Act 2013.	forestry means forestry operations within the meaning of the Forestry Act 2012 or Part 5B of the Local Land Services Act 2013.	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
freight transport facility means a facility used principally for the bulk handling of goods for transport by road, rail, air or sea, including any facility for the loading and unloading of vehicles, aircraft, vessels or containers used to transport those goods and for the parking, holding, servicing or repair of those vehicles, aircraft or vessels or for the engines or carriages involved.	freight transport facility means a facility used principally for the bulk handling of goods for transport by road, rail, air or sea, including any facility for the loading and unloading of vehicles, aircraft, vessels or containers used to transport those goods and for the parking, holding, servicing or repair of those vehicles, aircraft or vessels or for the engines or carriages involved.	freight transport facility means a facility used principally for the bulk handling of goods for transport by road, rail, air or sea, including any facility for the loading and unloading of vehicles, aircraft, vessels or containers used to transport those goods and for the parking, holding, servicing or repair of those vehicles, aircraft or vessels or for the engines or carriages involved.	Nil: same / as per SI.
function centre means a building or place used for the holding of events, functions, conferences and the like, and includes convention centres, exhibition centres and reception centres, but does not include an entertainment facility.	function centre means a building or place used for the holding of events, functions, conferences and the like, and includes convention centres, exhibition centres and reception centres, but does not include an entertainment facility.	function centre means a building or place used for the holding of events, functions, conferences and the like, and includes convention centres, exhibition centres and reception centres, but does not include an entertainment facility.	Nil: same / as per SI.
funeral home means premises that are used to arrange, conduct and cater for funerals and memorial services, whether or not the premises include facilities for the short-term storage, dressing and viewing of bodies of deceased persons. Note. Funeral homes are a type of business premises —see the definition of that term in this Dictionary.	funeral home means premises that are used to arrange, conduct and cater for funerals and memorial services, whether or not the premises include facilities for the short-term storage, dressing and viewing of bodies of deceased persons. Note. Funeral homes are a type of business premises —see the definition of that term in this Dictionary.	funeral home means premises that are used to arrange, conduct and cater for funerals and memorial services, whether or not the premises include facilities for the short-term storage, dressing and viewing of bodies of deceased persons. Note. Funeral homes are a type of business premises —see the definition of that term in this Dictionary.	Nil: same / as per SI.
garden centre means a building or place the principal purpose of which is the retail sale of plants and landscaping and gardening supplies and equipment. It may include a	garden centre means a building or place the principal purpose of which is the retail sale of plants and landscaping and gardening supplies and equipment. It may include a	garden centre means a building or place the principal purpose of which is the retail sale of plants and landscaping and gardening supplies and equipment. It may include a	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
<p>restaurant or cafe and the sale of any of the following—</p> <p>(a) outdoor furniture and furnishings, barbecues, shading and awnings, pools, spas and associated supplies, and items associated with the construction and maintenance of outdoor areas,</p> <p>(b) pets and pet supplies,</p> <p>(c) fresh produce.</p> <p>Note. Garden centres are a type of retail premises—see the definition of that term in this Dictionary.</p>	<p>restaurant or cafe and the sale of any of the following—</p> <p>(a) outdoor furniture and furnishings, barbecues, shading and awnings, pools, spas and associated supplies, and items associated with the construction and maintenance of outdoor areas,</p> <p>(b) pets and pet supplies,</p> <p>(c) fresh produce.</p> <p>Note. Garden centres are a type of retail premises—see the definition of that term in this Dictionary.</p>	<p>restaurant or cafe and the sale of any of the following—</p> <p>(a) outdoor furniture and furnishings, barbecues, shading and awnings, pools, spas and associated supplies, and items associated with the construction and maintenance of outdoor areas,</p> <p>(b) pets and pet supplies,</p> <p>(c) fresh produce.</p> <p>Note. Garden centres are a type of retail premises—see the definition of that term in this Dictionary.</p>	
<p>general industry means a building or place (other than a heavy industry or light industry) that is used to carry out an industrial activity.</p> <p>Note. General industries are a type of industry—see the definition of that term in this Dictionary.</p>	<p>general industry means a building or place (other than a heavy industry or light industry) that is used to carry out an industrial activity.</p> <p>Note. General industries are a type of industry—see the definition of that term in this Dictionary.</p>	<p>general industry means a building or place (other than a heavy industry or light industry) that is used to carry out an industrial activity.</p> <p>Note. General industries are a type of industry—see the definition of that term in this Dictionary.</p>	Nil: same / as per SI.
<p>gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes—</p> <p>(a) the area of a mezzanine, and</p> <p>(b) habitable rooms in a basement or an attic, and</p>	<p>gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes—</p> <p>(a) the area of a mezzanine, and</p> <p>(b) habitable rooms in a basement or an attic, and</p>	<p>gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes—</p> <p>(a) the area of a mezzanine, and</p> <p>(b) habitable rooms in a basement or an attic, and</p>	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
(c) any shop, auditorium, cinema, and the like, in a basement or attic, but excludes — (d) any area for common vertical circulation, such as lifts and stairs, and (e) any basement— (i) storage, and (ii) vehicular access, loading areas, garbage and services, and (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and (g) car parking to meet any requirements of the consent authority (including access to that car parking), and (h) any space used for the loading or unloading of goods (including access to it), and (i) terraces and balconies with outer walls less than 1.4 metres high, and (j) voids above a floor at the level of a storey or storey above.	(c) any shop, auditorium, cinema, and the like, in a basement or attic, but excludes — (d) any area for common vertical circulation, such as lifts and stairs, and (e) any basement— (i) storage, and (ii) vehicular access, loading areas, garbage and services, and (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and (g) car parking to meet any requirements of the consent authority (including access to that car parking), and (h) any space used for the loading or unloading of goods (including access to it), and (i) terraces and balconies with outer walls less than 1.4 metres high, and (j) voids above a floor at the level of a storey or storey above.	(c) any shop, auditorium, cinema, and the like, in a basement or attic, but excludes — (d) any area for common vertical circulation, such as lifts and stairs, and (e) any basement— (i) storage, and (ii) vehicular access, loading areas, garbage and services, and (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and (g) car parking to meet any requirements of the consent authority (including access to that car parking), and (h) any space used for the loading or unloading of goods (including access to it), and (i) terraces and balconies with outer walls less than 1.4 metres high, and (j) voids above a floor at the level of a storey or storey above.	
ground level (existing) means the existing level of a site at any point.	ground level (existing) means the existing level of a site at any point.	ground level (existing) means the existing level of a site at any point.	Nil: same / as per SI.
ground level (finished) means, for any point on a site, the ground surface after completion of any earthworks (excluding any excavation for a basement, footings or the like) for which	ground level (finished) means, for any point on a site, the ground surface after completion of any earthworks (excluding any excavation for a basement, footings or the like) for which	ground level (finished) means, for any point on a site, the ground surface after completion of any earthworks (excluding any excavation for a basement, footings or the like) for which	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
consent has been granted or that is exempt development.	consent has been granted or that is exempt development.	consent has been granted or that is exempt development.	
ground level (mean) means, for any site on which a building is situated or proposed, one half of the sum of the highest and lowest levels at ground level (finished) of the outer surface of the external walls of the building.	ground level (mean) means, for any site on which a building is situated or proposed, one half of the sum of the highest and lowest levels at ground level (finished) of the outer surface of the external walls of the building.	ground level (mean) means, for any site on which a building is situated or proposed, one half of the sum of the highest and lowest levels at ground level (finished) of the outer surface of the external walls of the building.	Nil: same / as per SI.
group home means a permanent group home or a transitional group home. Note. Group homes are a type of residential accommodation —see the definition of that term in this Dictionary.	group home means a permanent group home or a transitional group home. Note. Group homes are a type of residential accommodation —see the definition of that term in this Dictionary.	group home means a permanent group home or a transitional group home. Note. Group homes are a type of residential accommodation —see the definition of that term in this Dictionary.	Nil: same / as per SI.
group home (permanent) or permanent group home means a dwelling— (a) that is occupied by persons as a single household with or without paid supervision or care and whether or not those persons are related or payment for board and lodging is required, and (b) that is used to provide permanent household accommodation for people with a disability or people who are socially disadvantaged, but does not include development to which State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 applies. Note.	group home (permanent) or permanent group home means a dwelling— (a) that is occupied by persons as a single household with or without paid supervision or care and whether or not those persons are related or payment for board and lodging is required, and (b) that is used to provide permanent household accommodation for people with a disability or people who are socially disadvantaged, but does not include development to which State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 applies. Note.	group home (permanent) or permanent group home means a dwelling— (a) that is occupied by persons as a single household with or without paid supervision or care and whether or not those persons are related or payment for board and lodging is required, and (b) that is used to provide permanent household accommodation for people with a disability or people who are socially disadvantaged, but does not include development to which State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 applies. Note.	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
Permanent group homes are a type of group home —see the definition of that term in this Dictionary.	Permanent group homes are a type of group home —see the definition of that term in this Dictionary.	Permanent group homes are a type of group home —see the definition of that term in this Dictionary.	
<p>group home (transitional) or transitional group home means a dwelling—</p> <p>(a) that is occupied by persons as a single household with or without paid supervision or care and whether or not those persons are related or payment for board and lodging is required, and</p> <p>(b) that is used to provide temporary accommodation for the relief or rehabilitation of people with a disability or for drug or alcohol rehabilitation purposes, or that is used to provide half-way accommodation for persons formerly living in institutions or temporary accommodation comprising refuges for men, women or young people, but does not include development to which State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 applies.</p> <p>Note. Transitional group homes are a type of group home—see the definition of that term in this Dictionary.</p>	<p>group home (transitional) or transitional group home means a dwelling—</p> <p>(a) that is occupied by persons as a single household with or without paid supervision or care and whether or not those persons are related or payment for board and lodging is required, and</p> <p>(b) that is used to provide temporary accommodation for the relief or rehabilitation of people with a disability or for drug or alcohol rehabilitation purposes, or that is used to provide half-way accommodation for persons formerly living in institutions or temporary accommodation comprising refuges for men, women or young people, but does not include development to which State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 applies.</p> <p>Note. Transitional group homes are a type of group home—see the definition of that term in this Dictionary.</p>	<p>group home (transitional) or transitional group home means a dwelling—</p> <p>(a) that is occupied by persons as a single household with or without paid supervision or care and whether or not those persons are related or payment for board and lodging is required, and</p> <p>(b) that is used to provide temporary accommodation for the relief or rehabilitation of people with a disability or for drug or alcohol rehabilitation purposes, or that is used to provide half-way accommodation for persons formerly living in institutions or temporary accommodation comprising refuges for men, women or young people, but does not include development to which State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 applies.</p> <p>Note. Transitional group homes are a type of group home—see the definition of that term in this Dictionary.</p>	Nil: same / as per SI.
hardware and building supplies means a building or place the principal purpose of which is the sale or hire of goods or materials, such as household fixtures, timber, tools, paint, wallpaper, plumbing supplies and the	hardware and building supplies means a building or place the principal purpose of which is the sale or hire of goods or materials, such as household fixtures, timber, tools, paint, wallpaper, plumbing supplies and the	hardware and building supplies means a building or place the principal purpose of which is the sale or hire of goods or materials, such as household fixtures, timber, tools, paint, wallpaper, plumbing supplies and the	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
<p>like, that are used in the construction and maintenance of buildings and adjacent outdoor areas.</p> <p>Note. Hardware and building supplies are a type of retail premises—see the definition of that term in this Dictionary.</p>	<p>like, that are used in the construction and maintenance of buildings and adjacent outdoor areas.</p> <p>Note. Hardware and building supplies are a type of retail premises—see the definition of that term in this Dictionary.</p>	<p>like, that are used in the construction and maintenance of buildings and adjacent outdoor areas.</p> <p>Note. Hardware and building supplies are a type of retail premises—see the definition of that term in this Dictionary.</p>	
<p>hazardous industry means a building or place used to carry out an industrial activity that would, when carried out and when all measures proposed to reduce or minimise its impact on the locality have been employed (including, for example, measures to isolate the activity from existing or likely future development on other land in the locality), pose a significant risk in the locality—</p> <p>(a) to human health, life or property, or</p> <p>(b) to the biophysical environment.</p> <p>Note. Hazardous industries are a type of heavy industry—see the definition of that term in this Dictionary.</p>	<p>hazardous industry means a building or place used to carry out an industrial activity that would, when carried out and when all measures proposed to reduce or minimise its impact on the locality have been employed (including, for example, measures to isolate the activity from existing or likely future development on other land in the locality), pose a significant risk in the locality—</p> <p>(a) to human health, life or property, or</p> <p>(b) to the biophysical environment.</p> <p>Note. Hazardous industries are a type of heavy industry—see the definition of that term in this Dictionary.</p>	<p>hazardous industry means a building or place used to carry out an industrial activity that would, when carried out and when all measures proposed to reduce or minimise its impact on the locality have been employed (including, for example, measures to isolate the activity from existing or likely future development on other land in the locality), pose a significant risk in the locality—</p> <p>(a) to human health, life or property, or</p> <p>(b) to the biophysical environment.</p> <p>Note. Hazardous industries are a type of heavy industry—see the definition of that term in this Dictionary.</p>	Nil: same / as per SI.
<p>hazardous storage establishment means a building or place that is used for the storage of goods, materials or products and that would, when in operation and when all measures proposed to reduce or minimise its impact on the locality have been employed (including, for example, measures to isolate the building or place from existing or likely future development on other land in the</p>	<p>hazardous storage establishment means a building or place that is used for the storage of goods, materials or products and that would, when in operation and when all measures proposed to reduce or minimise its impact on the locality have been employed (including, for example, measures to isolate the building or place from existing or likely future development on other land in the</p>	<p>hazardous storage establishment means a building or place that is used for the storage of goods, materials or products and that would, when in operation and when all measures proposed to reduce or minimise its impact on the locality have been employed (including, for example, measures to isolate the building or place from existing or likely future development on other land in the</p>	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
locality), pose a significant risk in the locality— (a) to human health, life or property, or (b) to the biophysical environment. Note. Hazardous storage establishments are a type of heavy industrial storage establishment —see the definition of that term in this Dictionary.	locality), pose a significant risk in the locality— (a) to human health, life or property, or (b) to the biophysical environment. Note. Hazardous storage establishments are a type of heavy industrial storage establishment —see the definition of that term in this Dictionary.	locality), pose a significant risk in the locality— (a) to human health, life or property, or (b) to the biophysical environment. Note. Hazardous storage establishments are a type of heavy industrial storage establishment —see the definition of that term in this Dictionary.	
headland includes a promontory extending from the general line of the coastline into a large body of water, such as a sea, coastal lake or bay.	headland includes a promontory extending from the general line of the coastline into a large body of water, such as a sea, coastal lake or bay.	headland includes a promontory extending from the general line of the coastline into a large body of water, such as a sea, coastal lake or bay.	Nil: same / as per SI.
health care professional means any person registered under an Act for the purpose of providing health care.	health care professional means any person registered under an Act for the purpose of providing health care.	health care professional means any person registered under an Act for the purpose of providing health care.	Nil: same / as per SI.
health consulting rooms means premises comprising one or more rooms within (or within the curtilage of) a dwelling house used by not more than 3 health care professionals at any one time. Note. Health consulting rooms are a type of health services facility —see the definition of that term in this Dictionary.	health consulting rooms means premises comprising one or more rooms within (or within the curtilage of) a dwelling house used by not more than 3 health care professionals at any one time. Note. Health consulting rooms are a type of health services facility —see the definition of that term in this Dictionary.	health consulting rooms means premises comprising one or more rooms within (or within the curtilage of) a dwelling house used by not more than 3 health care professionals at any one time. Note. Health consulting rooms are a type of health services facility —see the definition of that term in this Dictionary.	Nil: same / as per SI.
health services facility means a building or place used to provide medical or other services relating to the maintenance or improvement of the health, or the restoration to health, of persons or the prevention of disease in or treatment of injury to persons, and includes any of the following—	health services facility means a building or place used to provide medical or other services relating to the maintenance or improvement of the health, or the restoration to health, of persons or the prevention of disease in or treatment of injury to persons, and includes any of the following—	health services facility means a building or place used to provide medical or other services relating to the maintenance or improvement of the health, or the restoration to health, of persons or the prevention of disease in or treatment of injury to persons, and includes any of the following—	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
(a) a medical centre, (b) community health service facilities, (c) health consulting rooms, (d) patient transport facilities, including helipads and ambulance facilities, (e) hospital.	(a) a medical centre, (b) community health service facilities, (c) health consulting rooms, (d) patient transport facilities, including helipads and ambulance facilities, (e) hospital.	(a) a medical centre, (b) community health service facilities, (c) health consulting rooms, (d) patient transport facilities, including helipads and ambulance facilities, (e) hospital.	
heavy industrial storage establishment means a building or place used for the storage of goods, materials, plant or machinery for commercial purposes and that requires separation from other development because of the nature of the processes involved, or the goods, materials, plant or machinery stored, and includes any of the following— (a) a hazardous storage establishment, (b) a liquid fuel depot, (c) an offensive storage establishment.	heavy industrial storage establishment means a building or place used for the storage of goods, materials, plant or machinery for commercial purposes and that requires separation from other development because of the nature of the processes involved, or the goods, materials, plant or machinery stored, and includes any of the following— (a) a hazardous storage establishment, (b) a liquid fuel depot, (c) an offensive storage establishment.	heavy industrial storage establishment means a building or place used for the storage of goods, materials, plant or machinery for commercial purposes and that requires separation from other development because of the nature of the processes involved, or the goods, materials, plant or machinery stored, and includes any of the following— (a) a hazardous storage establishment, (b) a liquid fuel depot, (c) an offensive storage establishment.	Nil: same / as per SI.
heavy industry means a building or place used to carry out an industrial activity that requires separation from other development because of the nature of the processes involved, or the materials used, stored or produced, and includes— (a) hazardous industry, or (b) offensive industry. It may also involve the use of a hazardous storage establishment or offensive storage establishment.	heavy industry means a building or place used to carry out an industrial activity that requires separation from other development because of the nature of the processes involved, or the materials used, stored or produced, and includes— (a) hazardous industry, or (b) offensive industry. It may also involve the use of a hazardous storage establishment or offensive storage establishment.	heavy industry means a building or place used to carry out an industrial activity that requires separation from other development because of the nature of the processes involved, or the materials used, stored or produced, and includes— (a) hazardous industry, or (b) offensive industry. It may also involve the use of a hazardous storage establishment or offensive storage establishment.	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
Note. Heavy industries are a type of industry —see the definition of that term in this Dictionary.	Note. Heavy industries are a type of industry —see the definition of that term in this Dictionary.	Note. Heavy industries are a type of industry —see the definition of that term in this Dictionary.	
Height of Buildings Map means the [Name of local government area or other relevant name] Local Environmental Plan [Year] Height of Buildings Map.	Height of Buildings Map means the Armidale Dumaresq Local Environmental Plan 2012 Height of Buildings Map.	Height of Buildings Map means the Guyra Local Environmental Plan 2012 Height of Buildings Map. [Not adopted. See clause 4.3.]	Change required to reference the ARLEP (refer below).
<p>Proposed amendment (example only): Amend the ADLEP 2012 Dictionary definition of “Height of Buildings Map” by replacing the words “Armidale Dumaresq Local Environmental Plan 2012” with the words “Armidale Regional Local Environmental Plan [Year]”.</p>			
helipad means a place not open to the public used for the taking off and landing of helicopters.	helipad means a place not open to the public used for the taking off and landing of helicopters.	helipad means a place not open to the public used for the taking off and landing of helicopters.	Nil: same / as per SI.
heliport means a place open to the public that is used for the taking off and landing of helicopters, whether or not it includes — (a) a terminal building, or (b) facilities for the parking, storage or repair of helicopters. Note. Heliports are a type of air transport facility —see the definition of that term in this Dictionary.	heliport means a place open to the public that is used for the taking off and landing of helicopters, whether or not it includes — (a) a terminal building, or (b) facilities for the parking, storage or repair of helicopters. Note. Heliports are a type of air transport facility —see the definition of that term in this Dictionary.	heliport means a place open to the public that is used for the taking off and landing of helicopters, whether or not it includes — (a) a terminal building, or (b) facilities for the parking, storage or repair of helicopters. Note. Heliports are a type of air transport facility —see the definition of that term in this Dictionary.	Nil: same / as per SI.
heritage conservation area means an area of land of heritage significance— (a) shown on the Heritage Map as a heritage conservation area, and (b) the location and nature of which is described in Schedule 5,	heritage conservation area means an area of land of heritage significance— (a) shown on the Heritage Map as a heritage conservation area, and (b) the location and nature of which is described in Schedule 5,	heritage conservation area means an area of land of heritage significance— (a) shown on the Heritage Map as a heritage conservation area, and (b) the location and nature of which is described in Schedule 5,	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
and includes any heritage items situated on or within that area.	and includes any heritage items situated on or within that area.	and includes any heritage items situated on or within that area.	
heritage conservation management plan means a document prepared in accordance with guidelines prepared by the Public Service agency responsible to the Minister administering the Heritage Act 1977 that documents the heritage significance of an item, place or heritage conservation area and identifies conservation policies and management mechanisms that are appropriate to enable that significance to be retained.	heritage conservation management plan means a document prepared in accordance with guidelines prepared by the Public Service agency responsible to the Minister administering the Heritage Act 1977 that documents the heritage significance of an item, place or heritage conservation area and identifies conservation policies and management mechanisms that are appropriate to enable that significance to be retained.	heritage conservation management plan means a document prepared in accordance with guidelines prepared by the Public Service agency responsible to the Minister administering the Heritage Act 1977 that documents the heritage significance of an item, place or heritage conservation area and identifies conservation policies and management mechanisms that are appropriate to enable that significance to be retained.	Nil: same / as per SI.
heritage impact statement means a document consisting of— (a) a statement demonstrating the heritage significance of a heritage item or heritage conservation area, and (b) an assessment of the impact that proposed development will have on that significance, and (c) proposals for measures to minimise that impact.	heritage impact statement means a document consisting of— (a) a statement demonstrating the heritage significance of a heritage item or heritage conservation area, and (b) an assessment of the impact that proposed development will have on that significance, and (c) proposals for measures to minimise that impact.	heritage impact statement means a document consisting of— (a) a statement demonstrating the heritage significance of a heritage item or heritage conservation area, and (b) an assessment of the impact that proposed development will have on that significance, and (c) proposals for measures to minimise that impact.	Nil: same / as per SI.
heritage item means a building, work, place, relic, tree, object or archaeological site the location and nature of which is described in Schedule 5. Note.	heritage item means a building, work, place, relic, tree, object or archaeological site the location and nature of which is described in Schedule 5. Note.	heritage item means a building, work, place, relic, tree, object or archaeological site the location and nature of which is described in Schedule 5. Note.	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
An inventory of heritage items is also available at the office of the Council. Direction. Heritage items must be shown on the Heritage Map.	An inventory of heritage items is also available at the office of the Council.	An inventory of heritage items is also available at the office of the Council.	
heritage management document means — (a) a heritage conservation management plan, or (b) a heritage impact statement, or (c) any other document that provides guidelines for the ongoing management and conservation of a heritage item, Aboriginal object, Aboriginal place of heritage significance or heritage conservation area.	heritage management document means — (a) a heritage conservation management plan, or (b) a heritage impact statement, or (c) any other document that provides guidelines for the ongoing management and conservation of a heritage item, Aboriginal object, Aboriginal place of heritage significance or heritage conservation area.	heritage management document means — (a) a heritage conservation management plan, or (b) a heritage impact statement, or (c) any other document that provides guidelines for the ongoing management and conservation of a heritage item, Aboriginal object, Aboriginal place of heritage significance or heritage conservation area.	Nil: same / as per SI.
Heritage Map means the [Name of local government area or other relevant name] Local Environmental Plan [Year] Heritage Map.	Heritage Map means the Armidale Dumaresq Local Environmental Plan 2012 Heritage Map.	Heritage Map means the Guyra Local Environmental Plan 2012 Heritage Map.	Change required to reference the ARLEP (refer below).
Proposed amendment (example only): Amend the ADLEP 2012 Dictionary definition of “Heritage Map” by replacing the words “Armidale Dumaresq Local Environmental Plan 2012” with the words “Armidale Regional Local Environmental Plan [Year]”.			
heritage significance means historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value.	heritage significance means historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value.	heritage significance means historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value.	Nil: same / as per SI.
high technology industry means a building or place predominantly used to carry out an industrial activity that involves any of the following— (a) electronic or micro-electronic systems, goods or components,	high technology industry means a building or place predominantly used to carry out an industrial activity that involves any of the following— (a) electronic or micro-electronic systems, goods or components,	high technology industry means a building or place predominantly used to carry out an industrial activity that involves any of the following— (a) electronic or micro-electronic systems, goods or components,	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
<p>(b) information technology (such as computer software or hardware),</p> <p>(c) instrumentation or instruments of a scientific, industrial, technological, medical or similar nature,</p> <p>(d) biological, pharmaceutical, medical or paramedical systems, goods or components,</p> <p>(e) film, television or multi-media technologies, including any post production systems, goods or components,</p> <p>(f) telecommunications systems, goods or components,</p> <p>(g) sustainable energy technologies,</p> <p>(h) any other goods, systems or components intended for use in a science or technology related field,</p> <p>but does not include a building or place used to carry out an industrial activity that presents a hazard or potential hazard to the neighbourhood or that, because of the scale and nature of the processes involved, interferes with the amenity of the neighbourhood.</p> <p>Note. High technology industries are a type of light industry— see the definition of that term in this Dictionary.</p>	<p>(b) information technology (such as computer software or hardware),</p> <p>(c) instrumentation or instruments of a scientific, industrial, technological, medical or similar nature,</p> <p>(d) biological, pharmaceutical, medical or paramedical systems, goods or components,</p> <p>(e) film, television or multi-media technologies, including any post production systems, goods or components,</p> <p>(f) telecommunications systems, goods or components,</p> <p>(g) sustainable energy technologies,</p> <p>(h) any other goods, systems or components intended for use in a science or technology related field,</p> <p>but does not include a building or place used to carry out an industrial activity that presents a hazard or potential hazard to the neighbourhood or that, because of the scale and nature of the processes involved, interferes with the amenity of the neighbourhood.</p> <p>Note. High technology industries are a type of light industry— see the definition of that term in this Dictionary.</p>	<p>(b) information technology (such as computer software or hardware),</p> <p>(c) instrumentation or instruments of a scientific, industrial, technological, medical or similar nature,</p> <p>(d) biological, pharmaceutical, medical or paramedical systems, goods or components,</p> <p>(e) film, television or multi-media technologies, including any post production systems, goods or components,</p> <p>(f) telecommunications systems, goods or components,</p> <p>(g) sustainable energy technologies,</p> <p>(h) any other goods, systems or components intended for use in a science or technology related field,</p> <p>but does not include a building or place used to carry out an industrial activity that presents a hazard or potential hazard to the neighbourhood or that, because of the scale and nature of the processes involved, interferes with the amenity of the neighbourhood.</p> <p>Note. High technology industries are a type of light industry— see the definition of that term in this Dictionary.</p>	
highway service centre means a building or place used to provide refreshments and	highway service centre means a building or place used to provide refreshments and	highway service centre means a building or place used to provide refreshments and	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
vehicle services to highway users. It may include any one or more of the following— (a) a restaurant or cafe, (b) take away food and drink premises, (c) service stations and facilities for emergency vehicle towing and repairs, (d) parking for vehicles, (e) rest areas and public amenities.	vehicle services to highway users. It may include any one or more of the following— (a) a restaurant or cafe, (b) take away food and drink premises, (c) service stations and facilities for emergency vehicle towing and repairs, (d) parking for vehicles, (e) rest areas and public amenities.	vehicle services to highway users. It may include any one or more of the following— (a) a restaurant or cafe, (b) take away food and drink premises, (c) service stations and facilities for emergency vehicle towing and repairs, (d) parking for vehicles, (e) rest areas and public amenities.	
home-based child care means a family day care residence (within the meaning of the Children (Education and Care Services) National Law (NSW)) at which the education and care service is provided at any one time to no more than 7 children (including any child of the person providing the service) all of whom are under the age of 13 years and no more than 4 of whom are children who do not ordinarily attend school. Note. A family day care residence is a residence at which a family day care educator educates and cares for children as part of a family day care service—see the Children (Education and Care Services) National Law (NSW).	home-based child care means a family day care residence (within the meaning of the Children (Education and Care Services) National Law (NSW)) at which the education and care service is provided at any one time to no more than 7 children (including any child of the person providing the service) all of whom are under the age of 13 years and no more than 4 of whom are children who do not ordinarily attend school. Note. A family day care residence is a residence at which a family day care educator educates and cares for children as part of a family day care service—see the Children (Education and Care Services) National Law (NSW).	home-based child care means a family day care residence (within the meaning of the Children (Education and Care Services) National Law (NSW)) at which the education and care service is provided at any one time to no more than 7 children (including any child of the person providing the service) all of whom are under the age of 13 years and no more than 4 of whom are children who do not ordinarily attend school. Note. A family day care residence is a residence at which a family day care educator educates and cares for children as part of a family day care service—see the Children (Education and Care Services) National Law (NSW).	Nil: same / as per SI.
home business means a business, whether or not involving the sale of items online, carried on in a dwelling, or in a building ancillary to a dwelling, by 1 or more permanent residents of the dwelling and not involving the following—	home business means a business, whether or not involving the sale of items online, carried on in a dwelling, or in a building ancillary to a dwelling, by 1 or more permanent residents of the dwelling and not involving the following—	home business means a business, whether or not involving the sale of items online, carried on in a dwelling, or in a building ancillary to a dwelling, by 1 or more permanent residents of the dwelling and not involving the following—	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
<p>(a) the employment of more than 2 persons other than the residents,</p> <p>(b) interference with the amenity of the neighbourhood because of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, traffic generation or otherwise,</p> <p>(c) the exposure to view, from adjacent premises or from a public place, of unsightly matter,</p> <p>(d) the exhibition of signage, other than a business identification sign,</p> <p>(e) the retail sale of, or the exposure or offer for retail sale of, items, whether goods or materials, not produced at the dwelling or building, other than by online retailing, but does not include bed and breakfast accommodation, home occupation (sex services) or sex services premises.</p> <p>Note— See clause 5.4 for controls relating to the floor area used for a home business.</p>	<p>(a) the employment of more than 2 persons other than the residents,</p> <p>(b) interference with the amenity of the neighbourhood because of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, traffic generation or otherwise,</p> <p>(c) the exposure to view, from adjacent premises or from a public place, of unsightly matter,</p> <p>(d) the exhibition of signage, other than a business identification sign,</p> <p>(e) the retail sale of, or the exposure or offer for retail sale of, items, whether goods or materials, not produced at the dwelling or building, other than by online retailing, but does not include bed and breakfast accommodation, home occupation (sex services) or sex services premises.</p> <p>Note— See clause 5.4 for controls relating to the floor area used for a home business.</p>	<p>(a) the employment of more than 2 persons other than the residents,</p> <p>(b) interference with the amenity of the neighbourhood because of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, traffic generation or otherwise,</p> <p>(c) the exposure to view, from adjacent premises or from a public place, of unsightly matter,</p> <p>(d) the exhibition of signage, other than a business identification sign,</p> <p>(e) the retail sale of, or the exposure or offer for retail sale of, items, whether goods or materials, not produced at the dwelling or building, other than by online retailing, but does not include bed and breakfast accommodation, home occupation (sex services) or sex services premises.</p> <p>Note— See clause 5.4 for controls relating to the floor area used for a home business.</p>	
<p>home industry means an industrial activity, whether or not involving the sale of items online, carried on in a dwelling, or in a building ancillary to a dwelling, by 1 or more permanent residents of the dwelling and not involving the following—</p>	<p>home industry means an industrial activity, whether or not involving the sale of items online, carried on in a dwelling, or in a building ancillary to a dwelling, by 1 or more permanent residents of the dwelling and not involving the following—</p>	<p>home industry means an industrial activity, whether or not involving the sale of items online, carried on in a dwelling, or in a building ancillary to a dwelling, by 1 or more permanent residents of the dwelling and not involving the following—</p>	<p>Nil: same / as per SI.</p>

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
<p>(a) the employment of more than 2 persons other than the residents,</p> <p>(b) interference with the amenity of the neighbourhood because of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, traffic generation or otherwise,</p> <p>(c) the exposure to view, from adjacent premises or from a public place, of unsightly matter,</p> <p>(d) the exhibition of signage, other than a business identification sign,</p> <p>(e) the retail sale of, or the exposure or offer for retail sale of, items, whether goods or materials, not produced at the dwelling or building, other than by online retailing, but does not include bed and breakfast accommodation or sex services premises.</p> <p>Note— See clause 5.4 for controls relating to the floor area used for a home industry. Home industries are a type of light industry—see the definition of that term in this Dictionary.</p>	<p>(a) the employment of more than 2 persons other than the residents,</p> <p>(b) interference with the amenity of the neighbourhood because of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, traffic generation or otherwise,</p> <p>(c) the exposure to view, from adjacent premises or from a public place, of unsightly matter,</p> <p>(d) the exhibition of signage, other than a business identification sign,</p> <p>(e) the retail sale of, or the exposure or offer for retail sale of, items, whether goods or materials, not produced at the dwelling or building, other than by online retailing, but does not include bed and breakfast accommodation or sex services premises.</p> <p>Note— See clause 5.4 for controls relating to the floor area used for a home industry. Home industries are a type of light industry—see the definition of that term in this Dictionary.</p>	<p>(a) the employment of more than 2 persons other than the residents,</p> <p>(b) interference with the amenity of the neighbourhood because of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, traffic generation or otherwise,</p> <p>(c) the exposure to view, from adjacent premises or from a public place, of unsightly matter,</p> <p>(d) the exhibition of signage, other than a business identification sign,</p> <p>(e) the retail sale of, or the exposure or offer for retail sale of, items, whether goods or materials, not produced at the dwelling or building, other than by online retailing, but does not include bed and breakfast accommodation or sex services premises.</p> <p>Note— See clause 5.4 for controls relating to the floor area used for a home industry. Home industries are a type of light industry—see the definition of that term in this Dictionary.</p>	
<p>home occupation means an occupation that is carried on in a dwelling, or in a building ancillary to a dwelling, by one or more permanent residents of the dwelling and that does not involve—</p>	<p>home occupation means an occupation that is carried on in a dwelling, or in a building ancillary to a dwelling, by one or more permanent residents of the dwelling and that does not involve—</p>	<p>home occupation means an occupation that is carried on in a dwelling, or in a building ancillary to a dwelling, by one or more permanent residents of the dwelling and that does not involve—</p>	<p>Nil: same / as per SI.</p>

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
<p>(a) the employment of persons other than those residents, or</p> <p>(b) interference with the amenity of the neighbourhood by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, traffic generation or otherwise, or</p> <p>(c) the display of goods, whether in a window or otherwise, or</p> <p>(d) the exhibition of any signage (other than a business identification sign), or</p> <p>(e) the sale of items (whether goods or materials), or the exposure or offer for sale of items, by retail,</p> <p>but does not include bed and breakfast accommodation, home occupation (sex services) or sex services premises.</p>	<p>(a) the employment of persons other than those residents, or</p> <p>(b) interference with the amenity of the neighbourhood by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, traffic generation or otherwise, or</p> <p>(c) the display of goods, whether in a window or otherwise, or</p> <p>(d) the exhibition of any signage (other than a business identification sign), or</p> <p>(e) the sale of items (whether goods or materials), or the exposure or offer for sale of items, by retail,</p> <p>but does not include bed and breakfast accommodation, home occupation (sex services) or sex services premises.</p>	<p>(a) the employment of persons other than those residents, or</p> <p>(b) interference with the amenity of the neighbourhood by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, traffic generation or otherwise, or</p> <p>(c) the display of goods, whether in a window or otherwise, or</p> <p>(d) the exhibition of any signage (other than a business identification sign), or</p> <p>(e) the sale of items (whether goods or materials), or the exposure or offer for sale of items, by retail,</p> <p>but does not include bed and breakfast accommodation, home occupation (sex services) or sex services premises.</p>	
<p>home occupation (sex services) means the provision of sex services in a dwelling that is a brothel, or in a building that is a brothel and is ancillary to such a dwelling, by no more than 2 permanent residents of the dwelling and that does not involve—</p> <p>(a) the employment of persons other than those residents, or</p>	<p>home occupation (sex services) means the provision of sex services in a dwelling that is a brothel, or in a building that is a brothel and is ancillary to such a dwelling, by no more than 2 permanent residents of the dwelling and that does not involve—</p> <p>(a) the employment of persons other than those residents, or</p>	<p>home occupation (sex services) means the provision of sex services in a dwelling that is a brothel, or in a building that is a brothel and is ancillary to such a dwelling, by no more than 2 permanent residents of the dwelling and that does not involve—</p> <p>(a) the employment of persons other than those residents, or</p>	<p>Nil: same / as per SI.</p>

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) interference with the amenity of the neighbourhood by reason of the emission of noise, traffic generation or otherwise, or (c) the exhibition of any signage, or (d) the sale of items (whether goods or materials), or the exposure or offer for sale of items, by retail, but does not include a home business or sex services premises.	(b) interference with the amenity of the neighbourhood by reason of the emission of noise, traffic generation or otherwise, or (c) the exhibition of any signage, or (d) the sale of items (whether goods or materials), or the exposure or offer for sale of items, by retail, but does not include a home business or sex services premises.	(b) interference with the amenity of the neighbourhood by reason of the emission of noise, traffic generation or otherwise, or (c) the exhibition of any signage, or (d) the sale of items (whether goods or materials), or the exposure or offer for sale of items, by retail, but does not include a home business or sex services premises.	
horticulture means the cultivation of fruits, vegetables, mushrooms, nuts, cut flowers and foliage and nursery products for commercial purposes, but does not include a plant nursery, turf farming or viticulture. Note. Horticulture is a type of intensive plant agriculture —see the definition of that term in this Dictionary.	horticulture means the cultivation of fruits, vegetables, mushrooms, nuts, cut flowers and foliage and nursery products for commercial purposes, but does not include a plant nursery, turf farming or viticulture. Note. Horticulture is a type of intensive plant agriculture —see the definition of that term in this Dictionary.	horticulture means the cultivation of fruits, vegetables, mushrooms, nuts, cut flowers and foliage and nursery products for commercial purposes, but does not include a plant nursery, turf farming or viticulture. Note. Horticulture is a type of intensive plant agriculture —see the definition of that term in this Dictionary.	Nil: same / as per SI.
hospital means a building or place used for the purpose of providing professional health care services (such as preventative or convalescent care, diagnosis, medical or surgical treatment, psychiatric care or care for people with disabilities, or counselling services provided by health care professionals) to people admitted as in-patients (whether or not out-patients are also cared for or treated there), and includes ancillary facilities for (or that consist of) any of the following—	hospital means a building or place used for the purpose of providing professional health care services (such as preventative or convalescent care, diagnosis, medical or surgical treatment, psychiatric care or care for people with disabilities, or counselling services provided by health care professionals) to people admitted as in-patients (whether or not out-patients are also cared for or treated there), and includes ancillary facilities for (or that consist of) any of the following—	hospital means a building or place used for the purpose of providing professional health care services (such as preventative or convalescent care, diagnosis, medical or surgical treatment, psychiatric care or care for people with disabilities, or counselling services provided by health care professionals) to people admitted as in-patients (whether or not out-patients are also cared for or treated there), and includes ancillary facilities for (or that consist of) any of the following—	Nil: same / as per SI.

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<p>(a) day surgery, day procedures or health consulting rooms,</p> <p>(b) accommodation for nurses or other health care workers,</p> <p>(c) accommodation for persons receiving health care or for their visitors,</p> <p>(d) shops, kiosks, restaurants or cafes or take away food and drink premises,</p> <p>(e) patient transport facilities, including helipads, ambulance facilities and car parking,</p> <p>(f) educational purposes or any other health-related use,</p> <p>(g) research purposes (whether or not carried out by hospital staff or health care workers or for commercial purposes),</p> <p>(h) chapels,</p> <p>(i) hospices,</p> <p>(j) mortuaries.</p> <p>Note. Hospitals are a type of health services facility—see the definition of that term in this Dictionary.</p>	<p>(a) day surgery, day procedures or health consulting rooms,</p> <p>(b) accommodation for nurses or other health care workers,</p> <p>(c) accommodation for persons receiving health care or for their visitors,</p> <p>(d) shops, kiosks, restaurants or cafes or take away food and drink premises,</p> <p>(e) patient transport facilities, including helipads, ambulance facilities and car parking,</p> <p>(f) educational purposes or any other health-related use,</p> <p>(g) research purposes (whether or not carried out by hospital staff or health care workers or for commercial purposes),</p> <p>(h) chapels,</p> <p>(i) hospices,</p> <p>(j) mortuaries.</p> <p>Note. Hospitals are a type of health services facility—see the definition of that term in this Dictionary.</p>	<p>(a) day surgery, day procedures or health consulting rooms,</p> <p>(b) accommodation for nurses or other health care workers,</p> <p>(c) accommodation for persons receiving health care or for their visitors,</p> <p>(d) shops, kiosks, restaurants or cafes or take away food and drink premises,</p> <p>(e) patient transport facilities, including helipads, ambulance facilities and car parking,</p> <p>(f) educational purposes or any other health-related use,</p> <p>(g) research purposes (whether or not carried out by hospital staff or health care workers or for commercial purposes),</p> <p>(h) chapels,</p> <p>(i) hospices,</p> <p>(j) mortuaries.</p> <p>Note. Hospitals are a type of health services facility—see the definition of that term in this Dictionary.</p>	
<p>hostel means premises that are generally staffed by social workers or support providers and at which—</p> <p>(a) residential accommodation is provided in dormitories, or on a single or shared basis, or by a combination of them, and</p> <p>(b) cooking, dining, laundering, cleaning and other facilities are provided on a shared basis.</p>	<p>hostel means premises that are generally staffed by social workers or support providers and at which—</p> <p>(a) residential accommodation is provided in dormitories, or on a single or shared basis, or by a combination of them, and</p> <p>(b) cooking, dining, laundering, cleaning and other facilities are provided on a shared basis.</p>	<p>hostel means premises that are generally staffed by social workers or support providers and at which—</p> <p>(a) residential accommodation is provided in dormitories, or on a single or shared basis, or by a combination of them, and</p> <p>(b) cooking, dining, laundering, cleaning and other facilities are provided on a shared basis.</p>	Nil: same / as per SI.

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<p>Note. Hostels are a type of residential accommodation—see the definition of that term in this Dictionary.</p>	<p>Note. Hostels are a type of residential accommodation—see the definition of that term in this Dictionary.</p>	<p>Note. Hostels are a type of residential accommodation—see the definition of that term in this Dictionary.</p>	
<p>hotel or motel accommodation means a building or place (whether or not licensed premises under the Liquor Act 2007) that provides temporary or short-term accommodation on a commercial basis and that—</p> <p>(a) comprises rooms or self-contained suites, and</p> <p>(b) may provide meals to guests or the general public and facilities for the parking of guests' vehicles, but does not include backpackers' accommodation, a boarding house, bed and breakfast accommodation or farm stay accommodation.</p> <p>Note. Hotel or motel accommodation is a type of tourist and visitor accommodation—see the definition of that term in this Dictionary.</p>	<p>hotel or motel accommodation means a building or place (whether or not licensed premises under the Liquor Act 2007) that provides temporary or short-term accommodation on a commercial basis and that—</p> <p>(a) comprises rooms or self-contained suites, and</p> <p>(b) may provide meals to guests or the general public and facilities for the parking of guests' vehicles, but does not include backpackers' accommodation, a boarding house, bed and breakfast accommodation or farm stay accommodation.</p> <p>Note. Hotel or motel accommodation is a type of tourist and visitor accommodation—see the definition of that term in this Dictionary.</p>	<p>hotel or motel accommodation means a building or place (whether or not licensed premises under the Liquor Act 2007) that provides temporary or short-term accommodation on a commercial basis and that—</p> <p>(a) comprises rooms or self-contained suites, and</p> <p>(b) may provide meals to guests or the general public and facilities for the parking of guests' vehicles, but does not include backpackers' accommodation, a boarding house, bed and breakfast accommodation or farm stay accommodation.</p> <p>Note. Hotel or motel accommodation is a type of tourist and visitor accommodation—see the definition of that term in this Dictionary.</p>	Nil: same / as per SI.
<p>industrial activity means the manufacturing, production, assembling, altering, formulating, repairing, renovating, ornamenting, finishing, cleaning, washing, dismantling, transforming, processing, recycling, adapting or servicing of, or the research and development of, any goods, substances, food, products or articles for commercial purposes, and includes any</p>	<p>industrial activity means the manufacturing, production, assembling, altering, formulating, repairing, renovating, ornamenting, finishing, cleaning, washing, dismantling, transforming, processing, recycling, adapting or servicing of, or the research and development of, any goods, substances, food, products or articles for commercial purposes, and includes any</p>	<p>industrial activity means the manufacturing, production, assembling, altering, formulating, repairing, renovating, ornamenting, finishing, cleaning, washing, dismantling, transforming, processing, recycling, adapting or servicing of, or the research and development of, any goods, substances, food, products or articles for commercial purposes, and includes any</p>	Nil: same / as per SI.

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storage or transportation associated with any such activity.	storage or transportation associated with any such activity.	storage or transportation associated with any such activity.	
<p>industrial retail outlet means a building or place that—</p> <p>(a) is used in conjunction with an industry (other than an artisan food and drink industry) or rural industry, and</p> <p>(b) is situated on the land on which the industry or rural industry is located, and</p> <p>(c) is used for the display or sale (whether by retail or wholesale) of only those goods that have been manufactured on the land on which the industry or rural industry is located, but does not include a warehouse or distribution centre.</p> <p>Note. See clause 5.4 for controls relating to the retail floor area of an industrial retail outlet.</p>	<p>industrial retail outlet means a building or place that—</p> <p>(a) is used in conjunction with an industry (other than an artisan food and drink industry) or rural industry, and</p> <p>(b) is situated on the land on which the industry or rural industry is located, and</p> <p>(c) is used for the display or sale (whether by retail or wholesale) of only those goods that have been manufactured on the land on which the industry or rural industry is located, but does not include a warehouse or distribution centre.</p> <p>Note. See clause 5.4 for controls relating to the retail floor area of an industrial retail outlet.</p>	<p>industrial retail outlet means a building or place that—</p> <p>(a) is used in conjunction with an industry (other than an artisan food and drink industry) or rural industry, and</p> <p>(b) is situated on the land on which the industry or rural industry is located, and</p> <p>(c) is used for the display or sale (whether by retail or wholesale) of only those goods that have been manufactured on the land on which the industry or rural industry is located, but does not include a warehouse or distribution centre.</p> <p>Note. See clause 5.4 for controls relating to the retail floor area of an industrial retail outlet.</p>	Nil: same / as per SI.
<p>industrial training facility means a building or place used in connection with vocational training in an activity (such as forklift or truck driving, welding or carpentry) that is associated with an industry, rural industry, extractive industry or mining, but does not include an educational establishment, business premises or retail premises.</p>	<p>industrial training facility means a building or place used in connection with vocational training in an activity (such as forklift or truck driving, welding or carpentry) that is associated with an industry, rural industry, extractive industry or mining, but does not include an educational establishment, business premises or retail premises.</p>	<p>industrial training facility means a building or place used in connection with vocational training in an activity (such as forklift or truck driving, welding or carpentry) that is associated with an industry, rural industry, extractive industry or mining, but does not include an educational establishment, business premises or retail premises.</p>	Nil: same / as per SI.
<p>industry means any of the following—</p> <p>(a) general industry,</p> <p>(b) heavy industry,</p>	<p>industry means any of the following—</p> <p>(a) general industry,</p> <p>(b) heavy industry,</p>	<p>industry means any of the following—</p> <p>(a) general industry,</p> <p>(b) heavy industry,</p>	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
(c) light industry, but does not include— (d) rural industry, or (e) extractive industry, or (f) mining.	(c) light industry, but does not include— (d) rural industry, or (e) extractive industry, or (f) mining.	(c) light industry, but does not include— (d) rural industry, or (e) extractive industry, or (f) mining.	
information and education facility means a building or place used for providing information or education to visitors, and the exhibition or display of items, and includes an art gallery, museum, library, visitor information centre and the like.	information and education facility means a building or place used for providing information or education to visitors, and the exhibition or display of items, and includes an art gallery, museum, library, visitor information centre and the like.	information and education facility means a building or place used for providing information or education to visitors, and the exhibition or display of items, and includes an art gallery, museum, library, visitor information centre and the like.	Nil: same / as per SI.
intensive livestock agriculture means the keeping or breeding, for commercial purposes, of cattle, poultry, pigs, goats, horses, sheep or other livestock, and includes any of the following— (a) dairies (restricted), (b) feedlots, (c) pig farms, (d) poultry farms, but does not include extensive agriculture, aquaculture or the operation of facilities for drought or similar emergency relief. Note. Intensive livestock agriculture is a type of agriculture — see the definition of that term in this Dictionary.	intensive livestock agriculture means the keeping or breeding, for commercial purposes, of cattle, poultry, pigs, goats, horses, sheep or other livestock, and includes any of the following— (a) dairies (restricted), (b) feedlots, (c) pig farms, (d) poultry farms, but does not include extensive agriculture, aquaculture or the operation of facilities for drought or similar emergency relief. Note. Intensive livestock agriculture is a type of agriculture — see the definition of that term in this Dictionary.	intensive livestock agriculture means the keeping or breeding, for commercial purposes, of cattle, poultry, pigs, goats, horses, sheep or other livestock, and includes any of the following— (a) dairies (restricted), (b) feedlots, (c) pig farms, (d) poultry farms, but does not include extensive agriculture, aquaculture or the operation of facilities for drought or similar emergency relief. Note. Intensive livestock agriculture is a type of agriculture — see the definition of that term in this Dictionary.	Nil: same / as per SI.
intensive plant agriculture means any of the following—	intensive plant agriculture means any of the following—	intensive plant agriculture means any of the following—	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
<p>(a) the cultivation of irrigated crops for commercial purposes (other than irrigated pasture or fodder crops),</p> <p>(b) horticulture,</p> <p>(c) turf farming,</p> <p>(d) viticulture.</p> <p>Note. Intensive plant agriculture is a type of agriculture—see the definition of that term in this Dictionary.</p>	<p>(a) the cultivation of irrigated crops for commercial purposes (other than irrigated pasture or fodder crops),</p> <p>(b) horticulture,</p> <p>(c) turf farming,</p> <p>(d) viticulture.</p> <p>Note. Intensive plant agriculture is a type of agriculture—see the definition of that term in this Dictionary.</p>	<p>(a) the cultivation of irrigated crops for commercial purposes (other than irrigated pasture or fodder crops),</p> <p>(b) horticulture,</p> <p>(c) turf farming,</p> <p>(d) viticulture.</p> <p>Note. Intensive plant agriculture is a type of agriculture—see the definition of that term in this Dictionary.</p>	
<p>jetty means a horizontal decked walkway providing access from the shore to the waterway and is generally constructed on a piered or piled foundation.</p>	<p>jetty means a horizontal decked walkway providing access from the shore to the waterway and is generally constructed on a piered or piled foundation.</p>	<p>jetty means a horizontal decked walkway providing access from the shore to the waterway and is generally constructed on a piered or piled foundation.</p>	<p>Nil: same / as per SI.</p>
<p>kiosk means premises that are used for the purposes of selling food, light refreshments and other small convenience items such as newspapers, films and the like.</p> <p>Note. See clause 5.4 for controls relating to the gross floor area of a kiosk. Kiosks are a type of retail premises—see the definition of that term in this Dictionary.</p>	<p>kiosk means premises that are used for the purposes of selling food, light refreshments and other small convenience items such as newspapers, films and the like.</p> <p>Note. See clause 5.4 for controls relating to the gross floor area of a kiosk. Kiosks are a type of retail premises—see the definition of that term in this Dictionary.</p>	<p>kiosk means premises that are used for the purposes of selling food, light refreshments and other small convenience items such as newspapers, films and the like.</p> <p>Note. See clause 5.4 for controls relating to the gross floor area of a kiosk. Kiosks are a type of retail premises—see the definition of that term in this Dictionary.</p>	<p>Nil: same / as per SI.</p>
<p>Land Application Map means the [Name of local government area or other relevant name] Local Environmental Plan [Year] Land Application Map.</p>	<p>Land Application Map means the Armidale Dumaresq Local Environmental Plan 2012 Land Application Map.</p>	<p>Land Application Map means the Guyra Local Environmental Plan 2012 Land Application Map.</p>	<p>Change required to reference the ARLEP (refer below).</p>
<p>Proposed amendment (example only): Amend the ADLEP 2012 Dictionary definition of “Land Application Map” by replacing the words “Armidale Dumaresq Local Environmental Plan 2012” with the words “Armidale Regional Local Environmental Plan [Year]”.</p>			

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
Land Reservation Acquisition Map means the [Name of local government area or other relevant name] Local Environmental Plan [Year] Land Reservation Acquisition Map.	Land Reservation Acquisition Map means the Armidale Dumaresq Local Environmental Plan 2012 Land Reservation Acquisition Map.	Land Reservation Acquisition Map means the Guyra Local Environmental Plan 2012 Land Reservation Acquisition Map.	Change required to reference the ARLEP (refer below).
<p>Proposed amendment (example only): Amend the ADLEP 2012 Dictionary definition of “Land Reservation Acquisition Map” by replacing the words “Armidale Dumaresq Local Environmental Plan 2012” with the words “Armidale Regional Local Environmental Plan [Year]”.</p>			
Land Zoning Map means the [Name of local government area or other relevant name] Local Environmental Plan [Year] Land Zoning Map.	Land Zoning Map means the Armidale Dumaresq Local Environmental Plan 2012 Land Zoning Map.	Land Zoning Map means the Guyra Local Environmental Plan 2012 Land Zoning Map.	Change required to reference the ARLEP (refer below).
<p>Proposed amendment (example only): Amend the ADLEP 2012 Dictionary definition of “Land Zoning Map” by replacing the words “Armidale Dumaresq Local Environmental Plan 2012” with the words “Armidale Regional Local Environmental Plan [Year]”.</p>			
landscaped area means a part of a site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area.	landscaped area means a part of a site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area.	landscaped area means a part of a site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area.	Nil: same / as per SI.
landscaping material supplies means a building or place used for the storage and sale of landscaping supplies such as soil, gravel, potting mix, mulch, sand, railway sleepers, screenings, rock and the like. Note. Landscaping material supplies are a type of retail premises —see the definition of that term in this Dictionary.	landscaping material supplies means a building or place used for the storage and sale of landscaping supplies such as soil, gravel, potting mix, mulch, sand, railway sleepers, screenings, rock and the like. Note. Landscaping material supplies are a type of retail premises —see the definition of that term in this Dictionary.	landscaping material supplies means a building or place used for the storage and sale of landscaping supplies such as soil, gravel, potting mix, mulch, sand, railway sleepers, screenings, rock and the like. Note. Landscaping material supplies are a type of retail premises —see the definition of that term in this Dictionary.	Nil: same / as per SI.
light industry means a building or place used to carry out an industrial activity that does	light industry means a building or place used to carry out an industrial activity that does	light industry means a building or place used to carry out an industrial activity that does	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
<p>not interfere with the amenity of the neighbourhood by reason of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, or otherwise, and includes any of the following—</p> <p>(a) high technology industry, (b) home industry, (c) artisan food and drink industry.</p> <p>Note. Light industries are a type of industry—see the definition of that term in this Dictionary.</p>	<p>not interfere with the amenity of the neighbourhood by reason of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, or otherwise, and includes any of the following—</p> <p>(a) high technology industry, (b) home industry, (c) artisan food and drink industry.</p> <p>Note. Light industries are a type of industry—see the definition of that term in this Dictionary.</p>	<p>not interfere with the amenity of the neighbourhood by reason of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, or otherwise, and includes any of the following—</p> <p>(a) high technology industry, (b) home industry, (c) artisan food and drink industry.</p> <p>Note. Light industries are a type of industry—see the definition of that term in this Dictionary.</p>	
<p>liquid fuel depot means premises used for the bulk storage of petrol, oil, petroleum or other inflammable liquid for wholesale distribution and at which no retail trade is conducted.</p> <p>Note. Liquid fuel depots are a type of heavy industrial storage establishment—see the definition of that term in this Dictionary.</p>	<p>liquid fuel depot means premises used for the bulk storage of petrol, oil, petroleum or other inflammable liquid for wholesale distribution and at which no retail trade is conducted.</p> <p>Note. Liquid fuel depots are a type of heavy industrial storage establishment—see the definition of that term in this Dictionary.</p>	<p>liquid fuel depot means premises used for the bulk storage of petrol, oil, petroleum or other inflammable liquid for wholesale distribution and at which no retail trade is conducted.</p> <p>Note. Liquid fuel depots are a type of heavy industrial storage establishment—see the definition of that term in this Dictionary.</p>	Nil: same / as per SI.
<p>livestock processing industry means a building or place used for the commercial production of products derived from the slaughter of animals (including poultry) or the processing of skins or wool of animals and includes abattoirs, knackerries, tanneries, woolscours and rendering plants.</p> <p>Note.</p>	<p>livestock processing industry means a building or place used for the commercial production of products derived from the slaughter of animals (including poultry) or the processing of skins or wool of animals and includes abattoirs, knackerries, tanneries, woolscours and rendering plants.</p> <p>Note.</p>	<p>livestock processing industry means a building or place used for the commercial production of products derived from the slaughter of animals (including poultry) or the processing of skins or wool of animals and includes abattoirs, knackerries, tanneries, woolscours and rendering plants.</p> <p>Note.</p>	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
Livestock processing industries are a type of rural industry —see the definition of that term in this Dictionary.	Livestock processing industries are a type of rural industry —see the definition of that term in this Dictionary.	Livestock processing industries are a type of rural industry —see the definition of that term in this Dictionary.	
local distribution premises means a building or place used for the storage or handling of items (whether goods or materials) pending their delivery to people and businesses in the local area, but from which no retail sales are made. Note. Local distribution premises are a type of warehouse or distribution centre —see the definition of that term in this Dictionary.	local distribution premises means a building or place used for the storage or handling of items (whether goods or materials) pending their delivery to people and businesses in the local area, but from which no retail sales are made. Note. Local distribution premises are a type of warehouse or distribution centre —see the definition of that term in this Dictionary.	local distribution premises means a building or place used for the storage or handling of items (whether goods or materials) pending their delivery to people and businesses in the local area, but from which no retail sales are made. Note. Local distribution premises are a type of warehouse or distribution centre —see the definition of that term in this Dictionary.	Nil:same / as per SI.
Lot Size Map means the [Name of local government area or other relevant name] Local Environmental Plan [Year] Lot Size Map.	Lot Size Map means the Armidale Dumaresq Local Environmental Plan 2012 Lot Size Map.	Lot Size Map means the Guyra Local Environmental Plan 2012 Lot Size Map.	Change required to reference the ARLEP (refer below).
<p>Proposed amendment (example only): Amend the ADLEP 2012 Dictionary Definition of “Lot Size Map” by replacing the words “Armidale Dumaresq Local Environmental Plan 2012” with the words “Armidale Regional Local Environmental Plan [Year]”.</p>			
maintenance , in relation to a heritage item, Aboriginal object or Aboriginal place of heritage significance, or a building, work, archaeological site, tree or place within a heritage conservation area, means ongoing protective care, but does not include the removal or disturbance of existing fabric, alterations (such as carrying out extensions or additions) or the introduction of new materials or technology.	maintenance , in relation to a heritage item, Aboriginal object or Aboriginal place of heritage significance, or a building, work, archaeological site, tree or place within a heritage conservation area, means ongoing protective care, but does not include the removal or disturbance of existing fabric, alterations (such as carrying out extensions or additions) or the introduction of new materials or technology.	maintenance , in relation to a heritage item, Aboriginal object or Aboriginal place of heritage significance, or a building, work, archaeological site, tree or place within a heritage conservation area, means ongoing protective care, but does not include the removal or disturbance of existing fabric, alterations (such as carrying out extensions or additions) or the introduction of new materials or technology.	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
<p>marina means a permanent boat storage facility (whether located wholly on land, wholly on a waterway or partly on land and partly on a waterway), and includes any of the following associated facilities —</p> <p>(a) any facility for the construction, repair, maintenance, storage, sale or hire of boats,</p> <p>(b) any facility for providing fuelling, sewage pump-out or other services for boats,</p> <p>(c) any facility for launching or landing boats, such as slipways or hoists,</p> <p>(d) any car parking or commercial, tourist or recreational or club facility that is ancillary to the boat storage facility,</p> <p>(e) any berthing or mooring facilities.</p>	<p>marina means a permanent boat storage facility (whether located wholly on land, wholly on a waterway or partly on land and partly on a waterway), and includes any of the following associated facilities —</p> <p>(a) any facility for the construction, repair, maintenance, storage, sale or hire of boats,</p> <p>(b) any facility for providing fuelling, sewage pump-out or other services for boats,</p> <p>(c) any facility for launching or landing boats, such as slipways or hoists,</p> <p>(d) any car parking or commercial, tourist or recreational or club facility that is ancillary to the boat storage facility,</p> <p>(e) any berthing or mooring facilities.</p>	<p>marina means a permanent boat storage facility (whether located wholly on land, wholly on a waterway or partly on land and partly on a waterway), and includes any of the following associated facilities —</p> <p>(a) any facility for the construction, repair, maintenance, storage, sale or hire of boats,</p> <p>(b) any facility for providing fuelling, sewage pump-out or other services for boats,</p> <p>(c) any facility for launching or landing boats, such as slipways or hoists,</p> <p>(d) any car parking or commercial, tourist or recreational or club facility that is ancillary to the boat storage facility,</p> <p>(e) any berthing or mooring facilities.</p>	<p>Nil:same / as per SI.</p>
<p>market means an open-air area, or an existing building, that is used for the purpose of selling, exposing or offering goods, merchandise or materials for sale by independent stall holders, and includes temporary structures and existing permanent structures used for that purpose on an intermittent or occasional basis.</p> <p>Note. Markets are a type of retail premises—see the definition of that term in this Dictionary.</p>	<p>market means an open-air area, or an existing building, that is used for the purpose of selling, exposing or offering goods, merchandise or materials for sale by independent stall holders, and includes temporary structures and existing permanent structures used for that purpose on an intermittent or occasional basis.</p> <p>Note. Markets are a type of retail premises—see the definition of that term in this Dictionary.</p>	<p>market means an open-air area, or an existing building, that is used for the purpose of selling, exposing or offering goods, merchandise or materials for sale by independent stall holders, and includes temporary structures and existing permanent structures used for that purpose on an intermittent or occasional basis.</p> <p>Note. Markets are a type of retail premises—see the definition of that term in this Dictionary.</p>	<p>Nil:same / as per SI.</p>
<p>mean high water mark means the position where the plane of the mean high water level of all ordinary local high tides intersects the</p>	<p>mean high water mark means the position where the plane of the mean high water level of all ordinary local high tides intersects the</p>	<p>mean high water mark means the position where the plane of the mean high water level of all ordinary local high tides intersects the</p>	<p>Nil:same / as per SI.</p>

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
foreshore, being 1.44m above the zero of Fort Denison Tide Gauge and 0.515m Australian Height Datum.	foreshore, being 1.44m above the zero of Fort Denison Tide Gauge and 0.515m Australian Height Datum.	foreshore, being 1.44m above the zero of Fort Denison Tide Gauge and 0.515m Australian Height Datum.	
<p>medical centre means premises that are used for the purpose of providing health services (including preventative care, diagnosis, medical or surgical treatment, counselling or alternative therapies) to out-patients only, where such services are principally provided by health care professionals. It may include the ancillary provision of other health services.</p> <p>Note. Medical centres are a type of health services facility— see the definition of that term in this Dictionary.</p>	<p>medical centre means premises that are used for the purpose of providing health services (including preventative care, diagnosis, medical or surgical treatment, counselling or alternative therapies) to out-patients only, where such services are principally provided by health care professionals. It may include the ancillary provision of other health services.</p> <p>Note. Medical centres are a type of health services facility— see the definition of that term in this Dictionary.</p>	<p>medical centre means premises that are used for the purpose of providing health services (including preventative care, diagnosis, medical or surgical treatment, counselling or alternative therapies) to out-patients only, where such services are principally provided by health care professionals. It may include the ancillary provision of other health services.</p> <p>Note. Medical centres are a type of health services facility— see the definition of that term in this Dictionary.</p>	Nil: same / as per SI.
mezzanine means an intermediate floor within a room.	mezzanine means an intermediate floor within a room.	mezzanine means an intermediate floor within a room.	Nil: same / as per SI.
mine means any place (including any excavation) where an operation is carried on for mining of any mineral by any method and any place on which any mining related work is carried out, but does not include a place used only for extractive industry.	mine means any place (including any excavation) where an operation is carried on for mining of any mineral by any method and any place on which any mining related work is carried out, but does not include a place used only for extractive industry.	mine means any place (including any excavation) where an operation is carried on for mining of any mineral by any method and any place on which any mining related work is carried out, but does not include a place used only for extractive industry.	Nil: same / as per SI.
mine subsidence district means a mine subsidence district proclaimed under section 15 of the Mine Subsidence Compensation Act 1961.	mine subsidence district means a mine subsidence district proclaimed under section 15 of the Mine Subsidence Compensation Act 1961.	mine subsidence district means a mine subsidence district proclaimed under section 15 of the Mine Subsidence Compensation Act 1961.	Nil: same / as per SI.
mining means mining carried out under the Mining Act 1992 or the recovery of minerals	mining means mining carried out under the Mining Act 1992 or the recovery of minerals	mining means mining carried out under the Mining Act 1992 or the recovery of minerals	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
under the Offshore Minerals Act 1999, and includes — (a) the construction, operation and decommissioning of associated works, and (b) the rehabilitation of land affected by mining. Note. Mining is not a type of industry —see the definition of that term in this Dictionary.	under the Offshore Minerals Act 1999, and includes — (a) the construction, operation and decommissioning of associated works, and (b) the rehabilitation of land affected by mining. Note. Mining is not a type of industry —see the definition of that term in this Dictionary.	under the Offshore Minerals Act 1999, and includes — (a) the construction, operation and decommissioning of associated works, and (b) the rehabilitation of land affected by mining. Note. Mining is not a type of industry —see the definition of that term in this Dictionary.	
mixed use development means a building or place comprising 2 or more different land uses.	mixed use development means a building or place comprising 2 or more different land uses.	mixed use development means a building or place comprising 2 or more different land uses.	Nil: same / as per SI.
mooring means a detached or freestanding apparatus located on or in a waterway and that is capable of securing a vessel, but does not include a mooring pen.	mooring means a detached or freestanding apparatus located on or in a waterway and that is capable of securing a vessel, but does not include a mooring pen.	mooring means a detached or freestanding apparatus located on or in a waterway and that is capable of securing a vessel, but does not include a mooring pen.	Nil: same / as per SI.
mooring pen means an arrangement of freestanding piles or other restraining devices designed or used for the purpose of berthing a vessel.	mooring pen means an arrangement of freestanding piles or other restraining devices designed or used for the purpose of berthing a vessel.	mooring pen means an arrangement of freestanding piles or other restraining devices designed or used for the purpose of berthing a vessel.	Nil: same / as per SI.
mortuary means premises that are used, or intended to be used, for the receiving, preparation, embalming and storage of bodies of deceased persons pending their interment or cremation.	mortuary means premises that are used, or intended to be used, for the receiving, preparation, embalming and storage of bodies of deceased persons pending their interment or cremation.	mortuary means premises that are used, or intended to be used, for the receiving, preparation, embalming and storage of bodies of deceased persons pending their interment or cremation.	Nil: same / as per SI.
moveable dwelling has the same meaning as in the Local Government Act 1993. Note. The term is defined as follows —	moveable dwelling has the same meaning as in the Local Government Act 1993. Note. The term is defined as follows —	moveable dwelling has the same meaning as in the Local Government Act 1993. Note. The term is defined as follows —	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
moveable dwelling means— (a) any tent, or any caravan or other van or other portable device (whether on wheels or not), used for human habitation, or (b) a manufactured home, or (c) any conveyance, structure or thing of a class or description prescribed by the regulations (under the Local Government Act 1993) for the purposes of this definition.	moveable dwelling means— (a) any tent, or any caravan or other van or other portable device (whether on wheels or not), used for human habitation, or (b) a manufactured home, or (c) any conveyance, structure or thing of a class or description prescribed by the regulations (under the Local Government Act 1993) for the purposes of this definition.	moveable dwelling means— (a) any tent, or any caravan or other van or other portable device (whether on wheels or not), used for human habitation, or (b) a manufactured home, or (c) any conveyance, structure or thing of a class or description prescribed by the regulations (under the Local Government Act 1993) for the purposes of this definition.	
multi dwelling housing means 3 or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building. Note. Multi dwelling housing is a type of residential accommodation —see the definition of that term in this Dictionary.	multi dwelling housing means 3 or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building. Note. Multi dwelling housing is a type of residential accommodation —see the definition of that term in this Dictionary.	multi dwelling housing means 3 or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building. Note. Multi dwelling housing is a type of residential accommodation —see the definition of that term in this Dictionary.	Nil: same / as per SI.
native fauna means any animal-life that is indigenous to New South Wales or is known to periodically or occasionally migrate to New South Wales, whether vertebrate (including fish) or invertebrate and in any stage of biological development, but does not include humans.	native fauna means any animal-life that is indigenous to New South Wales or is known to periodically or occasionally migrate to New South Wales, whether vertebrate (including fish) or invertebrate and in any stage of biological development, but does not include humans.	native fauna means any animal-life that is indigenous to New South Wales or is known to periodically or occasionally migrate to New South Wales, whether vertebrate (including fish) or invertebrate and in any stage of biological development, but does not include humans.	Nil: same / as per SI.
native flora means any plant-life that is indigenous to New South Wales, whether vascular or non-vascular and in any stage of biological development, and includes fungi and lichens, and marine vegetation within the meaning of Part 7A of the Fisheries Management Act 1994.	native flora means any plant-life that is indigenous to New South Wales, whether vascular or non-vascular and in any stage of biological development, and includes fungi and lichens, and marine vegetation within the meaning of Part 7A of the Fisheries Management Act 1994.	native flora means any plant-life that is indigenous to New South Wales, whether vascular or non-vascular and in any stage of biological development, and includes fungi and lichens, and marine vegetation within the meaning of Part 7A of the Fisheries Management Act 1994.	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
native vegetation has the same meaning as in Part 5A of the Local Land Services Act 2013.	native vegetation has the same meaning as in Part 5A of the Local Land Services Act 2013.	native vegetation has the same meaning as in Part 5A of the Local Land Services Act 2013.	Nil:same / as per SI.
navigable waterway means any waterway that is from time to time capable of navigation and is open to or used by the public for navigation, but does not include flood waters that have temporarily flowed over the established bank of a watercourse.	navigable waterway means any waterway that is from time to time capable of navigation and is open to or used by the public for navigation, but does not include flood waters that have temporarily flowed over the established bank of a watercourse.	navigable waterway means any waterway that is from time to time capable of navigation and is open to or used by the public for navigation, but does not include flood waters that have temporarily flowed over the established bank of a watercourse.	Nil:same / as per SI.
neighbourhood shop means premises used for the purposes of selling general merchandise such as foodstuffs, personal care products, newspapers and the like to provide for the day-to-day needs of people who live or work in the local area, and may include ancillary services such as a post office, bank or dry cleaning, but does not include neighbourhood supermarkets or restricted premises. Note. See clause 5.4 for controls relating to the retail floor area of neighbourhood shops. Neighbourhood shops are a type of shop —see the definition of that term in this Dictionary.	neighbourhood shop means premises used for the purposes of selling general merchandise such as foodstuffs, personal care products, newspapers and the like to provide for the day-to-day needs of people who live or work in the local area, and may include ancillary services such as a post office, bank or dry cleaning, but does not include neighbourhood supermarkets or restricted premises. Note. See clause 5.4 for controls relating to the retail floor area of neighbourhood shops. Neighbourhood shops are a type of shop —see the definition of that term in this Dictionary.	neighbourhood shop means premises used for the purposes of selling general merchandise such as foodstuffs, personal care products, newspapers and the like to provide for the day-to-day needs of people who live or work in the local area, and may include ancillary services such as a post office, bank or dry cleaning, but does not include neighbourhood supermarkets or restricted premises. Note. See clause 5.4 for controls relating to the retail floor area of neighbourhood shops. Neighbourhood shops are a type of shop —see the definition of that term in this Dictionary.	Nil:same / as per SI.
neighbourhood supermarket means premises the principal purpose of which is the sale of groceries and foodstuffs to provide for the needs of people who live or work in the local area. Note.	neighbourhood supermarket means premises the principal purpose of which is the sale of groceries and foodstuffs to provide for the needs of people who live or work in the local area. Note.	neighbourhood supermarket means premises the principal purpose of which is the sale of groceries and foodstuffs to provide for the needs of people who live or work in the local area. Note.	Nil:same / as per SI.

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See clause 5.4 for controls relating to the gross floor area of neighbourhood supermarkets. Neighbourhood supermarkets are a type of shop —see the definition of that term in this Dictionary.	See clause 5.4 for controls relating to the gross floor area of neighbourhood supermarkets. Neighbourhood supermarkets are a type of shop —see the definition of that term in this Dictionary.	See clause 5.4 for controls relating to the gross floor area of neighbourhood supermarkets. Neighbourhood supermarkets are a type of shop —see the definition of that term in this Dictionary.	
nominated State heritage item means a heritage item that— (a) has been identified as an item of State significance in a publicly exhibited heritage study adopted by the Council, and (b) the Council has, by notice in writing to the Heritage Council, nominated as an item of potential State significance.	nominated State heritage item means a heritage item that— (a) has been identified as an item of State significance in a publicly exhibited heritage study adopted by the Council, and (b) the Council has, by notice in writing to the Heritage Council, nominated as an item of potential State significance.	nominated State heritage item means a heritage item that— (a) has been identified as an item of State significance in a publicly exhibited heritage study adopted by the Council, and (b) the Council has, by notice in writing to the Heritage Council, nominated as an item of potential State significance.	Nil: same / as per SI.
non-potable water means water that does not meet the standards or values for drinking water recommended from time to time by the National Health and Medical Research Council.	non-potable water means water that does not meet the standards or values for drinking water recommended from time to time by the National Health and Medical Research Council.	non-potable water means water that does not meet the standards or values for drinking water recommended from time to time by the National Health and Medical Research Council.	Nil: same / as per SI.
offensive industry means a building or place used to carry out an industrial activity that would, when carried out and when all measures proposed to reduce or minimise its impact on the locality have been employed (including, for example, measures to isolate the activity from existing or likely future development on other land in the locality), emit a polluting discharge (including, for example, noise) in a manner that would have a significant adverse impact in the locality or	offensive industry means a building or place used to carry out an industrial activity that would, when carried out and when all measures proposed to reduce or minimise its impact on the locality have been employed (including, for example, measures to isolate the activity from existing or likely future development on other land in the locality), emit a polluting discharge (including, for example, noise) in a manner that would have a significant adverse impact in the locality or	offensive industry means a building or place used to carry out an industrial activity that would, when carried out and when all measures proposed to reduce or minimise its impact on the locality have been employed (including, for example, measures to isolate the activity from existing or likely future development on other land in the locality), emit a polluting discharge (including, for example, noise) in a manner that would have a significant adverse impact in the locality or	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
on existing or likely future development on other land in the locality. Note. Offensive industries are a type of heavy industry —see the definition of that term in this Dictionary.	on existing or likely future development on other land in the locality. Note. Offensive industries are a type of heavy industry —see the definition of that term in this Dictionary.	on existing or likely future development on other land in the locality. Note. Offensive industries are a type of heavy industry —see the definition of that term in this Dictionary.	
offensive storage establishment means a building or place that is used for the storage of goods, materials or products and that would, when all measures proposed to reduce or minimise its impact on the locality have been employed (including, for example, measures to isolate the building or place from existing or likely future development on other land in the locality), emit a polluting discharge (including, for example, noise) in a manner that would have a significant adverse impact in the locality or on existing or likely future development on other land in the locality. Note. Offensive storage establishments are a type of heavy industrial storage establishment —see the definition of that term in this Dictionary.	offensive storage establishment means a building or place that is used for the storage of goods, materials or products and that would, when all measures proposed to reduce or minimise its impact on the locality have been employed (including, for example, measures to isolate the building or place from existing or likely future development on other land in the locality), emit a polluting discharge (including, for example, noise) in a manner that would have a significant adverse impact in the locality or on existing or likely future development on other land in the locality. Note. Offensive storage establishments are a type of heavy industrial storage establishment —see the definition of that term in this Dictionary.	offensive storage establishment means a building or place that is used for the storage of goods, materials or products and that would, when all measures proposed to reduce or minimise its impact on the locality have been employed (including, for example, measures to isolate the building or place from existing or likely future development on other land in the locality), emit a polluting discharge (including, for example, noise) in a manner that would have a significant adverse impact in the locality or on existing or likely future development on other land in the locality. Note. Offensive storage establishments are a type of heavy industrial storage establishment —see the definition of that term in this Dictionary.	Nil: same / as per SI.
office premises means a building or place used for the purpose of administrative, clerical, technical, professional or similar activities that do not include dealing with members of the public at the building or place on a direct and regular basis, except where such dealing is a minor activity (by appointment) that is ancillary to the main	office premises means a building or place used for the purpose of administrative, clerical, technical, professional or similar activities that do not include dealing with members of the public at the building or place on a direct and regular basis, except where such dealing is a minor activity (by appointment) that is ancillary to the main	office premises means a building or place used for the purpose of administrative, clerical, technical, professional or similar activities that do not include dealing with members of the public at the building or place on a direct and regular basis, except where such dealing is a minor activity (by appointment) that is ancillary to the main	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
<p>purpose for which the building or place is used.</p> <p>Note. Office premises are a type of commercial premises—see the definition of that term in this Dictionary.</p>	<p>purpose for which the building or place is used.</p> <p>Note. Office premises are a type of commercial premises—see the definition of that term in this Dictionary.</p>	<p>purpose for which the building or place is used.</p> <p>Note. Office premises are a type of commercial premises—see the definition of that term in this Dictionary.</p>	
open cut mining means mining carried out on, and by excavating, the earth's surface, but does not include underground mining.	open cut mining means mining carried out on, and by excavating, the earth's surface, but does not include underground mining.	open cut mining means mining carried out on, and by excavating, the earth's surface, but does not include underground mining.	Nil:same / as per SI.
operational land has the same meaning as in the Local Government Act 1993.	operational land has the same meaning as in the Local Government Act 1993.	operational land has the same meaning as in the Local Government Act 1993.	Nil:same / as per SI.
<p>oyster aquaculture means the cultivation of any species of edible oyster for a commercial purpose.</p> <p>Note. Oyster aquaculture is a type of aquaculture—see the definition of that term in this Dictionary.</p>	<p>oyster aquaculture means the cultivation of any species of edible oyster for a commercial purpose.</p> <p>Note. Oyster aquaculture is a type of aquaculture—see the definition of that term in this Dictionary.</p>	<p>oyster aquaculture means the cultivation of any species of edible oyster for a commercial purpose.</p> <p>Note. Oyster aquaculture is a type of aquaculture—see the definition of that term in this Dictionary.</p>	Nil:same / as per SI.
parking space means a space dedicated for the parking of a motor vehicle, including any manoeuvring space and access to it, but does not include a car park.	parking space means a space dedicated for the parking of a motor vehicle, including any manoeuvring space and access to it, but does not include a car park.	parking space means a space dedicated for the parking of a motor vehicle, including any manoeuvring space and access to it, but does not include a car park.	Nil:same / as per SI.
passenger transport facility means a building or place used for the assembly or dispersal of passengers by any form of transport, including facilities required for parking, manoeuvring, storage or routine servicing of any vehicle that uses the building or place.	passenger transport facility means a building or place used for the assembly or dispersal of passengers by any form of transport, including facilities required for parking, manoeuvring, storage or routine servicing of any vehicle that uses the building or place.	passenger transport facility means a building or place used for the assembly or dispersal of passengers by any form of transport, including facilities required for parking, manoeuvring, storage or routine servicing of any vehicle that uses the building or place.	Nil:same / as per SI.
people who are socially disadvantaged means —	people who are socially disadvantaged means —	people who are socially disadvantaged means —	Nil:same / as per SI.

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(a) people who are disadvantaged because of their alcohol or drug dependence, extreme poverty, psychological disorder or other similar disadvantage, or (b) people who require protection because of domestic violence or upheaval.	(a) people who are disadvantaged because of their alcohol or drug dependence, extreme poverty, psychological disorder or other similar disadvantage, or (b) people who require protection because of domestic violence or upheaval.	(a) people who are disadvantaged because of their alcohol or drug dependence, extreme poverty, psychological disorder or other similar disadvantage, or (b) people who require protection because of domestic violence or upheaval.	
people with a disability means people of any age who, as a result of having an intellectual, psychiatric, sensory, physical or similar impairment, or a combination of such impairments, either permanently or for an extended period, have substantially limited opportunities to enjoy full and active lives.	people with a disability means people of any age who, as a result of having an intellectual, psychiatric, sensory, physical or similar impairment, or a combination of such impairments, either permanently or for an extended period, have substantially limited opportunities to enjoy full and active lives.	people with a disability means people of any age who, as a result of having an intellectual, psychiatric, sensory, physical or similar impairment, or a combination of such impairments, either permanently or for an extended period, have substantially limited opportunities to enjoy full and active lives.	Nil: same / as per SI.
pig farm means land that is used to keep or breed pigs for animal production, whether an indoor, outdoor, freerange or other type of operation. Note. Pig farms are a type of intensive livestock agriculture —see the definition of that term in this Dictionary.	pig farm means land that is used to keep or breed pigs for animal production, whether an indoor, outdoor, freerange or other type of operation. Note. Pig farms are a type of intensive livestock agriculture —see the definition of that term in this Dictionary.	pig farm means land that is used to keep or breed pigs for animal production, whether an indoor, outdoor, freerange or other type of operation. Note. Pig farms are a type of intensive livestock agriculture —see the definition of that term in this Dictionary.	Nil: same / as per SI.
place of public worship means a building or place used for the purpose of religious worship by a congregation or religious group, whether or not the building or place is also used for counselling, social events, instruction or religious training.	place of public worship means a building or place used for the purpose of religious worship by a congregation or religious group, whether or not the building or place is also used for counselling, social events, instruction or religious training.	place of public worship means a building or place used for the purpose of religious worship by a congregation or religious group, whether or not the building or place is also used for counselling, social events, instruction or religious training.	Nil: same / as per SI.
plant nursery means a building or place the principal purpose of which is the retail sale of plants that are grown or propagated on site	plant nursery means a building or place the principal purpose of which is the retail sale of plants that are grown or propagated on site	plant nursery means a building or place the principal purpose of which is the retail sale of plants that are grown or propagated on site	Nil: same / as per SI.

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<p>or on an adjacent site. It may include the on-site sale of any such plants by wholesale and, if ancillary to the principal purpose for which the building or place is used, the sale of landscape and gardening supplies and equipment and the storage of these items.</p> <p>Note. Plant nurseries are a type of retail premises—see the definition of that term in this Dictionary.</p>	<p>or on an adjacent site. It may include the on-site sale of any such plants by wholesale and, if ancillary to the principal purpose for which the building or place is used, the sale of landscape and gardening supplies and equipment and the storage of these items.</p> <p>Note. Plant nurseries are a type of retail premises—see the definition of that term in this Dictionary.</p>	<p>or on an adjacent site. It may include the on-site sale of any such plants by wholesale and, if ancillary to the principal purpose for which the building or place is used, the sale of landscape and gardening supplies and equipment and the storage of these items.</p> <p>Note. Plant nurseries are a type of retail premises—see the definition of that term in this Dictionary.</p>	
<p>pond-based aquaculture means aquaculture undertaken predominantly in ponds, raceways or dams (including any part of the aquaculture undertaken in tanks such as during the hatchery or depuration phases), but not including natural water-based aquaculture.</p> <p>Note. Pond-based aquaculture is a type of aquaculture—see the definition of that term in this Dictionary. Typical pond-based aquaculture is the pond culture of prawns, yabbies or silver perch.</p>	<p>pond-based aquaculture means aquaculture undertaken predominantly in ponds, raceways or dams (including any part of the aquaculture undertaken in tanks such as during the hatchery or depuration phases), but not including natural water-based aquaculture.</p> <p>Note. Pond-based aquaculture is a type of aquaculture—see the definition of that term in this Dictionary. Typical pond-based aquaculture is the pond culture of prawns, yabbies or silver perch.</p>	<p>pond-based aquaculture means aquaculture undertaken predominantly in ponds, raceways or dams (including any part of the aquaculture undertaken in tanks such as during the hatchery or depuration phases), but not including natural water-based aquaculture.</p> <p>Note. Pond-based aquaculture is a type of aquaculture—see the definition of that term in this Dictionary. Typical pond-based aquaculture is the pond culture of prawns, yabbies or silver perch.</p>	Nil: same / as per SI.
<p>port facilities means any of the following facilities at or in the vicinity of a designated port within the meaning of section 47 of the Ports and Maritime Administration Act 1995—</p> <p>(a) facilities for the embarkation or disembarkation of passengers onto or from any vessels, including public ferry wharves,</p>	<p>port facilities means any of the following facilities at or in the vicinity of a designated port within the meaning of section 47 of the Ports and Maritime Administration Act 1995—</p> <p>(a) facilities for the embarkation or disembarkation of passengers onto or from any vessels, including public ferry wharves,</p>	<p>port facilities means any of the following facilities at or in the vicinity of a designated port within the meaning of section 47 of the Ports and Maritime Administration Act 1995—</p> <p>(a) facilities for the embarkation or disembarkation of passengers onto or from any vessels, including public ferry wharves,</p>	Nil: same / as per SI.

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(b) facilities for the loading or unloading of freight onto or from vessels and associated receival, land transport and storage facilities, (c) wharves for commercial fishing operations, (d) refuelling, launching, berthing, mooring, storage or maintenance facilities for any vessel, (e) sea walls or training walls, (f) administration buildings, communication, security and power supply facilities, roads, rail lines, pipelines, fencing, lighting or car parks.	(b) facilities for the loading or unloading of freight onto or from vessels and associated receival, land transport and storage facilities, (c) wharves for commercial fishing operations, (d) refuelling, launching, berthing, mooring, storage or maintenance facilities for any vessel, (e) sea walls or training walls, (f) administration buildings, communication, security and power supply facilities, roads, rail lines, pipelines, fencing, lighting or car parks.	(b) facilities for the loading or unloading of freight onto or from vessels and associated receival, land transport and storage facilities, (c) wharves for commercial fishing operations, (d) refuelling, launching, berthing, mooring, storage or maintenance facilities for any vessel, (e) sea walls or training walls, (f) administration buildings, communication, security and power supply facilities, roads, rail lines, pipelines, fencing, lighting or car parks.	
potable water means water that meets the standards or values for drinking water recommended from time to time by the National Health and Medical Research Council.	potable water means water that meets the standards or values for drinking water recommended from time to time by the National Health and Medical Research Council.	potable water means water that meets the standards or values for drinking water recommended from time to time by the National Health and Medical Research Council.	Nil: same / as per SI.
poultry farm means land that is used to keep or breed poultry for animal production, whether for meat or egg production (or both) and whether an indoor, outdoor, free-range or other type of operation. Note. Poultry farms are a type of intensive livestock agriculture —see the definition of that term in this Dictionary.	poultry farm means land that is used to keep or breed poultry for animal production, whether for meat or egg production (or both) and whether an indoor, outdoor, free-range or other type of operation. Note. Poultry farms are a type of intensive livestock agriculture —see the definition of that term in this Dictionary.	poultry farm means land that is used to keep or breed poultry for animal production, whether for meat or egg production (or both) and whether an indoor, outdoor, free-range or other type of operation. Note. Poultry farms are a type of intensive livestock agriculture —see the definition of that term in this Dictionary.	Nil: same / as per SI.
private open space means an area external to a building (including an area of land, terrace, balcony or deck) that is used for private	private open space means an area external to a building (including an area of land, terrace, balcony or deck) that is used for private	private open space means an area external to a building (including an area of land, terrace, balcony or deck) that is used for private	Nil: same / as per SI.

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outdoor purposes ancillary to the use of the building.	outdoor purposes ancillary to the use of the building.	outdoor purposes ancillary to the use of the building.	
property vegetation plan mean a property vegetation plan approved under Part 4 of the Native Vegetation Act 2003 before the repeal of that Act (as continued in force by the regulations under the Biodiversity Conservation Act 2016).	property vegetation plan mean a property vegetation plan approved under Part 4 of the Native Vegetation Act 2003 before the repeal of that Act (as continued in force by the regulations under the Biodiversity Conservation Act 2016).	property vegetation plan mean a property vegetation plan approved under Part 4 of the Native Vegetation Act 2003 before the repeal of that Act (as continued in force by the regulations under the Biodiversity Conservation Act 2016).	Nil:same / as per SI.
pub means licensed premises under the Liquor Act 2007 the principal purpose of which is the retail sale of liquor for consumption on the premises, whether or not the premises include hotel or motel accommodation and whether or not food is sold or entertainment is provided on the premises. Note. Pubs are a type of food and drink premises —see the definition of that term in this Dictionary.	pub means licensed premises under the Liquor Act 2007 the principal purpose of which is the retail sale of liquor for consumption on the premises, whether or not the premises include hotel or motel accommodation and whether or not food is sold or entertainment is provided on the premises. Note. Pubs are a type of food and drink premises —see the definition of that term in this Dictionary.	pub means licensed premises under the Liquor Act 2007 the principal purpose of which is the retail sale of liquor for consumption on the premises, whether or not the premises include hotel or motel accommodation and whether or not food is sold or entertainment is provided on the premises. Note. Pubs are a type of food and drink premises —see the definition of that term in this Dictionary.	Nil:same / as per SI.
public administration building means a building used as offices or for administrative or other like purposes by the Crown, a statutory body, a council or an organisation established for public purposes, and includes a courthouse or a police station.	public administration building means a building used as offices or for administrative or other like purposes by the Crown, a statutory body, a council or an organisation established for public purposes, and includes a courthouse or a police station.	public administration building means a building used as offices or for administrative or other like purposes by the Crown, a statutory body, a council or an organisation established for public purposes, and includes a courthouse or a police station.	Nil:same / as per SI.
public authority has the same meaning as in the Act.	public authority has the same meaning as in the Act.	public authority has the same meaning as in the Act.	Nil:same / as per SI.
public land has the same meaning as in the Local Government Act 1993.	public land has the same meaning as in the Local Government Act 1993.	public land has the same meaning as in the Local Government Act 1993.	Nil:same / as per SI.

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public reserve has the same meaning as in the Local Government Act 1993.	public reserve has the same meaning as in the Local Government Act 1993.	public reserve has the same meaning as in the Local Government Act 1993.	Nil:same / as per SI.
public utility undertaking means any of the following undertakings carried on or permitted to be carried on by or by authority of any Public Service agency or under the authority of or in pursuance of any Commonwealth or State Act— (a) railway, road transport, water transport, air transport, wharf or river undertakings, (b) undertakings for the supply of water, hydraulic power, electricity or gas or the provision of sewerage or drainage services, and a reference to a person carrying on a public utility undertaking includes a reference to a council, electricity supply authority, Public Service agency, corporation, firm or authority carrying on the undertaking.	public utility undertaking means any of the following undertakings carried on or permitted to be carried on by or by authority of any Public Service agency or under the authority of or in pursuance of any Commonwealth or State Act— (a) railway, road transport, water transport, air transport, wharf or river undertakings, (b) undertakings for the supply of water, hydraulic power, electricity or gas or the provision of sewerage or drainage services, and a reference to a person carrying on a public utility undertaking includes a reference to a council, electricity supply authority, Public Service agency, corporation, firm or authority carrying on the undertaking.	public utility undertaking means any of the following undertakings carried on or permitted to be carried on by or by authority of any Public Service agency or under the authority of or in pursuance of any Commonwealth or State Act— (a) railway, road transport, water transport, air transport, wharf or river undertakings, (b) undertakings for the supply of water, hydraulic power, electricity or gas or the provision of sewerage or drainage services, and a reference to a person carrying on a public utility undertaking includes a reference to a council, electricity supply authority, Public Service agency, corporation, firm or authority carrying on the undertaking.	Nil:same / as per SI.
rainwater tank means a tank designed for the storage of rainwater gathered on the land on which the tank is situated.	rainwater tank means a tank designed for the storage of rainwater gathered on the land on which the tank is situated.	rainwater tank means a tank designed for the storage of rainwater gathered on the land on which the tank is situated.	Nil:same / as per SI.
recreation area means a place used for outdoor recreation that is normally open to the public, and includes— (a) a children’s playground, or (b) an area used for community sporting activities, or (c) a public park, reserve or garden or the like,	recreation area means a place used for outdoor recreation that is normally open to the public, and includes— (a) a children’s playground, or (b) an area used for community sporting activities, or (c) a public park, reserve or garden or the like,	recreation area means a place used for outdoor recreation that is normally open to the public, and includes— (a) a children’s playground, or (b) an area used for community sporting activities, or (c) a public park, reserve or garden or the like,	Nil:same / as per SI.

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and any ancillary buildings, but does not include a recreation facility (indoor), recreation facility (major) or recreation facility (outdoor).	and any ancillary buildings, but does not include a recreation facility (indoor), recreation facility (major) or recreation facility (outdoor).	and any ancillary buildings, but does not include a recreation facility (indoor), recreation facility (major) or recreation facility (outdoor).	
recreation facility (indoor) means a building or place used predominantly for indoor recreation, whether or not operated for the purposes of gain, including a squash court, indoor swimming pool, gymnasium, table tennis centre, health studio, bowling alley, ice rink or any other building or place of a like character used for indoor recreation, but does not include an entertainment facility, a recreation facility (major) or a registered club.	recreation facility (indoor) means a building or place used predominantly for indoor recreation, whether or not operated for the purposes of gain, including a squash court, indoor swimming pool, gymnasium, table tennis centre, health studio, bowling alley, ice rink or any other building or place of a like character used for indoor recreation, but does not include an entertainment facility, a recreation facility (major) or a registered club.	recreation facility (indoor) means a building or place used predominantly for indoor recreation, whether or not operated for the purposes of gain, including a squash court, indoor swimming pool, gymnasium, table tennis centre, health studio, bowling alley, ice rink or any other building or place of a like character used for indoor recreation, but does not include an entertainment facility, a recreation facility (major) or a registered club.	Nil: same / as per SI.
recreation facility (major) means a building or place used for large-scale sporting or recreation activities that are attended by large numbers of people whether regularly or periodically, and includes theme parks, sports stadiums, showgrounds, racecourses and motor racing tracks.	recreation facility (major) means a building or place used for large-scale sporting or recreation activities that are attended by large numbers of people whether regularly or periodically, and includes theme parks, sports stadiums, showgrounds, racecourses and motor racing tracks.	recreation facility (major) means a building or place used for large-scale sporting or recreation activities that are attended by large numbers of people whether regularly or periodically, and includes theme parks, sports stadiums, showgrounds, racecourses and motor racing tracks.	Nil: same / as per SI.
recreation facility (outdoor) means a building or place (other than a recreation area) used predominantly for outdoor recreation, whether or not operated for the purposes of gain, including a golf course, golf driving range, mini-golf centre, tennis court, paint-ball centre, lawn bowling green, outdoor	recreation facility (outdoor) means a building or place (other than a recreation area) used predominantly for outdoor recreation, whether or not operated for the purposes of gain, including a golf course, golf driving range, mini-golf centre, tennis court, paint-ball centre, lawn bowling green, outdoor	recreation facility (outdoor) means a building or place (other than a recreation area) used predominantly for outdoor recreation, whether or not operated for the purposes of gain, including a golf course, golf driving range, mini-golf centre, tennis court, paint-ball centre, lawn bowling green, outdoor	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
swimming pool, equestrian centre, skate board ramp, go-kart track, rifle range, water-ski centre or any other building or place of a like character used for outdoor recreation (including any ancillary buildings), but does not include an entertainment facility or a recreation facility (major).	swimming pool, equestrian centre, skate board ramp, go-kart track, rifle range, water-ski centre or any other building or place of a like character used for outdoor recreation (including any ancillary buildings), but does not include an entertainment facility or a recreation facility (major).	swimming pool, equestrian centre, skate board ramp, go-kart track, rifle range, water-ski centre or any other building or place of a like character used for outdoor recreation (including any ancillary buildings), but does not include an entertainment facility or a recreation facility (major).	
Reduced Level (RL) means height above the Australian Height Datum, being the datum surface approximating mean sea level that was adopted by the National Mapping Council of Australia in May 1971.	Reduced Level (RL) means height above the Australian Height Datum, being the datum surface approximating mean sea level that was adopted by the National Mapping Council of Australia in May 1971.	Reduced Level (RL) means height above the Australian Height Datum, being the datum surface approximating mean sea level that was adopted by the National Mapping Council of Australia in May 1971.	Nil: same / as per SI.
registered club means a club that holds a club licence under the Liquor Act 2007.	registered club means a club that holds a club licence under the Liquor Act 2007.	registered club means a club that holds a club licence under the Liquor Act 2007.	Nil: same / as per SI.
relic has the same meaning as in the Heritage Act 1977. Note. The term is defined as follows— relic means any deposit, artefact, object or material evidence that— (a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and (b) is of State or local heritage significance.	relic has the same meaning as in the Heritage Act 1977. Note. The term is defined as follows— relic means any deposit, artefact, object or material evidence that— (a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and (b) is of State or local heritage significance.	relic has the same meaning as in the Heritage Act 1977. Note. The term is defined as follows— relic means any deposit, artefact, object or material evidence that— (a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and (b) is of State or local heritage significance.	Nil: same / as per SI.
research station means a building or place operated by a public authority for the principal purpose of agricultural, environmental, fisheries, forestry, minerals or soil conservation research, and includes any associated facility for education, training, administration or accommodation.	research station means a building or place operated by a public authority for the principal purpose of agricultural, environmental, fisheries, forestry, minerals or soil conservation research, and includes any associated facility for education, training, administration or accommodation.	research station means a building or place operated by a public authority for the principal purpose of agricultural, environmental, fisheries, forestry, minerals or soil conservation research, and includes any associated facility for education, training, administration or accommodation.	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
<p>residential accommodation means a building or place used predominantly as a place of residence, and includes any of the following—</p> <ul style="list-style-type: none"> (a) attached dwellings, (b) boarding houses, (c) dual occupancies, (d) dwelling houses, (e) group homes, (f) hostels, (g) multi dwelling housing, (h) residential flat buildings, (i) rural workers' dwellings, (j) secondary dwellings, (k) semi-detached dwellings, (l) seniors housing, (m) shop top housing, <p>but does not include tourist and visitor accommodation or caravan parks.</p>	<p>residential accommodation means a building or place used predominantly as a place of residence, and includes any of the following—</p> <ul style="list-style-type: none"> (a) attached dwellings, (b) boarding houses, (c) dual occupancies, (d) dwelling houses, (e) group homes, (f) hostels, (g) multi dwelling housing, (h) residential flat buildings, (i) rural workers' dwellings, (j) secondary dwellings, (k) semi-detached dwellings, (l) seniors housing, (m) shop top housing, <p>but does not include tourist and visitor accommodation or caravan parks.</p>	<p>residential accommodation means a building or place used predominantly as a place of residence, and includes any of the following—</p> <ul style="list-style-type: none"> (a) attached dwellings, (b) boarding houses, (c) dual occupancies, (d) dwelling houses, (e) group homes, (f) hostels, (g) multi dwelling housing, (h) residential flat buildings, (i) rural workers' dwellings, (j) secondary dwellings, (k) semi-detached dwellings, (l) seniors housing, (m) shop top housing, <p>but does not include tourist and visitor accommodation or caravan parks.</p>	<p>Nil: same / as per SI.</p>
<p>residential care facility means accommodation for seniors or people with a disability that includes —</p> <ul style="list-style-type: none"> (a) meals and cleaning services, and (b) personal care or nursing care, or both, and (c) appropriate staffing, furniture, furnishings and equipment for the provision of that accommodation and care, <p>but does not include a dwelling, hostel, hospital or psychiatric facility.</p> <p>Note.</p>	<p>residential care facility means accommodation for seniors or people with a disability that includes —</p> <ul style="list-style-type: none"> (a) meals and cleaning services, and (b) personal care or nursing care, or both, and (c) appropriate staffing, furniture, furnishings and equipment for the provision of that accommodation and care, <p>but does not include a dwelling, hostel, hospital or psychiatric facility.</p> <p>Note.</p>	<p>residential care facility means accommodation for seniors or people with a disability that includes —</p> <ul style="list-style-type: none"> (a) meals and cleaning services, and (b) personal care or nursing care, or both, and (c) appropriate staffing, furniture, furnishings and equipment for the provision of that accommodation and care, <p>but does not include a dwelling, hostel, hospital or psychiatric facility.</p> <p>Note.</p>	<p>Nil: same / as per SI.</p>

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 care facilities are a type of seniors housing —see the definition of that term in this Dictionary.	Residential care facilities are a type of seniors housing —see the definition of that term in this Dictionary.	Residential care facilities are a type of seniors housing —see the definition of that term in this Dictionary.	
residential flat building means a building containing 3 or more dwellings, but does not include an attached dwelling or multi dwelling housing. Note. Residential flat buildings are a type of residential accommodation —see the definition of that term in this Dictionary.	residential flat building means a building containing 3 or more dwellings, but does not include an attached dwelling or multi dwelling housing. Note. Residential flat buildings are a type of residential accommodation —see the definition of that term in this Dictionary.	residential flat building means a building containing 3 or more dwellings, but does not include an attached dwelling or multi dwelling housing. Note. Residential flat buildings are a type of residential accommodation —see the definition of that term in this Dictionary.	Nil:same / as per SI.
resource recovery facility means a building or place used for the recovery of resources from waste, including works or activities such as separating and sorting, processing or treating the waste, composting, temporary storage, transfer or sale of recovered resources, energy generation from gases and water treatment, but not including remanufacture or disposal of the material by landfill or incineration. Note. Resource recovery facilities are a type of waste or resource management facility —see the definition of that term in this Dictionary.	resource recovery facility means a building or place used for the recovery of resources from waste, including works or activities such as separating and sorting, processing or treating the waste, composting, temporary storage, transfer or sale of recovered resources, energy generation from gases and water treatment, but not including remanufacture or disposal of the material by landfill or incineration. Note. Resource recovery facilities are a type of waste or resource management facility —see the definition of that term in this Dictionary.	resource recovery facility means a building or place used for the recovery of resources from waste, including works or activities such as separating and sorting, processing or treating the waste, composting, temporary storage, transfer or sale of recovered resources, energy generation from gases and water treatment, but not including remanufacture or disposal of the material by landfill or incineration. Note. Resource recovery facilities are a type of waste or resource management facility —see the definition of that term in this Dictionary.	Nil:same / as per SI.
respite day care centre means a building or place that is used for the care of seniors or people who have a disability and that does not provide overnight accommodation for people other than those related to the owner or operator of the centre.	respite day care centre means a building or place that is used for the care of seniors or people who have a disability and that does not provide overnight accommodation for people other than those related to the owner or operator of the centre.	respite day care centre means a building or place that is used for the care of seniors or people who have a disability and that does not provide overnight accommodation for people other than those related to the owner or operator of the centre.	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
<p>restaurant or cafe means a building or place the principal purpose of which is the preparation and serving, on a retail basis, of food and drink to people for consumption on the premises, whether or not liquor, take away meals and drinks or entertainment are also provided.</p> <p>Note. Restaurants or cafes are a type of food and drink premises—see the definition of that term in this Dictionary.</p>	<p>restaurant or cafe means a building or place the principal purpose of which is the preparation and serving, on a retail basis, of food and drink to people for consumption on the premises, whether or not liquor, take away meals and drinks or entertainment are also provided.</p> <p>Note. Restaurants or cafes are a type of food and drink premises—see the definition of that term in this Dictionary.</p>	<p>restaurant or cafe means a building or place the principal purpose of which is the preparation and serving, on a retail basis, of food and drink to people for consumption on the premises, whether or not liquor, take away meals and drinks or entertainment are also provided.</p> <p>Note. Restaurants or cafes are a type of food and drink premises—see the definition of that term in this Dictionary.</p>	Nil: same / as per SI.
<p>restricted premises means premises that, due to their nature, restrict access to patrons or customers over 18 years of age, and includes sex shops and similar premises, but does not include a pub, hotel or motel accommodation, home occupation (sex services) or sex services premises.</p>	<p>restricted premises means premises that, due to their nature, restrict access to patrons or customers over 18 years of age, and includes sex shops and similar premises, but does not include a pub, hotel or motel accommodation, home occupation (sex services) or sex services premises.</p>	<p>restricted premises means premises that, due to their nature, restrict access to patrons or customers over 18 years of age, and includes sex shops and similar premises, but does not include a pub, hotel or motel accommodation, home occupation (sex services) or sex services premises.</p>	Nil: same / as per SI.
<p>restriction facilities means facilities where animals are constrained for management purposes, including milking sheds, pads, feed stalls, holding yards and paddocks where the number of livestock exceeds the ability of vegetation to recover from the effects of grazing in a normal growing season, but does not include facilities for drought or similar emergency relief.</p>	<p>restriction facilities means facilities where animals are constrained for management purposes, including milking sheds, pads, feed stalls, holding yards and paddocks where the number of livestock exceeds the ability of vegetation to recover from the effects of grazing in a normal growing season, but does not include facilities for drought or similar emergency relief.</p>	<p>restriction facilities means facilities where animals are constrained for management purposes, including milking sheds, pads, feed stalls, holding yards and paddocks where the number of livestock exceeds the ability of vegetation to recover from the effects of grazing in a normal growing season, but does not include facilities for drought or similar emergency relief.</p>	Nil: same / as per SI.
<p>retail premises means a building or place used for the purpose of selling items by retail,</p>	<p>retail premises means a building or place used for the purpose of selling items by retail,</p>	<p>retail premises means a building or place used for the purpose of selling items by retail,</p>	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
<p>or hiring or displaying items for the purpose of selling them or hiring them out, whether the items are goods or materials (or whether also sold by wholesale), and includes any of the following—</p> <p>(a) (Repealed)</p> <p>(b) cellar door premises,</p> <p>(c) food and drink premises,</p> <p>(d) garden centres,</p> <p>(e) hardware and building supplies,</p> <p>(f) kiosks,</p> <p>(g) landscaping material supplies,</p> <p>(h) markets,</p> <p>(i) plant nurseries,</p> <p>(j) roadside stalls,</p> <p>(k) rural supplies,</p> <p>(l) shops,</p> <p>(la) specialised retail premises,</p> <p>(m) timber yards,</p> <p>(n) vehicle sales or hire premises,</p> <p>but does not include highway service centres, service stations, industrial retail outlets or restricted premises.</p> <p>Note. Retail premises are a type of commercial premises—see the definition of that term in this Dictionary.</p>	<p>or hiring or displaying items for the purpose of selling them or hiring them out, whether the items are goods or materials (or whether also sold by wholesale), and includes any of the following—</p> <p>(a) (Repealed)</p> <p>(b) cellar door premises,</p> <p>(c) food and drink premises,</p> <p>(d) garden centres,</p> <p>(e) hardware and building supplies,</p> <p>(f) kiosks,</p> <p>(g) landscaping material supplies,</p> <p>(h) markets,</p> <p>(i) plant nurseries,</p> <p>(j) roadside stalls,</p> <p>(k) rural supplies,</p> <p>(l) shops,</p> <p>(la) specialised retail premises,</p> <p>(m) timber yards,</p> <p>(n) vehicle sales or hire premises,</p> <p>but does not include highway service centres, service stations, industrial retail outlets or restricted premises.</p> <p>Note. Retail premises are a type of commercial premises—see the definition of that term in this Dictionary.</p>	<p>or hiring or displaying items for the purpose of selling them or hiring them out, whether the items are goods or materials (or whether also sold by wholesale), and includes any of the following—</p> <p>(a) (Repealed)</p> <p>(b) cellar door premises,</p> <p>(c) food and drink premises,</p> <p>(d) garden centres,</p> <p>(e) hardware and building supplies,</p> <p>(f) kiosks,</p> <p>(g) landscaping material supplies,</p> <p>(h) markets,</p> <p>(i) plant nurseries,</p> <p>(j) roadside stalls,</p> <p>(k) rural supplies,</p> <p>(l) shops,</p> <p>(la) specialised retail premises,</p> <p>(m) timber yards,</p> <p>(n) vehicle sales or hire premises,</p> <p>but does not include highway service centres, service stations, industrial retail outlets or restricted premises.</p> <p>Note. Retail premises are a type of commercial premises—see the definition of that term in this Dictionary.</p>	
<p>road means a public road or a private road within the meaning of the Roads Act 1993, and includes a classified road.</p>	<p>road means a public road or a private road within the meaning of the Roads Act 1993, and includes a classified road.</p>	<p>road means a public road or a private road within the meaning of the Roads Act 1993, and includes a classified road.</p>	<p>Nil: same / as per SI.</p>

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
<p>roadside stall means a place or temporary structure used for the retail sale of agricultural produce or hand crafted goods (or both) produced from the property on which the stall is situated or from an adjacent property.</p> <p>Note. See clause 5.4 for controls relating to the gross floor area of roadside stalls. Roadside stalls are a type of retail premises—see the definition of that term in this Dictionary.</p>	<p>roadside stall means a place or temporary structure used for the retail sale of agricultural produce or hand crafted goods (or both) produced from the property on which the stall is situated or from an adjacent property.</p> <p>Note. See clause 5.4 for controls relating to the gross floor area of roadside stalls. Roadside stalls are a type of retail premises—see the definition of that term in this Dictionary.</p>	<p>roadside stall means a place or temporary structure used for the retail sale of agricultural produce or hand crafted goods (or both) produced from the property on which the stall is situated or from an adjacent property.</p> <p>Note. See clause 5.4 for controls relating to the gross floor area of roadside stalls. Roadside stalls are a type of retail premises—see the definition of that term in this Dictionary.</p>	Nil: same / as per SI.
<p>rural industry means the handling, treating, production, processing, storage or packing of animal or plant agricultural products for commercial purposes, and includes any of the following—</p> <ul style="list-style-type: none"> (a) agricultural produce industries, (b) livestock processing industries, (c) composting facilities and works (including the production of mushroom substrate), (d) sawmill or log processing works, (e) stock and sale yards, (f) the regular servicing or repairing of plant or equipment used for the purposes of a rural enterprise. <p>Note. Rural industries are not a type of industry—see the definition of that term in this Dictionary.</p>	<p>rural industry means the handling, treating, production, processing, storage or packing of animal or plant agricultural products for commercial purposes, and includes any of the following—</p> <ul style="list-style-type: none"> (a) agricultural produce industries, (b) livestock processing industries, (c) composting facilities and works (including the production of mushroom substrate), (d) sawmill or log processing works, (e) stock and sale yards, (f) the regular servicing or repairing of plant or equipment used for the purposes of a rural enterprise. <p>Note. Rural industries are not a type of industry—see the definition of that term in this Dictionary.</p>	<p>rural industry means the handling, treating, production, processing, storage or packing of animal or plant agricultural products for commercial purposes, and includes any of the following—</p> <ul style="list-style-type: none"> (a) agricultural produce industries, (b) livestock processing industries, (c) composting facilities and works (including the production of mushroom substrate), (d) sawmill or log processing works, (e) stock and sale yards, (f) the regular servicing or repairing of plant or equipment used for the purposes of a rural enterprise. <p>Note. Rural industries are not a type of industry—see the definition of that term in this Dictionary.</p>	Nil: same / as per SI.
<p>rural supplies means a building or place used for the display, sale or hire of stockfeeds,</p>	<p>rural supplies means a building or place used for the display, sale or hire of stockfeeds,</p>	<p>rural supplies means a building or place used for the display, sale or hire of stockfeeds,</p>	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
<p>grains, seed, fertilizers, veterinary supplies and other goods or materials used in farming and primary industry production.</p> <p>Note. Rural supplies are a type of retail premises—see the definition of that term in this Dictionary.</p>	<p>grains, seed, fertilizers, veterinary supplies and other goods or materials used in farming and primary industry production.</p> <p>Note. Rural supplies are a type of retail premises—see the definition of that term in this Dictionary.</p>	<p>grains, seed, fertilizers, veterinary supplies and other goods or materials used in farming and primary industry production.</p> <p>Note. Rural supplies are a type of retail premises—see the definition of that term in this Dictionary.</p>	
<p>rural worker's dwelling means a building or place that is additional to a dwelling house on the same lot and that is used predominantly as a place of residence by persons employed, whether on a long-term or short-term basis, for the purpose of agriculture or a rural industry on that land.</p> <p>Note. Rural workers' dwellings are a type of residential accommodation—see the definition of that term in this Dictionary.</p>	<p>rural worker's dwelling means a building or place that is additional to a dwelling house on the same lot and that is used predominantly as a place of residence by persons employed, whether on a long-term or short-term basis, for the purpose of agriculture or a rural industry on that land.</p> <p>Note. Rural workers' dwellings are a type of residential accommodation—see the definition of that term in this Dictionary.</p>	<p>rural worker's dwelling means a building or place that is additional to a dwelling house on the same lot and that is used predominantly as a place of residence by persons employed, whether on a long-term or short-term basis, for the purpose of agriculture or a rural industry on that land.</p> <p>Note. Rural workers' dwellings are a type of residential accommodation—see the definition of that term in this Dictionary.</p>	Nil: same / as per SI.
<p>sawmill or log processing works means a building or place used for handling, cutting, chipping, pulping or otherwise processing logs, baulks, branches or stumps, principally derived from surrounding districts, into timber or other products derived from wood.</p> <p>Note. Sawmill or log processing works are a type of rural industry—see the definition of that term in this Dictionary.</p>	<p>sawmill or log processing works means a building or place used for handling, cutting, chipping, pulping or otherwise processing logs, baulks, branches or stumps, principally derived from surrounding districts, into timber or other products derived from wood.</p> <p>Note. Sawmill or log processing works are a type of rural industry—see the definition of that term in this Dictionary.</p>	<p>sawmill or log processing works means a building or place used for handling, cutting, chipping, pulping or otherwise processing logs, baulks, branches or stumps, principally derived from surrounding districts, into timber or other products derived from wood.</p> <p>Note. Sawmill or log processing works are a type of rural industry—see the definition of that term in this Dictionary.</p>	Nil: same / as per SI.
<p>school means a government school or non-government school within the meaning of the Education Act 1990.</p> <p>Note.</p>	<p>school means a government school or non-government school within the meaning of the Education Act 1990.</p> <p>Note.</p>	<p>school means a government school or non-government school within the meaning of the Education Act 1990.</p> <p>Note.</p>	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
Schools are a type of educational establishment —see the definition of that term in this Dictionary.	Schools are a type of educational establishment —see the definition of that term in this Dictionary.	Schools are a type of educational establishment —see the definition of that term in this Dictionary.	
<p>school-based child care means a building or place within a school that is used to provide out-of-school-hours care (including vacation care) for school children only.</p> <p>Note. Accordingly, a building or place within a school that is used to provide out-of-school-hours care for both school children and pre-school children is not school-based child care.</p>	<p>school-based child care means a building or place within a school that is used to provide out-of-school-hours care (including vacation care) for school children only.</p> <p>Note. Accordingly, a building or place within a school that is used to provide out-of-school-hours care for both school children and pre-school children is not school-based child care.</p>	<p>school-based child care means a building or place within a school that is used to provide out-of-school-hours care (including vacation care) for school children only.</p> <p>Note. Accordingly, a building or place within a school that is used to provide out-of-school-hours care for both school children and pre-school children is not school-based child care.</p>	Nil:same / as per SI.
<p>secondary dwelling means a self-contained dwelling that—</p> <p>(a) is established in conjunction with another dwelling (the principal dwelling), and</p> <p>(b) is on the same lot of land as the principal dwelling, and</p> <p>(c) is located within, or is attached to, or is separate from, the principal dwelling.</p> <p>Note. See clause 5.4 for controls relating to the total floor area of secondary dwellings. Secondary dwellings are a type of residential accommodation—see the definition of that term in this Dictionary.</p>	<p>secondary dwelling means a self-contained dwelling that—</p> <p>(a) is established in conjunction with another dwelling (the principal dwelling), and</p> <p>(b) is on the same lot of land as the principal dwelling, and</p> <p>(c) is located within, or is attached to, or is separate from, the principal dwelling.</p> <p>Note. See clause 5.4 for controls relating to the total floor area of secondary dwellings. Secondary dwellings are a type of residential accommodation—see the definition of that term in this Dictionary.</p>	<p>secondary dwelling means a self-contained dwelling that—</p> <p>(a) is established in conjunction with another dwelling (the principal dwelling), and</p> <p>(b) is on the same lot of land as the principal dwelling, and</p> <p>(c) is located within, or is attached to, or is separate from, the principal dwelling.</p> <p>Note. See clause 5.4 for controls relating to the total floor area of secondary dwellings. Secondary dwellings are a type of residential accommodation—see the definition of that term in this Dictionary.</p>	Nil:same / as per SI.
<p>self-storage units means premises that consist of individual enclosed compartments for storing goods or materials (other than hazardous or offensive goods or materials).</p> <p>Note.</p>	<p>self-storage units means premises that consist of individual enclosed compartments for storing goods or materials (other than hazardous or offensive goods or materials).</p> <p>Note.</p>	<p>self-storage units means premises that consist of individual enclosed compartments for storing goods or materials (other than hazardous or offensive goods or materials).</p> <p>Note.</p>	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
Self-storage units are a type of storage premises —see the definition of that term in this Dictionary.	Self-storage units are a type of storage premises —see the definition of that term in this Dictionary.	Self-storage units are a type of storage premises —see the definition of that term in this Dictionary.	
<p>semi-detached dwelling means a dwelling that is on its own lot of land and is attached to only one other dwelling.</p> <p>Note. Semi-detached dwellings are a type of residential accommodation—see the definition of that term in this Dictionary.</p>	<p>semi-detached dwelling means a dwelling that is on its own lot of land and is attached to only one other dwelling.</p> <p>Note. Semi-detached dwellings are a type of residential accommodation—see the definition of that term in this Dictionary.</p>	<p>semi-detached dwelling means a dwelling that is on its own lot of land and is attached to only one other dwelling.</p> <p>Note. Semi-detached dwellings are a type of residential accommodation—see the definition of that term in this Dictionary.</p>	Nil:same / as per SI.
<p>seniors housing means a building or place that is—</p> <p>(a) a residential care facility, or</p> <p>(b) a hostel within the meaning of clause 12 of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004, or</p> <p>(c) a group of self-contained dwellings, or</p> <p>(d) a combination of any of the buildings or places referred to in paragraphs (a)–(c), and that is, or is intended to be, used permanently for—</p> <p>(e) seniors or people who have a disability, or</p> <p>(f) people who live in the same household with seniors or people who have a disability, or</p> <p>(g) staff employed to assist in the administration of the building or place or in the provision of services to persons living in the building or place,</p>	<p>seniors housing means a building or place that is—</p> <p>(a) a residential care facility, or</p> <p>(b) a hostel within the meaning of clause 12 of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004, or</p> <p>(c) a group of self-contained dwellings, or</p> <p>(d) a combination of any of the buildings or places referred to in paragraphs (a)–(c), and that is, or is intended to be, used permanently for—</p> <p>(e) seniors or people who have a disability, or</p> <p>(f) people who live in the same household with seniors or people who have a disability, or</p> <p>(g) staff employed to assist in the administration of the building or place or in the provision of services to persons living in the building or place,</p>	<p>seniors housing means a building or place that is—</p> <p>(a) a residential care facility, or</p> <p>(b) a hostel within the meaning of clause 12 of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004, or</p> <p>(c) a group of self-contained dwellings, or</p> <p>(d) a combination of any of the buildings or places referred to in paragraphs (a)–(c), and that is, or is intended to be, used permanently for—</p> <p>(e) seniors or people who have a disability, or</p> <p>(f) people who live in the same household with seniors or people who have a disability, or</p> <p>(g) staff employed to assist in the administration of the building or place or in the provision of services to persons living in the building or place,</p>	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
but does not include a hospital. Note. Seniors housing is a type of residential accommodation —see the definition of that term in this Dictionary.	but does not include a hospital. Note. Seniors housing is a type of residential accommodation —see the definition of that term in this Dictionary.	but does not include a hospital. Note. Seniors housing is a type of residential accommodation —see the definition of that term in this Dictionary.	
service station means a building or place used for the sale by retail of fuels and lubricants for motor vehicles, whether or not the building or place is also used for any one or more of the following— (a) the ancillary sale by retail of spare parts and accessories for motor vehicles, (b) the cleaning of motor vehicles, (c) installation of accessories, (d) inspecting, repairing and servicing of motor vehicles (other than body building, panel beating, spray painting, or chassis restoration), (e) the ancillary retail selling or hiring of general merchandise or services or both.	service station means a building or place used for the sale by retail of fuels and lubricants for motor vehicles, whether or not the building or place is also used for any one or more of the following— (a) the ancillary sale by retail of spare parts and accessories for motor vehicles, (b) the cleaning of motor vehicles, (c) installation of accessories, (d) inspecting, repairing and servicing of motor vehicles (other than body building, panel beating, spray painting, or chassis restoration), (e) the ancillary retail selling or hiring of general merchandise or services or both.	service station means a building or place used for the sale by retail of fuels and lubricants for motor vehicles, whether or not the building or place is also used for any one or more of the following— (a) the ancillary sale by retail of spare parts and accessories for motor vehicles, (b) the cleaning of motor vehicles, (c) installation of accessories, (d) inspecting, repairing and servicing of motor vehicles (other than body building, panel beating, spray painting, or chassis restoration), (e) the ancillary retail selling or hiring of general merchandise or services or both.	Nil: same / as per SI.
serviced apartment means a building (or part of a building) providing self-contained accommodation to tourists or visitors on a commercial basis and that is regularly serviced or cleaned by the owner or manager of the building or part of the building or the owner's or manager's agents. Note.	serviced apartment means a building (or part of a building) providing self-contained accommodation to tourists or visitors on a commercial basis and that is regularly serviced or cleaned by the owner or manager of the building or part of the building or the owner's or manager's agents. Note.	serviced apartment means a building (or part of a building) providing self-contained accommodation to tourists or visitors on a commercial basis and that is regularly serviced or cleaned by the owner or manager of the building or part of the building or the owner's or manager's agents. Note.	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
Serviced apartments are a type of tourist and visitor accommodation —see the definition of that term in this Dictionary.	Serviced apartments are a type of tourist and visitor accommodation —see the definition of that term in this Dictionary.	Serviced apartments are a type of tourist and visitor accommodation —see the definition of that term in this Dictionary.	
sewage reticulation system means a building or place used for the collection and transfer of sewage to a sewage treatment plant or water recycling facility for treatment, or transfer of the treated waste for use or disposal, including associated— (a) pipelines and tunnels, and (b) pumping stations, and (c) dosing facilities, and (d) odour control works, and (e) sewage overflow structures, and (f) vent stacks. Note. Sewage reticulation systems are a type of sewerage system —see the definition of that term in this Dictionary.	sewage reticulation system means a building or place used for the collection and transfer of sewage to a sewage treatment plant or water recycling facility for treatment, or transfer of the treated waste for use or disposal, including associated— (a) pipelines and tunnels, and (b) pumping stations, and (c) dosing facilities, and (d) odour control works, and (e) sewage overflow structures, and (f) vent stacks. Note. Sewage reticulation systems are a type of sewerage system —see the definition of that term in this Dictionary.	sewage reticulation system means a building or place used for the collection and transfer of sewage to a sewage treatment plant or water recycling facility for treatment, or transfer of the treated waste for use or disposal, including associated— (a) pipelines and tunnels, and (b) pumping stations, and (c) dosing facilities, and (d) odour control works, and (e) sewage overflow structures, and (f) vent stacks. Note. Sewage reticulation systems are a type of sewerage system —see the definition of that term in this Dictionary.	Nil: same / as per SI.
sewage treatment plant means a building or place used for the treatment and disposal of sewage, whether or not the facility supplies recycled water for use as an alternative water supply. Note. Sewage treatment plants are a type of sewerage system —see the definition of that term in this Dictionary.	sewage treatment plant means a building or place used for the treatment and disposal of sewage, whether or not the facility supplies recycled water for use as an alternative water supply. Note. Sewage treatment plants are a type of sewerage system —see the definition of that term in this Dictionary.	sewage treatment plant means a building or place used for the treatment and disposal of sewage, whether or not the facility supplies recycled water for use as an alternative water supply. Note. Sewage treatment plants are a type of sewerage system —see the definition of that term in this Dictionary.	Nil: same / as per SI.
-	Sewage Treatment Plant Buffer Map means the Armidale Dumaresq Local Environmental Plan 2012 Sewage Treatment Plant Buffer Map.	-	Change required to reference the ARLEP (refer below).

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
<p>Proposed amendment (example only): Amend the ADLEP 2012 Dictionary Definition of “Sewage Treatment Plant Buffer Map” by replacing the words “Armidale Dumaresq Local Environmental Plan 2012” with the words “Armidale Regional Local Environmental Plan [Year]”.</p>			
sewerage system means any of the following— (a) biosolids treatment facility, (b) sewage reticulation system, (c) sewage treatment plant, (d) water recycling facility, (e) a building or place that is a combination of any of the things referred to in paragraphs (a)–(d).	sewerage system means any of the following— (a) biosolids treatment facility, (b) sewage reticulation system, (c) sewage treatment plant, (d) water recycling facility, (e) a building or place that is a combination of any of the things referred to in paragraphs (a)–(d).	sewerage system means any of the following— (a) biosolids treatment facility, (b) sewage reticulation system, (c) sewage treatment plant, (d) water recycling facility, (e) a building or place that is a combination of any of the things referred to in paragraphs (a)–(d).	Nil: same / as per SI.
sex services means sexual acts or sexual services in exchange for payment.	sex services means sexual acts or sexual services in exchange for payment.	sex services means sexual acts or sexual services in exchange for payment.	Nil: same / as per SI.
sex services premises means a brothel, but does not include home occupation (sex services).	sex services premises means a brothel, but does not include home occupation (sex services).	sex services premises means a brothel, but does not include home occupation (sex services).	Nil: same / as per SI.
shop means premises that sell merchandise such as groceries, personal care products, clothing, music, homewares, stationery, electrical goods or the like or that hire any such merchandise, and includes a neighbourhood shop and neighbourhood supermarket, but does not include food and drink premises or restricted premises. Note. Shops are a type of retail premises —see the definition of that term in this Dictionary.	shop means premises that sell merchandise such as groceries, personal care products, clothing, music, homewares, stationery, electrical goods or the like or that hire any such merchandise, and includes a neighbourhood shop and neighbourhood supermarket, but does not include food and drink premises or restricted premises. Note. Shops are a type of retail premises —see the definition of that term in this Dictionary.	shop means premises that sell merchandise such as groceries, personal care products, clothing, music, homewares, stationery, electrical goods or the like or that hire any such merchandise, and includes a neighbourhood shop and neighbourhood supermarket, but does not include food and drink premises or restricted premises. Note. Shops are a type of retail premises —see the definition of that term in this Dictionary.	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
<p>shop top housing means one or more dwellings located above ground floor retail premises or business premises.</p> <p>Note. Shop top housing is a type of residential accommodation—see the definition of that term in this Dictionary.</p>	<p>shop top housing means one or more dwellings located above ground floor retail premises or business premises.</p> <p>Note. Shop top housing is a type of residential accommodation—see the definition of that term in this Dictionary.</p>	<p>shop top housing means one or more dwellings located above ground floor retail premises or business premises.</p> <p>Note. Shop top housing is a type of residential accommodation—see the definition of that term in this Dictionary.</p>	<p>Nil:same / as per SI.</p>
<p>signage means any sign, notice, device, representation or advertisement that advertises or promotes any goods, services or events and any structure or vessel that is principally designed for, or that is used for, the display of signage, and includes any of the following—</p> <p>(a) an advertising structure, (b) a building identification sign, (c) a business identification sign, but does not include a traffic sign or traffic control facilities.</p>	<p>signage means any sign, notice, device, representation or advertisement that advertises or promotes any goods, services or events and any structure or vessel that is principally designed for, or that is used for, the display of signage, and includes any of the following—</p> <p>(a) an advertising structure, (b) a building identification sign, (c) a business identification sign, but does not include a traffic sign or traffic control facilities.</p>	<p>signage means any sign, notice, device, representation or advertisement that advertises or promotes any goods, services or events and any structure or vessel that is principally designed for, or that is used for, the display of signage, and includes any of the following—</p> <p>(a) an advertising structure, (b) a building identification sign, (c) a business identification sign, but does not include a traffic sign or traffic control facilities.</p>	<p>Nil:same / as per SI.</p>
<p>site area means the area of any land on which development is or is to be carried out. The land may include the whole or part of one lot, or more than one lot if they are contiguous to each other, but does not include the area of any land on which development is not permitted to be carried out under this Plan.</p> <p>Note. The effect of this definition is varied by clause 4.5 for the purpose of the determination of permitted floor space area for proposed development.</p>	<p>site area means the area of any land on which development is or is to be carried out. The land may include the whole or part of one lot, or more than one lot if they are contiguous to each other, but does not include the area of any land on which development is not permitted to be carried out under this Plan.</p> <p>Note. The effect of this definition is varied by clause 4.5 for the purpose of the determination of permitted floor space area for proposed development.</p>	<p>site area means the area of any land on which development is or is to be carried out. The land may include the whole or part of one lot, or more than one lot if they are contiguous to each other, but does not include the area of any land on which development is not permitted to be carried out under this Plan.</p> <p>Note. The effect of this definition is varied by clause 4.5 for the purpose of the determination of permitted floor space area for proposed development.</p>	<p>Nil:same / as per SI.</p> <p>Note: Clause 4.5 “Not adopted” for purpose of the ADLEP 2012 and the GLEP 2012.</p>

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
<p>site coverage means the proportion of a site area covered by buildings. However, the following are not included for the purpose of calculating site coverage—</p> <p>(a) any basement,</p> <p>(b) any part of an awning that is outside the outer walls of a building and that adjoins the street frontage or other site boundary,</p> <p>(c) any eaves,</p> <p>(d) unenclosed balconies, decks, pergolas and the like.</p>	<p>site coverage means the proportion of a site area covered by buildings. However, the following are not included for the purpose of calculating site coverage—</p> <p>(a) any basement,</p> <p>(b) any part of an awning that is outside the outer walls of a building and that adjoins the street frontage or other site boundary,</p> <p>(c) any eaves,</p> <p>(d) unenclosed balconies, decks, pergolas and the like.</p>	<p>site coverage means the proportion of a site area covered by buildings. However, the following are not included for the purpose of calculating site coverage—</p> <p>(a) any basement,</p> <p>(b) any part of an awning that is outside the outer walls of a building and that adjoins the street frontage or other site boundary,</p> <p>(c) any eaves,</p> <p>(d) unenclosed balconies, decks, pergolas and the like.</p>	Nil:same / as per SI.
<p>small bar means a small bar within the meaning of the Liquor Act 2007.</p> <p>Note. Small bars are a type of food and drink premises—see the definition of that term in this Dictionary.</p>	<p>small bar means a small bar within the meaning of the Liquor Act 2007.</p> <p>Note. Small bars are a type of food and drink premises—see the definition of that term in this Dictionary.</p>	<p>small bar means a small bar within the meaning of the Liquor Act 2007.</p> <p>Note. Small bars are a type of food and drink premises—see the definition of that term in this Dictionary.</p>	Nil:same / as per SI.
<p>spa pool has the same meaning as in the Swimming Pools Act 1992.</p> <p>Note. The term is defined to include any excavation, structure or vessel in the nature of a spa pool, flotation tank, tub or the like.</p>	<p>spa pool has the same meaning as in the Swimming Pools Act 1992.</p> <p>Note. The term is defined to include any excavation, structure or vessel in the nature of a spa pool, flotation tank, tub or the like.</p>	<p>spa pool has the same meaning as in the Swimming Pools Act 1992.</p> <p>Note. The term is defined to include any excavation, structure or vessel in the nature of a spa pool, flotation tank, tub or the like.</p>	Nil:same / as per SI.
<p>specialised retail premises means a building or place the principal purpose of which is the sale, hire or display of goods that are of a size, weight or quantity, that requires —</p> <p>(a) a large area for handling, display or storage, or</p> <p>(b) direct vehicular access to the site of the building or place by members of the public for</p>	<p>specialised retail premises means a building or place the principal purpose of which is the sale, hire or display of goods that are of a size, weight or quantity, that requires —</p> <p>(a) a large area for handling, display or storage, or</p> <p>(b) direct vehicular access to the site of the building or place by members of the public for</p>	<p>specialised retail premises means a building or place the principal purpose of which is the sale, hire or display of goods that are of a size, weight or quantity, that requires —</p> <p>(a) a large area for handling, display or storage, or</p> <p>(b) direct vehicular access to the site of the building or place by members of the public for</p>	Nil:same / as per SI.

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<p>the purpose of loading or unloading such goods into or from their vehicles after purchase or hire, but does not include a building or place used for the sale of foodstuffs or clothing unless their sale is ancillary to the sale, hire or display of other goods referred to in this definition.</p> <p>Note. Examples of goods that may be sold at specialised retail premises include automotive parts and accessories, household appliances and fittings, furniture, homewares, office equipment, outdoor and recreation equipment, pet supplies and party supplies. Specialised retail premises are a type of retail premises—see the definition of that term in this Dictionary.</p>	<p>the purpose of loading or unloading such goods into or from their vehicles after purchase or hire, but does not include a building or place used for the sale of foodstuffs or clothing unless their sale is ancillary to the sale, hire or display of other goods referred to in this definition.</p> <p>Note. Examples of goods that may be sold at specialised retail premises include automotive parts and accessories, household appliances and fittings, furniture, homewares, office equipment, outdoor and recreation equipment, pet supplies and party supplies. Specialised retail premises are a type of retail premises—see the definition of that term in this Dictionary.</p>	<p>the purpose of loading or unloading such goods into or from their vehicles after purchase or hire, but does not include a building or place used for the sale of foodstuffs or clothing unless their sale is ancillary to the sale, hire or display of other goods referred to in this definition.</p> <p>Note. Examples of goods that may be sold at specialised retail premises include automotive parts and accessories, household appliances and fittings, furniture, homewares, office equipment, outdoor and recreation equipment, pet supplies and party supplies. Specialised retail premises are a type of retail premises—see the definition of that term in this Dictionary.</p>	
<p>stock and sale yard means a building or place that is used on a commercial basis for the purpose of offering livestock or poultry for sale and that may be used for the short-term storage and watering of stock.</p> <p>Note. Stock and sale yards are a type of rural industry—see the definition of that term in this Dictionary.</p>	<p>stock and sale yard means a building or place that is used on a commercial basis for the purpose of offering livestock or poultry for sale and that may be used for the short-term storage and watering of stock.</p> <p>Note. Stock and sale yards are a type of rural industry—see the definition of that term in this Dictionary.</p>	<p>stock and sale yard means a building or place that is used on a commercial basis for the purpose of offering livestock or poultry for sale and that may be used for the short-term storage and watering of stock.</p> <p>Note. Stock and sale yards are a type of rural industry—see the definition of that term in this Dictionary.</p>	Nil: same / as per SI.
<p>storage premises means a building or place used for the storage of goods, materials, plant or machinery for commercial purposes and where the storage is not ancillary to any industry, business premises or retail premises on the same parcel of land, and includes self-</p>	<p>storage premises means a building or place used for the storage of goods, materials, plant or machinery for commercial purposes and where the storage is not ancillary to any industry, business premises or retail premises on the same parcel of land, and includes self-</p>	<p>storage premises means a building or place used for the storage of goods, materials, plant or machinery for commercial purposes and where the storage is not ancillary to any industry, business premises or retail premises on the same parcel of land, and includes self-</p>	Nil: same / as per SI.

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storage units, but does not include a heavy industrial storage establishment or a warehouse or distribution centre.	storage units, but does not include a heavy industrial storage establishment or a warehouse or distribution centre.	storage units, but does not include a heavy industrial storage establishment or a warehouse or distribution centre.	
storey means a space within a building that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, but does not include— (a) a space that contains only a lift shaft, stairway or meter room, or (b) a mezzanine, or (c) an attic.	storey means a space within a building that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, but does not include— (a) a space that contains only a lift shaft, stairway or meter room, or (b) a mezzanine, or (c) an attic.	storey means a space within a building that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, but does not include— (a) a space that contains only a lift shaft, stairway or meter room, or (b) a mezzanine, or (c) an attic.	Nil: same / as per SI.
swimming pool has the same meaning as in the Swimming Pools Act 1992. Note. The term is defined as follows — swimming pool means an excavation, structure or vessel— (a) that is capable of being filled with water to a depth of 300 millimetres or more, and (b) that is solely or principally used, or that is designed, manufactured or adapted to be solely or principally used, for the purpose of swimming, wading, paddling or any other human aquatic activity, and includes a spa pool, but does not include a spa bath, anything that is situated within a bathroom or anything declared by the regulations made under the Swimming Pools Act 1992 not to be a swimming pool for the purposes of that Act.	swimming pool has the same meaning as in the Swimming Pools Act 1992. Note. The term is defined as follows — swimming pool means an excavation, structure or vessel— (a) that is capable of being filled with water to a depth of 300 millimetres or more, and (b) that is solely or principally used, or that is designed, manufactured or adapted to be solely or principally used, for the purpose of swimming, wading, paddling or any other human aquatic activity, and includes a spa pool, but does not include a spa bath, anything that is situated within a bathroom or anything declared by the regulations made under the Swimming Pools Act 1992 not to be a swimming pool for the purposes of that Act.	swimming pool has the same meaning as in the Swimming Pools Act 1992. Note. The term is defined as follows — swimming pool means an excavation, structure or vessel— (a) that is capable of being filled with water to a depth of 300 millimetres or more, and (b) that is solely or principally used, or that is designed, manufactured or adapted to be solely or principally used, for the purpose of swimming, wading, paddling or any other human aquatic activity, and includes a spa pool, but does not include a spa bath, anything that is situated within a bathroom or anything declared by the regulations made under the Swimming Pools Act 1992 not to be a swimming pool for the purposes of that Act.	Nil: same / as per SI.
take away food and drink premises means premises that are predominantly used for the	take away food and drink premises means premises that are predominantly used for the	take away food and drink premises means premises that are predominantly used for the	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
<p>preparation and retail sale of food or drink (or both) for immediate consumption away from the premises.</p> <p>Note. Take away food and drink premises are a type of food and drink premises—see the definition of that term in this Dictionary.</p>	<p>preparation and retail sale of food or drink (or both) for immediate consumption away from the premises.</p> <p>Note. Take away food and drink premises are a type of food and drink premises—see the definition of that term in this Dictionary.</p>	<p>preparation and retail sale of food or drink (or both) for immediate consumption away from the premises.</p> <p>Note. Take away food and drink premises are a type of food and drink premises—see the definition of that term in this Dictionary.</p>	
<p>tank-based aquaculture means aquaculture undertaken exclusively in tanks, but not including natural water-based aquaculture.</p> <p>Note. Tank-based aquaculture is a type of aquaculture—see the definition of that term in this Dictionary. Typical tank-based aquaculture is the tank culture of barramundi or abalone.</p>	<p>tank-based aquaculture means aquaculture undertaken exclusively in tanks, but not including natural water-based aquaculture.</p> <p>Note. Tank-based aquaculture is a type of aquaculture—see the definition of that term in this Dictionary. Typical tank-based aquaculture is the tank culture of barramundi or abalone.</p>	<p>tank-based aquaculture means aquaculture undertaken exclusively in tanks, but not including natural water-based aquaculture.</p> <p>Note. Tank-based aquaculture is a type of aquaculture—see the definition of that term in this Dictionary. Typical tank-based aquaculture is the tank culture of barramundi or abalone.</p>	Nil: same / as per SI.
<p>telecommunications facility means —</p> <p>(a) any part of the infrastructure of a telecommunications network, or</p> <p>(b) any line, cable, optical fibre, fibre access node, interconnect point equipment, apparatus, tower, mast, antenna, dish, tunnel, duct, hole, pit, pole or other structure in connection with a telecommunications network, or</p> <p>(c) any other thing used in or in connection with a telecommunications network.</p>	<p>telecommunications facility means —</p> <p>(a) any part of the infrastructure of a telecommunications network, or</p> <p>(b) any line, cable, optical fibre, fibre access node, interconnect point equipment, apparatus, tower, mast, antenna, dish, tunnel, duct, hole, pit, pole or other structure in connection with a telecommunications network, or</p> <p>(c) any other thing used in or in connection with a telecommunications network.</p>	<p>telecommunications facility means —</p> <p>(a) any part of the infrastructure of a telecommunications network, or</p> <p>(b) any line, cable, optical fibre, fibre access node, interconnect point equipment, apparatus, tower, mast, antenna, dish, tunnel, duct, hole, pit, pole or other structure in connection with a telecommunications network, or</p> <p>(c) any other thing used in or in connection with a telecommunications network.</p>	Nil: same / as per SI.
<p>telecommunications network means a system, or series of systems, that carries, or is capable of carrying, communications by</p>	<p>telecommunications network means a system, or series of systems, that carries, or is capable of carrying, communications by</p>	<p>telecommunications network means a system, or series of systems, that carries, or is capable of carrying, communications by</p>	Nil: same / as per SI.

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means of guided or unguided electromagnetic energy, or both.	means of guided or unguided electromagnetic energy, or both.	means of guided or unguided electromagnetic energy, or both.	
temporary structure has the same meaning as in the Act. Note. The term is defined as follows— temporary structure includes a booth, tent or other temporary enclosure (whether or not part of the booth, tent or enclosure is permanent), and also includes a mobile structure.	temporary structure has the same meaning as in the Act. Note. The term is defined as follows— temporary structure includes a booth, tent or other temporary enclosure (whether or not part of the booth, tent or enclosure is permanent), and also includes a mobile structure.	temporary structure has the same meaning as in the Act. Note. The term is defined as follows— temporary structure includes a booth, tent or other temporary enclosure (whether or not part of the booth, tent or enclosure is permanent), and also includes a mobile structure.	Nil:same / as per SI.
the Act means the Environmental Planning and Assessment Act 1979.	the Act means the Environmental Planning and Assessment Act 1979.	the Act means the Environmental Planning and Assessment Act 1979.	Nil:same / as per SI.
timber yard means a building or place the principal purpose of which is the sale of sawn, dressed or treated timber, wood fibre boards or similar timber products. It may include the cutting of such timber, boards or products to order and the sale of hardware, paint, tools and materials used in conjunction with the use and treatment of timber. Note. Timber yards are a type of retail premises —see the definition of that term in this Dictionary.	timber yard means a building or place the principal purpose of which is the sale of sawn, dressed or treated timber, wood fibre boards or similar timber products. It may include the cutting of such timber, boards or products to order and the sale of hardware, paint, tools and materials used in conjunction with the use and treatment of timber. Note. Timber yards are a type of retail premises —see the definition of that term in this Dictionary.	timber yard means a building or place the principal purpose of which is the sale of sawn, dressed or treated timber, wood fibre boards or similar timber products. It may include the cutting of such timber, boards or products to order and the sale of hardware, paint, tools and materials used in conjunction with the use and treatment of timber. Note. Timber yards are a type of retail premises —see the definition of that term in this Dictionary.	Nil:same / as per SI.
tourist and visitor accommodation means a building or place that provides temporary or short-term accommodation on a commercial basis, and includes any of the following— (a) backpackers' accommodation, (b) bed and breakfast accommodation, (c) farm stay accommodation,	tourist and visitor accommodation means a building or place that provides temporary or short-term accommodation on a commercial basis, and includes any of the following— (a) backpackers' accommodation, (b) bed and breakfast accommodation, (c) farm stay accommodation,	tourist and visitor accommodation means a building or place that provides temporary or short-term accommodation on a commercial basis, and includes any of the following— (a) backpackers' accommodation, (b) bed and breakfast accommodation, (c) farm stay accommodation,	Nil:same / as per SI.

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(d) hotel or motel accommodation, (e) serviced apartments, but does not include— (f) camping grounds, or (g) caravan parks, or (h) eco-tourist facilities.	(d) hotel or motel accommodation, (e) serviced apartments, but does not include— (f) camping grounds, or (g) caravan parks, or (h) eco-tourist facilities.	(d) hotel or motel accommodation, (e) serviced apartments, but does not include— (f) camping grounds, or (g) caravan parks, or (h) eco-tourist facilities.	
transport depot means a building or place used for the parking or servicing of motor powered or motor drawn vehicles used in connection with a business, industry, shop or passenger or freight transport undertaking.	transport depot means a building or place used for the parking or servicing of motor powered or motor drawn vehicles used in connection with a business, industry, shop or passenger or freight transport undertaking.	transport depot means a building or place used for the parking or servicing of motor powered or motor drawn vehicles used in connection with a business, industry, shop or passenger or freight transport undertaking.	Nil: same / as per SI.
truck depot means a building or place used for the servicing and parking of trucks, earthmoving machinery and the like.	truck depot means a building or place used for the servicing and parking of trucks, earthmoving machinery and the like.	truck depot means a building or place used for the servicing and parking of trucks, earthmoving machinery and the like.	Nil: same / as per SI.
turf farming means the commercial cultivation of turf for sale and the removal of turf for that purpose. Note. Turf farming is a type of intensive plant agriculture —see the definition of that term in this Dictionary.	turf farming means the commercial cultivation of turf for sale and the removal of turf for that purpose. Note. Turf farming is a type of intensive plant agriculture —see the definition of that term in this Dictionary.	turf farming means the commercial cultivation of turf for sale and the removal of turf for that purpose. Note. Turf farming is a type of intensive plant agriculture —see the definition of that term in this Dictionary.	Nil: same / as per SI.
underground mining means— (a) mining carried out beneath the earth's surface, including bord and pillar mining, longwall mining, top-level caving, sub-level caving and auger mining, and (b) shafts, drill holes, gas and water drainage works, surface rehabilitation works and access pits associated with that mining	underground mining means— (a) mining carried out beneath the earth's surface, including bord and pillar mining, longwall mining, top-level caving, sub-level caving and auger mining, and (b) shafts, drill holes, gas and water drainage works, surface rehabilitation works and access pits associated with that mining	underground mining means— (a) mining carried out beneath the earth's surface, including bord and pillar mining, longwall mining, top-level caving, sub-level caving and auger mining, and (b) shafts, drill holes, gas and water drainage works, surface rehabilitation works and access pits associated with that mining	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
(whether carried out on or beneath the earth's surface), but does not include open cut mining.	(whether carried out on or beneath the earth's surface), but does not include open cut mining.	(whether carried out on or beneath the earth's surface), but does not include open cut mining.	
vehicle body repair workshop means a building or place used for the repair of vehicles or agricultural machinery, involving body building, panel building, panel beating, spray painting or chassis restoration.	vehicle body repair workshop means a building or place used for the repair of vehicles or agricultural machinery, involving body building, panel building, panel beating, spray painting or chassis restoration.	vehicle body repair workshop means a building or place used for the repair of vehicles or agricultural machinery, involving body building, panel building, panel beating, spray painting or chassis restoration.	Nil: same / as per SI.
vehicle repair station means a building or place used for the purpose of carrying out repairs to, or the selling and fitting of accessories to, vehicles or agricultural machinery, but does not include a vehicle body repair workshop or vehicle sales or hire premises.	vehicle repair station means a building or place used for the purpose of carrying out repairs to, or the selling and fitting of accessories to, vehicles or agricultural machinery, but does not include a vehicle body repair workshop or vehicle sales or hire premises.	vehicle repair station means a building or place used for the purpose of carrying out repairs to, or the selling and fitting of accessories to, vehicles or agricultural machinery, but does not include a vehicle body repair workshop or vehicle sales or hire premises.	Nil: same / as per SI.
vehicle sales or hire premises means a building or place used for the display, sale or hire of motor vehicles, caravans, boats, trailers, agricultural machinery and the like, whether or not accessories are sold or displayed there. Note. Vehicle sales or hire premises are a type of retail premises —see the definition of that term in this Dictionary.	vehicle sales or hire premises means a building or place used for the display, sale or hire of motor vehicles, caravans, boats, trailers, agricultural machinery and the like, whether or not accessories are sold or displayed there. Note. Vehicle sales or hire premises are a type of retail premises —see the definition of that term in this Dictionary.	vehicle sales or hire premises means a building or place used for the display, sale or hire of motor vehicles, caravans, boats, trailers, agricultural machinery and the like, whether or not accessories are sold or displayed there. Note. Vehicle sales or hire premises are a type of retail premises —see the definition of that term in this Dictionary.	Nil: same / as per SI.
veterinary hospital means a building or place used for diagnosing or surgically or medically treating animals, whether or not animals are	veterinary hospital means a building or place used for diagnosing or surgically or medically treating animals, whether or not animals are	veterinary hospital means a building or place used for diagnosing or surgically or medically treating animals, whether or not animals are	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
kept on the premises for the purpose of treatment.	kept on the premises for the purpose of treatment.	kept on the premises for the purpose of treatment.	
viticulture means the cultivation of grapes for use in the commercial production of fresh or dried fruit or wine. Note. Viticulture is a type of intensive plant agriculture —see the definition of that term in this Dictionary.	viticulture means the cultivation of grapes for use in the commercial production of fresh or dried fruit or wine. Note. Viticulture is a type of intensive plant agriculture —see the definition of that term in this Dictionary.	viticulture means the cultivation of grapes for use in the commercial production of fresh or dried fruit or wine. Note. Viticulture is a type of intensive plant agriculture —see the definition of that term in this Dictionary.	Nil: same / as per SI.
warehouse or distribution centre means a building or place used mainly or exclusively for storing or handling items (whether goods or materials) pending their sale, but from which no retail sales are made, and includes local distribution premises.	warehouse or distribution centre means a building or place used mainly or exclusively for storing or handling items (whether goods or materials) pending their sale, but from which no retail sales are made, and includes local distribution premises.	warehouse or distribution centre means a building or place used mainly or exclusively for storing or handling items (whether goods or materials) pending their sale, but from which no retail sales are made, and includes local distribution premises.	Nil: same / as per SI.
waste disposal facility means a building or place used for the disposal of waste by landfill, incineration or other means, including such works or activities as recycling, resource recovery and other resource management activities, energy generation from gases, leachate management, odour control and the winning of extractive material to generate a void for disposal of waste or to cover waste after its disposal. Note. Waste disposal facilities are a type of waste or resource management facility —see the definition of that term in this Dictionary.	waste disposal facility means a building or place used for the disposal of waste by landfill, incineration or other means, including such works or activities as recycling, resource recovery and other resource management activities, energy generation from gases, leachate management, odour control and the winning of extractive material to generate a void for disposal of waste or to cover waste after its disposal. Note. Waste disposal facilities are a type of waste or resource management facility —see the definition of that term in this Dictionary.	waste disposal facility means a building or place used for the disposal of waste by landfill, incineration or other means, including such works or activities as recycling, resource recovery and other resource management activities, energy generation from gases, leachate management, odour control and the winning of extractive material to generate a void for disposal of waste or to cover waste after its disposal. Note. Waste disposal facilities are a type of waste or resource management facility —see the definition of that term in this Dictionary.	Nil: same / as per SI.
waste or resource management facility means any of the following—	waste or resource management facility means any of the following—	waste or resource management facility means any of the following—	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
(a) a resource recovery facility, (b) a waste disposal facility, (c) a waste or resource transfer station, (d) a building or place that is a combination of any of the things referred to in paragraphs (a)–(c).	(a) a resource recovery facility, (b) a waste disposal facility, (c) a waste or resource transfer station, (d) a building or place that is a combination of any of the things referred to in paragraphs (a)–(c).	(a) a resource recovery facility, (b) a waste disposal facility, (c) a waste or resource transfer station, (d) a building or place that is a combination of any of the things referred to in paragraphs (a)–(c).	
waste or resource transfer station means a building or place used for the collection and transfer of waste material or resources, including the receipt, sorting, compacting, temporary storage and distribution of waste or resources and the loading or unloading of waste or resources onto or from road or rail transport. Note. Waste or resource transfer stations are a type of waste or resource management facility —see the definition of that term in this Dictionary.	waste or resource transfer station means a building or place used for the collection and transfer of waste material or resources, including the receipt, sorting, compacting, temporary storage and distribution of waste or resources and the loading or unloading of waste or resources onto or from road or rail transport. Note. Waste or resource transfer stations are a type of waste or resource management facility —see the definition of that term in this Dictionary.	waste or resource transfer station means a building or place used for the collection and transfer of waste material or resources, including the receipt, sorting, compacting, temporary storage and distribution of waste or resources and the loading or unloading of waste or resources onto or from road or rail transport. Note. Waste or resource transfer stations are a type of waste or resource management facility —see the definition of that term in this Dictionary.	Nil: same / as per SI.
water recreation structure means a structure used primarily for recreational purposes that has a direct structural connection between the shore and the waterway, and may include a pier, wharf, jetty or boat launching ramp.	water recreation structure means a structure used primarily for recreational purposes that has a direct structural connection between the shore and the waterway, and may include a pier, wharf, jetty or boat launching ramp.	water recreation structure means a structure used primarily for recreational purposes that has a direct structural connection between the shore and the waterway, and may include a pier, wharf, jetty or boat launching ramp.	Nil: same / as per SI.
water recycling facility means a building or place used for the treatment of sewage effluent, stormwater or waste water for use as an alternative supply to mains water, groundwater or river water (including, in particular, sewer mining works), whether the	water recycling facility means a building or place used for the treatment of sewage effluent, stormwater or waste water for use as an alternative supply to mains water, groundwater or river water (including, in particular, sewer mining works), whether the	water recycling facility means a building or place used for the treatment of sewage effluent, stormwater or waste water for use as an alternative supply to mains water, groundwater or river water (including, in particular, sewer mining works), whether the	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
facility stands alone or is associated with other development, and includes associated— (a) retention structures, and (b) treatment works, and (c) irrigation schemes. Note. Water recycling facilities are a type of sewerage system —see the definition of that term in this Dictionary.	facility stands alone or is associated with other development, and includes associated— (a) retention structures, and (b) treatment works, and (c) irrigation schemes. Note. Water recycling facilities are a type of sewerage system —see the definition of that term in this Dictionary.	facility stands alone or is associated with other development, and includes associated— (a) retention structures, and (b) treatment works, and (c) irrigation schemes. Note. Water recycling facilities are a type of sewerage system —see the definition of that term in this Dictionary.	
water reticulation system means a building or place used for the transport of water, including pipes, tunnels, canals, pumping stations, related electricity infrastructure and dosing facilities. Note. Water reticulation systems are a type of watersupply system —see the definition of that term in this Dictionary.	water reticulation system means a building or place used for the transport of water, including pipes, tunnels, canals, pumping stations, related electricity infrastructure and dosing facilities. Note. Water reticulation systems are a type of watersupply system —see the definition of that term in this Dictionary.	water reticulation system means a building or place used for the transport of water, including pipes, tunnels, canals, pumping stations, related electricity infrastructure and dosing facilities. Note. Water reticulation systems are a type of watersupply system —see the definition of that term in this Dictionary.	Nil: same / as per SI.
water storage facility means a dam, weir or reservoir for the collection and storage of water, and includes associated monitoring or gauging equipment. Note. Water storage facilities are a type of water supply system —see the definition of that term in this Dictionary.	water storage facility means a dam, weir or reservoir for the collection and storage of water, and includes associated monitoring or gauging equipment. Note. Water storage facilities are a type of water supply system —see the definition of that term in this Dictionary.	water storage facility means a dam, weir or reservoir for the collection and storage of water, and includes associated monitoring or gauging equipment. Note. Water storage facilities are a type of water supply system —see the definition of that term in this Dictionary.	Nil: same / as per SI.
water supply system means any of the following— (a) a water reticulation system, (b) a water storage facility, (c) a water treatment facility,	water supply system means any of the following— (a) a water reticulation system, (b) a water storage facility, (c) a water treatment facility,	water supply system means any of the following— (a) a water reticulation system, (b) a water storage facility, (c) a water treatment facility,	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
(d) a building or place that is a combination of any of the things referred to in paragraphs (a)–(c).	(d) a building or place that is a combination of any of the things referred to in paragraphs (a)–(c).	(d) a building or place that is a combination of any of the things referred to in paragraphs (a)–(c).	
<p>water treatment facility means a building or place used for the treatment of water (such as a desalination plant or a recycled or reclaimed water plant) whether the water produced is potable or not, and includes residuals treatment, storage and disposal facilities, but does not include a water recycling facility.</p> <p>Note. Water treatment facilities are a type of water supply system—see the definition of that term in this Dictionary.</p>	<p>water treatment facility means a building or place used for the treatment of water (such as a desalination plant or a recycled or reclaimed water plant) whether the water produced is potable or not, and includes residuals treatment, storage and disposal facilities, but does not include a water recycling facility.</p> <p>Note. Water treatment facilities are a type of water supply system—see the definition of that term in this Dictionary.</p>	<p>water treatment facility means a building or place used for the treatment of water (such as a desalination plant or a recycled or reclaimed water plant) whether the water produced is potable or not, and includes residuals treatment, storage and disposal facilities, but does not include a water recycling facility.</p> <p>Note. Water treatment facilities are a type of water supply system—see the definition of that term in this Dictionary.</p>	Nil: same / as per SI.
waterbody means a waterbody (artificial) or waterbody (natural).	waterbody means a waterbody (artificial) or waterbody (natural).	waterbody means a waterbody (artificial) or waterbody (natural).	Nil: same / as per SI.
waterbody (artificial) or artificial waterbody means an artificial body of water, including any constructed waterway, canal, inlet, bay, channel, dam, pond, lake or artificial wetland, but does not include a dry detention basin or other stormwater management construction that is only intended to hold water intermittently.	waterbody (artificial) or artificial waterbody means an artificial body of water, including any constructed waterway, canal, inlet, bay, channel, dam, pond, lake or artificial wetland, but does not include a dry detention basin or other stormwater management construction that is only intended to hold water intermittently.	waterbody (artificial) or artificial waterbody means an artificial body of water, including any constructed waterway, canal, inlet, bay, channel, dam, pond, lake or artificial wetland, but does not include a dry detention basin or other stormwater management construction that is only intended to hold water intermittently.	Nil: same / as per SI.
waterbody (natural) or natural waterbody means a natural body of water, whether perennial or intermittent, fresh, brackish or saline, the course of which may have been artificially modified or diverted onto a new	waterbody (natural) or natural waterbody means a natural body of water, whether perennial or intermittent, fresh, brackish or saline, the course of which may have been artificially modified or diverted onto a new	waterbody (natural) or natural waterbody means a natural body of water, whether perennial or intermittent, fresh, brackish or saline, the course of which may have been artificially modified or diverted onto a new	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
course, and includes a river, creek, stream, lake, lagoon, natural wetland, estuary, bay, inlet or tidal waters (including the sea).	course, and includes a river, creek, stream, lake, lagoon, natural wetland, estuary, bay, inlet or tidal waters (including the sea).	course, and includes a river, creek, stream, lake, lagoon, natural wetland, estuary, bay, inlet or tidal waters (including the sea).	
watercourse means any river, creek, stream or chain of ponds, whether artificially modified or not, in which water usually flows, either continuously or intermittently, in a defined bed or channel, but does not include a waterbody (artificial).	watercourse means any river, creek, stream or chain of ponds, whether artificially modified or not, in which water usually flows, either continuously or intermittently, in a defined bed or channel, but does not include a waterbody (artificial).	watercourse means any river, creek, stream or chain of ponds, whether artificially modified or not, in which water usually flows, either continuously or intermittently, in a defined bed or channel, but does not include a waterbody (artificial).	Nil: same / as per SI.
waterway means the whole or any part of a watercourse, wetland, waterbody (artificial) or waterbody (natural).	waterway means the whole or any part of a watercourse, wetland, waterbody (artificial) or waterbody (natural).	waterway means the whole or any part of a watercourse, wetland, waterbody (artificial) or waterbody (natural).	Nil: same / as per SI.
wetland means— (a) natural wetland, including marshes, mangroves, backwaters, billabongs, swamps, sedgelands, wet meadows or wet heathlands that form a shallow waterbody (up to 2 metres in depth) when inundated cyclically, intermittently or permanently with fresh, brackish or salt water, and where the inundation determines the type and productivity of the soils and the plant and animal communities, or (b) artificial wetland, including marshes, swamps, wet meadows, sedgelands or wet heathlands that form a shallow waterbody (up to 2 metres in depth) when inundated cyclically, intermittently or permanently with	wetland means— (a) natural wetland, including marshes, mangroves, backwaters, billabongs, swamps, sedgelands, wet meadows or wet heathlands that form a shallow waterbody (up to 2 metres in depth) when inundated cyclically, intermittently or permanently with fresh, brackish or salt water, and where the inundation determines the type and productivity of the soils and the plant and animal communities, or (b) artificial wetland, including marshes, swamps, wet meadows, sedgelands or wet heathlands that form a shallow waterbody (up to 2 metres in depth) when inundated cyclically, intermittently or permanently with	wetland means— (a) natural wetland, including marshes, mangroves, backwaters, billabongs, swamps, sedgelands, wet meadows or wet heathlands that form a shallow waterbody (up to 2 metres in depth) when inundated cyclically, intermittently or permanently with fresh, brackish or salt water, and where the inundation determines the type and productivity of the soils and the plant and animal communities, or (b) artificial wetland, including marshes, swamps, wet meadows, sedgelands or wet heathlands that form a shallow waterbody (up to 2 metres in depth) when inundated cyclically, intermittently or permanently with	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
water, and are constructed and vegetated with wetland plant communities.	water, and are constructed and vegetated with wetland plant communities.	water, and are constructed and vegetated with wetland plant communities.	
<p>wharf or boating facilities means a wharf or any of the following facilities associated with a wharf or boating that are not port facilities —</p> <p>(a) facilities for the embarkation or disembarkation of passengers onto or from any vessels, including public ferry wharves,</p> <p>(b) facilities for the loading or unloading of freight onto or from vessels and associated receival, land transport and storage facilities,</p> <p>(c) wharves for commercial fishing operations,</p> <p>(d) refuelling, launching, berthing, mooring, storage or maintenance facilities for any vessel,</p> <p>(e) sea walls or training walls,</p> <p>(f) administration buildings, communication, security and power supply facilities, roads, rail lines, pipelines, fencing, lighting or car parks.</p>	<p>wharf or boating facilities means a wharf or any of the following facilities associated with a wharf or boating that are not port facilities —</p> <p>(a) facilities for the embarkation or disembarkation of passengers onto or from any vessels, including public ferry wharves,</p> <p>(b) facilities for the loading or unloading of freight onto or from vessels and associated receival, land transport and storage facilities,</p> <p>(c) wharves for commercial fishing operations,</p> <p>(d) refuelling, launching, berthing, mooring, storage or maintenance facilities for any vessel,</p> <p>(e) sea walls or training walls,</p> <p>(f) administration buildings, communication, security and power supply facilities, roads, rail lines, pipelines, fencing, lighting or car parks.</p>	<p>wharf or boating facilities means a wharf or any of the following facilities associated with a wharf or boating that are not port facilities —</p> <p>(a) facilities for the embarkation or disembarkation of passengers onto or from any vessels, including public ferry wharves,</p> <p>(b) facilities for the loading or unloading of freight onto or from vessels and associated receival, land transport and storage facilities,</p> <p>(c) wharves for commercial fishing operations,</p> <p>(d) refuelling, launching, berthing, mooring, storage or maintenance facilities for any vessel,</p> <p>(e) sea walls or training walls,</p> <p>(f) administration buildings, communication, security and power supply facilities, roads, rail lines, pipelines, fencing, lighting or car parks.</p>	Nil:same / as per SI.
wholesale supplies means a building or place used for the display, sale or hire of goods or materials by wholesale only to businesses that have an Australian Business Number registered under the A New Tax System (Australian Business Number) Act 1999 of the Commonwealth.	wholesale supplies means a building or place used for the display, sale or hire of goods or materials by wholesale only to businesses that have an Australian Business Number registered under the A New Tax System (Australian Business Number) Act 1999 of the Commonwealth.	wholesale supplies means a building or place used for the display, sale or hire of goods or materials by wholesale only to businesses that have an Australian Business Number registered under the A New Tax System (Australian Business Number) Act 1999 of the Commonwealth.	Nil:same / as per SI.

Planning Proposal Appendix B11: LEP Content Comparison - Historical Notes

Overview

This document details the findings arising from a comparison of content¹ 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 Table 2).

Amendment Summary

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

- Table of amending instruments; and
- Table of amendments.

Note

ADLEP 2012 Table of amending instruments will be updated to reflect the ARLEP version of the legislation when the relevant amendment is finalised.

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)

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

Table 2: LEP Content Comparison - Historical Notes

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
Historical notes	Historical notes	Historical notes	Nil:same / as per SI.
The following abbreviations are used in the Historical notes: Am amended LW legislation website Sch Schedule Cl clause No number Schs Schedules ClI clauses p page Sec section Div Division pp pages Secs sections Divs Divisions Reg Regulation Subdiv Subdivision GG Government Gazette Regs Regulations Subdivs Subdivisions Ins inserted Rep repealed Subst substituted	The following abbreviations are used in the Historical notes: Am amended LW legislation website Sch Schedule Cl clause No number Schs Schedules ClI clauses p page Sec section Div Division pp pages Secs sections Divs Divisions Reg Regulation Subdiv Subdivision GG Government Gazette Regs Regulations Subdivs Subdivisions Ins inserted Rep repealed Subst substituted	The following abbreviations are used in the Historical notes: Am amended LW legislation website Sch Schedule Cl clause No number Schs Schedules ClI clauses p page Sec section Div Division pp pages Secs sections Divs Divisions Reg Regulation Subdiv Subdivision GG Government Gazette Regs Regulations Subdivs Subdivisions Ins inserted Rep repealed Subst substituted	Nil:same / as per SI.
Table of amending instruments	Table of amending instruments	Table of amending instruments	Nil:same / as per SI.
-	Armidale Dumaresq Local Environmental Plan 2012 (589). LW 30.11.2012. Date of commencement, on publication on LW, cl 1.1AA. This Plan has been amended as follows —	Guyra Local Environmental Plan 2012 (591). LW 30.11.2012. Date of commencement, on publication on LW, cl 1.1AA. This Plan has been amended as follows —	No change proposed.
-	2012	2012	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
	No 96 Forestry Act 2012. Assented to 21.11.2012. Date of commencement of Sch 4.41, 7.1.2013, sec 2 and 2012 (680) LW 21.12.2012.	No 96 Forestry Act 2012. Assented to 21.11.2012. Date of commencement of Sch 4.41, 7.1.2013, sec 2 and 2012 (680) LW 21.12.2012.	
-	2013 No 5 Liquor Amendment (Small Bars) Act 2013. Assented to 19.3.2013. Date of commencement, 1.7.2013, sec 2 and 2013 (292) LW 21.6.2013. (503) Armidale Dumaresq Local Environmental Plan 2012 (Amendment No 1). LW 30.8.2013. Date of commencement, on publication on LW, cl 2. - No 111 Statute Law (Miscellaneous Provisions) Act (No 2) 2013. Assented to 3.12.2013. Date of commencement of Sch 3.27, 10.1.2014, Sch 3.27.	2013 No 5 Liquor Amendment (Small Bars) Act 2013. Assented to 19.3.2013. Date of commencement, 1.7.2013, sec 2 and 2013 (292) LW 21.6.2013. - No 47 Statute Law (Miscellaneous Provisions) Act 2013. Assented to 25.6.2013. Date of commencement of Sch 2.13, 5.7.2013, sec 2 (1). No 111 Statute Law (Miscellaneous Provisions) Act (No 2) 2013. Assented to 3.12.2013. Date of commencement of Sch 3.27, 10.1.2014, Sch 3.27.	Change required to integrate relevant GLEP 2012 content where applicable to the Armidale Regional local government area (refer below).
Proposed amendment (example only): Amend ADLEP 2012 Table of amending instruments, 2013 entries, to include: No 47 Statute Law (Miscellaneous Provisions) Act 2013 as it relates to the GLEP 2012.			
-	2014	2014	Change required to integrate relevant

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
	<p>(341) Armidale Dumaresq Local Environmental Plan 2012 (Amendment No 3). LW 6.6.2014. Date of commencement, on publication on LW, cl 2.</p> <p>-</p> <p>No 33 Statute Law (Miscellaneous Provisions) Act 2014. Assented to 24.6.2014. Date of commencement of Sch 2.36, 14.7.2014, Sch 2.36.</p> <p>(420) Armidale Dumaresq Local Environmental Plan 2012 (Amendment No 2). LW 4.7.2014. Date of commencement, on publication on LW, cl 2.</p> <p>(513) Standard Instrument (Local Environmental Plans) Amendment Order 2014. LW 15.8.2014. Date of commencement, on publication on LW, cl 2.</p> <p>(541)</p>	<p>-</p> <p>(361) Guyra Local Environmental Plan 2012 (Amendment No 2). LW 13.6.2014. Date of commencement, on publication on LW, cl 2.</p> <p>No 33 Statute Law (Miscellaneous Provisions) Act 2014. Assented to 24.6.2014. Date of commencement of Sch 2.36, 14.7.2014, Sch 2.36.</p> <p>-</p> <p>(513) Standard Instrument (Local Environmental Plans) Amendment Order 2014. LW 15.8.2014. Date of commencement, on publication on LW, cl 2.</p> <p>-</p>	<p>GLEP 2012 content where applicable to the Armidale Regional local government area (refer below).</p>

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
	<p>Armidale Dumaresq Local Environmental Plan 2012 (Amendment No 6). LW 22.8.2014. Date of commencement, on publication on LW, cl 2.</p> <p>(617)</p> <p>Armidale Dumaresq Local Environmental Plan 2012 (Amendment No 5). LW 19.9.2014. Date of commencement, on publication on LW, cl 2.</p> <p>-</p>	<p>-</p> <p>(628)</p> <p>Guyra Local Environmental Plan 2012 (Amendment No 1). LW 26.9.2014. Date of commencement, on publication on LW, cl 2.</p>	
<p>Proposed amendment (example only): Amend ADLEP 2012 Table of amending instruments, 2014 entries, to include: (361) Guyra LEP 2012 (Amendment No 2); and (628) Guyra LEP 2012 (Amendment No 1).</p>			
-	<p>2015</p> <p>No 15 Statute Law (Miscellaneous Provisions) Act 2015. Assented to 29.6.2015. Date of commencement of Sch 3, 15.7.2015, sec 2 (3).</p> <p>-</p>	<p>2015</p> <p>No 15 Statute Law (Miscellaneous Provisions) Act 2015. Assented to 29.6.2015. Date of commencement of Sch 3, 15.7.2015, sec 2 (3).</p> <p>(825)</p> <p>Guyra Local Environmental Plan 2012 (Amendment No 3). LW 18.12.2015. Date of commencement, on publication on LW, cl 2.</p>	<p>Change required to integrate relevant GLEP 2012 content where applicable to the Armidale Regional local government area (refer below).</p>
<p>Proposed amendment (example only): Amend ADLEP 2012 Table of amending instruments, 2015 entries, to include: (825) Guyra LEP 2012 (Amendment No 3).</p>			
-	2016	2016	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
	<p>(43) Standard Instrument (Local Environmental Plans) Amendment (Maps) Order 2016. LW 27.1.2016. Date of commencement, 27.1.2016, cl 2.</p> <p>(126) Standard Instrument (Local Environmental Plans) Amendment Order 2016. LW 11.3.2016. Date of commencement, on publication on LW, cl 2.</p> <p>(168) Local Environmental Plan (Regional LEPs Consequential Amendments) 2016. LW 4.4.2016. Date of commencement, on publication on LW, cl 2.</p> <p>(309) Standard Instrument (Local Environmental Plans) Amendment (Observatory and Defence Facility) Order 2016. LW 10.6.2016. Date of commencement, 56 days after publication on LW, cl 2.</p> <p>(582) Armidale Dumaresq Local Environmental Plan 2012 (Amendment No 8). LW 16.9.2016. Date of commencement, on publication on LW, cl 2.</p>	<p>(43) Standard Instrument (Local Environmental Plans) Amendment (Maps) Order 2016. LW 27.1.2016. Date of commencement, 27.1.2016, cl 2.</p> <p>(126) Standard Instrument (Local Environmental Plans) Amendment Order 2016. LW 11.3.2016. Date of commencement, on publication on LW, cl 2.</p> <p>(168) Local Environmental Plan (Regional LEPs Consequential Amendments) 2016. LW 4.4.2016. Date of commencement, on publication on LW, cl 2.</p> <p>(309) Standard Instrument (Local Environmental Plans) Amendment (Observatory and Defence Facility) Order 2016. LW 10.6.2016. Date of commencement, 56 days after publication on LW, cl 2.</p> <p>-</p>	

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
-	<p>2017</p> <p>(453) Standard Instrument (Local Environmental Plans) Amendment (Vegetation) Order 2017. LW 25.8.2017. Date of commencement, 25.8.2017, cl 2.</p> <p>(492) Standard Instrument (Local Environmental Plans) Amendment (Child Care) Order 2017. LW 1.9.2017. Date of commencement, on publication on LW, cl 2.</p> <p>(493) State Environmental Planning Policy Amendment (Child Care) 2017. LW 1.9.2017. Date of commencement, on publication on LW, cl 2.</p> <p>(555) Armidale Dumaresq Local Environmental Plan 2012 (Amendment No 4). LW 29.9.2017. Date of commencement, on publication on LW, cl 2.</p>	<p>2017</p> <p>(453) Standard Instrument (Local Environmental Plans) Amendment (Vegetation) Order 2017. LW 25.8.2017. Date of commencement, 25.8.2017, cl 2.</p> <p>(492) Standard Instrument (Local Environmental Plans) Amendment (Child Care) Order 2017. LW 1.9.2017. Date of commencement, on publication on LW, cl 2.</p> <p>(493) State Environmental Planning Policy Amendment (Child Care) 2017. LW 1.9.2017. Date of commencement, on publication on LW, cl 2.</p> <p>-</p>	No change proposed.
-	<p>2018</p> <p>(3) Armidale Dumaresq Local Environmental Plan 2012 (Amendment No 13). LW 12.1.2018. Date of commencement, on publication on LW, cl 2.</p>	<p>2018</p> <p>-</p>	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
	<p>(92) Armidale Dumaresq Local Environmental Plan 2012 (Amendment No 10). LW 16.3.2018. Date of commencement, on publication on LW, cl 2.</p> <p>(105) Standard Instrument (Local Environmental Plans) Amendment (Coastal Management) Order 2018. LW 23.3.2018. Date of commencement, 3.4.2018, cl 2.</p> <p>(154) Standard Instrument (Local Environmental Plans) Amendment (Minimum Subdivision Lot Size) Order 2018. LW 20.4.2018. Date of commencement, on publication on LW, cl 2.</p> <p>No 40 Forestry Legislation Amendment Act 2018. Assented to 27.6.2018. Date of commencement of Sch 3.12, 9.11.2018, sec 2 and 2018 (620) LW 9.11.2018.</p> <p>(404) Standard Instrument (Local Environmental Plans) Amendment (Artisan Food and Drink Industries) Order 2018. LW 27.7.2018. Date of commencement, on publication on LW, cl 2.</p>	<p>-</p> <p>(105) Standard Instrument (Local Environmental Plans) Amendment (Coastal Management) Order 2018. LW 23.3.2018. Date of commencement, 3.4.2018, cl 2.</p> <p>(154) Standard Instrument (Local Environmental Plans) Amendment (Minimum Subdivision Lot Size) Order 2018. LW 20.4.2018. Date of commencement, on publication on LW, cl 2.</p> <p>No 40 Forestry Legislation Amendment Act 2018. Assented to 27.6.2018. Date of commencement of Sch 3.12, 9.11.2018, sec 2 and 2018 (620) LW 9.11.2018.</p> <p>(404) Standard Instrument (Local Environmental Plans) Amendment (Artisan Food and Drink Industries) Order 2018. LW 27.7.2018. Date of commencement, on publication on LW, cl 2.</p>	

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
	<p>(405) Standard Instrument (Local Environmental Plans) Amendment (Garden Centres) Order 2018. LW 27.7.2018. Date of commencement, on publication on LW, cl 2.</p> <p>(406) State Environmental Planning Policy Amendment (Artisan Food and Drink Industries) 2018. LW 27.7.2018. Date of commencement, on publication on LW, cl 2.</p> <p>(477) Standard Instrument (Local Environmental Plans) Amendment (Land Use Terms) Order 2018. LW 29.8.2018. Date of commencement, 31.8.2018, cl 2. (488) State Environmental Planning Policy Amendment (Land Use Terms) 2018. LW 29.8.2018. Date of commencement of Sch 1.1 and 1.2, 31.8.2018, cl 2 (1).</p> <p>No 46 Children (Education and Care Services) Supplementary Provisions Amendment Act 2018. Assented to 27.9.2018. Date of commencement of Sch 2.3, 31.10.2019, sec 2(1) and 2019 (200) LW 24.5.2019.</p>	<p>(405) Standard Instrument (Local Environmental Plans) Amendment (Garden Centres) Order 2018. LW 27.7.2018. Date of commencement, on publication on LW, cl 2.</p> <p>(406) State Environmental Planning Policy Amendment (Artisan Food and Drink Industries) 2018. LW 27.7.2018 Date of commencement, on publication on LW, cl 2.</p> <p>(477) Standard Instrument (Local Environmental Plans) Amendment (Land Use Terms) Order 2018. LW 29.8.2018. Date of commencement, 31.8.2018, cl 2. (488) State Environmental Planning Policy Amendment (Land Use Terms) 2018. LW 29.8.2018. Date of commencement of Sch 1.1, 31.8.2018, cl 2 (1).</p> <p>No 46 Children (Education and Care Services) Supplementary Provisions Amendment Act 2018. Assented to 27.9.2018. Date of commencement of Sch 2.3, 31.10.2019, sec 2(1) and 2019 (200) LW 24.5.2019.</p>	

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
	(717) Standard Instrument (Local Environmental Plans) Amendment (Greater Sydney Commission) Order 2018. LW 7.12.2018. Date of commencement, 10.12.2018, cl 2.	(717) Standard Instrument (Local Environmental Plans) Amendment (Greater Sydney Commission) Order 2018. LW 7.12.2018. Date of commencement, 10.12.2018, cl 2.	
-	2019 (133) Standard Instrument (Local Environmental Plans) Amendment (Primary Production and Rural Development) Order 2019. LW 28.2.2019. Date of commencement, on publication on LW, cl 2. (137) State Environmental Planning Policy (Primary Production and Rural Development) 2019. LW 28.2.2019. Date of commencement, on publication on LW, cl 2. (332) Armidale Dumaresq Local Environmental Plan 2012 (Amendment No 7). LW 12.7.2019. Date of commencement, on publication on LW, cl 2. (620) Standard Instrument (Local Environmental Plans) Amendment Order 2019. LW 13.12.2019.	2019 (133) Standard Instrument (Local Environmental Plans) Amendment (Primary Production and Rural Development) Order 2019. LW 28.2.2019. Date of commencement, on publication on LW, cl 2. (137) State Environmental Planning Policy (Primary Production and Rural Development) 2019. LW 28.2.2019. Date of commencement, on publication on LW, cl 2. - (620) Standard Instrument (Local Environmental Plans) Amendment Order 2019. LW 13.12.2019.	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
	<p>Date of commencement, 15.1.2020, cl 2.</p> <p>(621) State Environmental Planning Policy Amendment (Miscellaneous) 2019. LW 13.12.2019. Date of commencement of Sch 5, 15.1.2020, cl 2(1).</p>	<p>Date of commencement, 15.1.2020, cl 2.</p> <p>(621) State Environmental Planning Policy Amendment (Miscellaneous) 2019. LW 13.12.2019. Date of commencement of Sch 5, 15.1.2020, cl 2(1).</p>	
-	<p>2020</p> <p>(155) Standard Instrument (Local Environmental Plans) Amendment (Energy Storage Technology) Order 2020. LW 17.4.2020. Date of commencement, on publication on LW, cl 2.</p> <p>(380) Armidale Dumaresq Local Environmental Plan 2012 (Amendment No 14). LW 3.7.2020. Date of commencement, on publication on LW, cl 2.</p> <p>-</p> <p>No 30 Statute Law (Miscellaneous Provisions) Act 2020. Assented to 27.10.2020.</p>	<p>2020</p> <p>(155) Standard Instrument (Local Environmental Plans) Amendment (Energy Storage Technology) Order 2020. LW 17.4.2020. Date of commencement, on publication on LW, cl 2.</p> <p>-</p> <p>(291) Guyra Local Environmental Plan 2012 (Amendment No 4). LW 19.6.2020. Date of commencement, on publication on LW, cl 2.</p> <p>No 30 Statute Law (Miscellaneous Provisions) Act 2020. Assented to 27.10.2020.</p>	<p>Change required to integrate relevant GLEP 2012 content where applicable to the Armidale Regional local government area (refer below).</p>

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
	<p>Date of commencement of amendments made by Sch 4, 22.1.2021, sec 2(4).</p> <p>(636) Standard Instrument (Local Environmental Plans) Amendment (Definitions) Order 2020. LW 28.10.2020. Date of commencement, 28.10.2020, cl 2.</p> <p>No 40 Liquor Amendment (Night-time Economy) Act 2020. Assented to 27.11.2020. Date of commencement of Schs 4.6 and 7, 11.12.2020, sec 2(1) and 2020 (713) LW 11.12.2020.</p> <p>(762) Standard Instrument (Local Environmental Plans) Amendment (Secondary Dwellings) Order 2020. LW 18.12.2020. Date of commencement, 1.2.2021, cl 2.</p>	<p>Date of commencement of amendments made by Sch 4, 22.1.2021, sec 2(4).</p> <p>(636) Standard Instrument (Local Environmental Plans) Amendment (Definitions) Order 2020. LW 28.10.2020. Date of commencement, 28.10.2020, cl 2.</p> <p>No 40 Liquor Amendment (Night-time Economy) Act 2020. Assented to 27.11.2020. Date of commencement of Schs 4.6 and 7, 11.12.2020, sec 2(1) and 2020 (713) LW 11.12.2020.</p> <p>(762) Standard Instrument (Local Environmental Plans) Amendment (Secondary Dwellings) Order 2020. LW 18.12.2020. Date of commencement, 1.2.2021, cl 2.</p>	
<p>Proposed amendment (example only): Amend ADLEP 2012 Table of amending instruments, 2020 entries, to include: (291) Guyra LEP 2012 (Amendment No 4).</p>			
-	<p>2021</p> <p>(45) Armidale Dumaresq Local Environmental Plan 2012 (Amendment No 9). LW 12.2.2021. Date of commencement, on publication on LW, cl 2.</p> <p>(63)</p>	-	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
	Armidale Dumaresq Local Environmental Plan 2012 (Amendment No 11). LW 19.2.2021. Date of commencement, on publication on LW, cl 2.		
Table of amendments	Table of amendments	Table of amendments	Nil:same / as per SI.
-	No reference is made to certain amendments made consequential on the amendment of the Standard Instrument (Local Environmental Plans) Order 2006.	No reference is made to certain amendments made consequential on the amendment of the Standard Instrument (Local Environmental Plans) Order 2006.	Nil:same.
	<p>Cl 1.3 Am 2014 (341), Sch 1 [1].</p> <p>Cl 1.8 Am 2014 (341), Sch 1 [2].</p> <p>Cl 1.8A Am 2019 (621), Sch 5[1].</p> <p>Cl 1.9A Am 2019 (621), Sch 5[2]–[4].</p> <p>Land Use Table Am 2016 (168), Sch 1 [2] [5]; 2017 (493), Sch 1.1 [1] [2]; 2018 (488), Sch 1.1 [1]; 2019 (137), Sch 6 [1].</p> <p>Cl 4.1AA Am 2014 (541), Sch 1 [1].</p> <p>Cl 4.1A Am 2014 (541), Sch 1 [2].</p> <p>Cl 4.1B</p>	<p>-</p> <p>-</p> <p>Cl 1.8A Am 2019 (621), Sch 5[1].</p> <p>Cl 1.9A Am 2019 (621), Sch 5[2]–[4].</p> <p>Land Use Table Am 2015 (825), Sch 1 [1]; 2016 (168), Sch 1 [2] [5]; 2017 (493), Sch 1.1 [1]; 2018 (488), Sch 1.1 [1]; 2019 (137), Sch 6 [1]; 2020 (291), cl 4.</p> <p>-</p> <p>-</p> <p>-</p>	<p>Change required to integrate relevant GLEP 2012 content where applicable to the Armidale Regional local government area (refer below).</p>

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
	<p>Am 2014 (541), Sch 1 [3].</p> <p>Cl 4.1E Ins 2014 (541), Sch 1 [4].</p> <p>-</p> <p>Cl 5.4 Am 2018 (406), Sch 1.2 [1] [2].</p> <p>-</p> <p>Cl 6.7 Am 2017 (493), Sch 1.2 [1].</p> <p>Cl 6.9, 6.10 Am 2018 (488), Sch 1.2.</p> <p>Sch 1 Am 2014 (341), Sch 1 [3]; 2018 (488), Sch 1.2; 2021 (45), Sch 1.</p> <p>-</p> <p>Sch 4 Am 2014 (420), cl 4 (1)–(4); 2020 (380), cl 4.</p> <p>Sch 5 Am 2013 (503), Sch 1 [1]–[11]; 2014 (341), Sch 1 [4]; 2014 (617), Sch 1 [1]–[51].</p>	<p>-</p> <p>Cl 4.2C Ins 2015 (825), Sch 1 [2].</p> <p>Cl 5.4 Am 2018 (406), Sch 1.60 [1] [2].</p> <p>Cl 6.5 Am 2017 (493), Sch 1.2 [1].</p> <p>-</p> <p>-</p> <p>-</p> <p>Sch 2 Am 2013 No 47, Sch 2.13.</p> <p>Sch 4 Am 2014 (361), cl 4 (1) (2).</p> <p>-</p>	

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
	<p>Dictionary Am 2014 (341), Sch 1 [5].</p> <p>Maps Am 2013 (503), cl 4; 2014 (341), cl 4; 2014 (617), cl 4; 2016 (582), cl 4; 2017 (555), cl 4; 2018 (3), cl 4; 2018 (92), cl 4; 2019 (332), cl 4; 2021 (45), cl 4; 2021 (63), cl 4.</p>	<p>-</p> <p>Maps Am 2014 (628), cl 4.</p>	
<p>Proposed amendment (example only): Amend ADLEP 2012 Table of amendments, to integrate discrete Guyra LEP 2012 amendments where applicable to the Armidale Regional local government area.</p>			

Planning Proposal Appendix B12: LEP Content Comparison - Maps

Overview

This document provides information relating to the preparation of the proposed Armidale Regional Local Environmental Plan (ARLEP) map set. The maps have been prepared in accordance with the document “Standard Technical Requirements for Spatial Datasets and Maps” Version 2.0 dated August 2017¹. The proposed ARLEP maps combine current content from the Guyra Local Environmental Plan (GLEP) 2012 and from the Armidale Dumaresq Local Environmental Plan (ADLEP) 2012 as outlined in Table 1². The Armidale Regional Council Local Government Area is reflected on the Land Application Map. A Clause Application Map has been added to the map set to aid interpretation of select LEP content as described below.

Table 1: LEP Content Comparison – Map Types

Current Map Types		Proposed Map Types
GLEP 2012 (refer Attachment B12.1)	ADLEP 2012 (refer Attachment B12.2)	ARLEP (refer Appendix D)
Land Application Map	Land Application Map	Land Application Map
Land Zoning Map	Land Zoning Map	Land Zoning Map
Lot Size Map	Lot Size Map	Lot Size Map
-	Height of Buildings Map	Height of Buildings Map
Land Reservation Acquisition Map	Land Reservation Acquisition Map	Land Reservation Acquisition Map
Heritage Map	Heritage Map	Heritage Map
Additional Permitted Uses Map	Additional Permitted Uses Map	Additional Permitted Uses Map
-	Combined Local Maps: Airport Buffer Map Sewage Treatment Plant Buffer Map	Combined Local Maps: Airport Buffer Map Sewage Treatment Plant Buffer Map
-	-	Clause Application Map

In combining the GLEP 2012 maps (excluding “Tingha”) and the ADLEP 2012 maps, new sheet numbering is required as outlined in Table 2 and as illustrated in Figures 1-3. A new map sheet (i.e. 003C) has also been added for the village of Llangothlin so as to be consistent with the five other zoned Villages within the Local Government Area.

Table 2: LEP Content Comparison – Map Sheets

Current Map Sheets		Proposed Map Sheets
GLEP 2012 (refer Figure 1)	ADLEP 2012 (refer Figure 2)	ARLEP (refer Figure 3)
001 + 002	-	001 (excluding “Tingha”)
002	001	002 (excluding “Tingha”)
003 + 004	-	003
003A	-	003A (Ben Lomond)
004A + 004	-	003B (Guyra North)
004	-	003C (Llangothlin)
004	002	004
004B + 004 + 004A	-	004A (Guyra South)
004C + 004	002	004B (Black Mountain)
-	002A	004C (Armidale)
-	002AA	004CA (Armidale CBD)

¹ Refer: <https://www.planning.nsw.gov.au/-/media/Files/DPE/Other/standard-technical-requirements-for-spatial-datasets-and-maps-2017-08.pdf?la=en> (Downloaded: 17 February 2021)

² Yellow highlighting has been used to identify differences in content between the LEP documents.

-	002B	004D (Hillgrove)
-	003	005
005 + 006	-	006
006 + 006A	004	007
-	004A	007A (Wollomombi)
006A	004B	007B (Ebor)
-	005	008

Note: GLEP 2012 and ADLEP 2012 Map Sheet references may relate to a part of a sheet.

Figure 1: Current GLEP 2012 Map Sheets (including "Tingha")

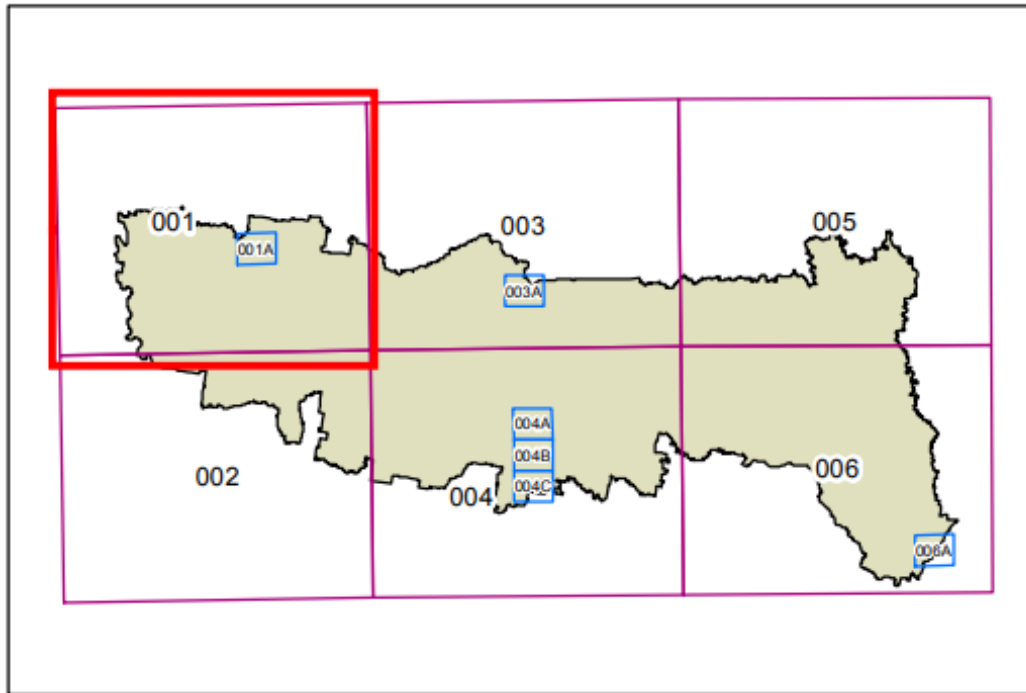


Figure 2: Current ADLEP 2012 Map Sheets

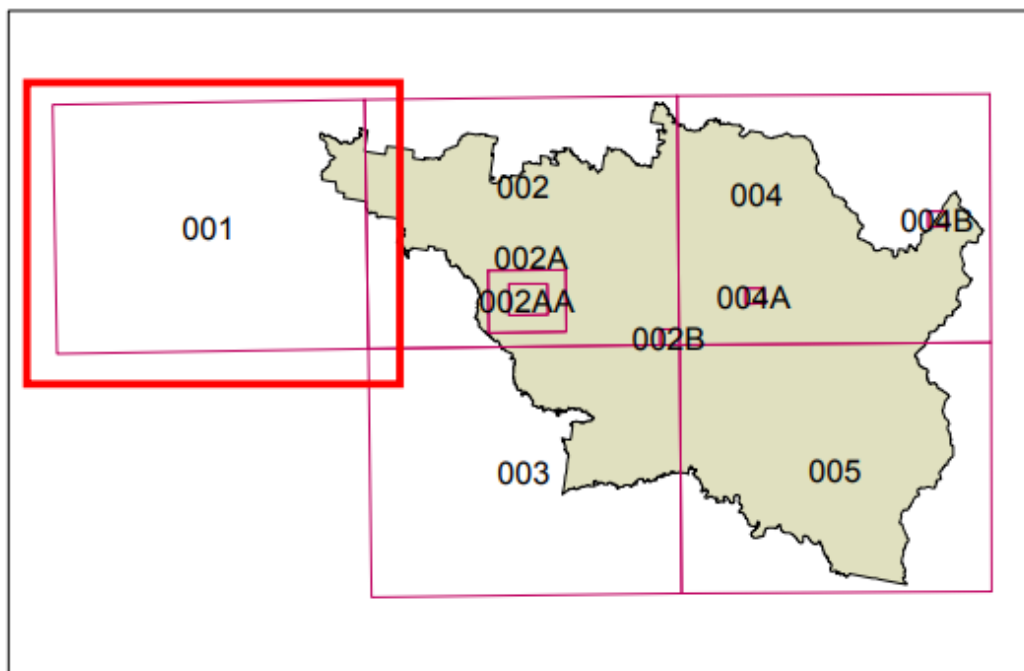
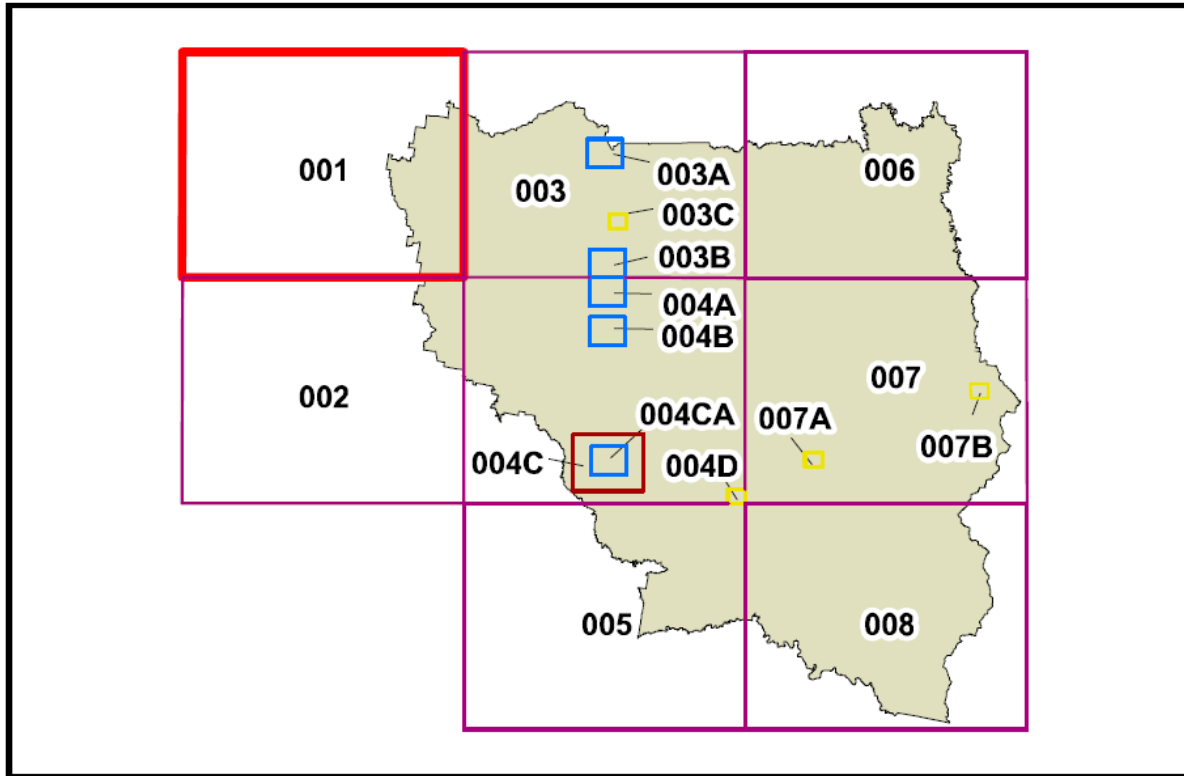


Figure 3: Proposed ARLEP Map Sheets (excluding “Tingha”)



In combining the GLEP 2012 maps (excluding “Tingha”) and the ADLEP 2012 maps, adjustments are also required to the Minimum Lot Size categories as outlined in Table 3.

Table 3: Lot Size Map - Minimum Lot Size Categories

Current Categories				Proposed Categories	
GLEP 2012		ADLEP 2012		ARLEP	
-	-	I	500m2	I	500m2
M	600m2	-	-	M	600m2
-	-	U	1,000m2	U	1,000m2
V	2,000m2	-	-	V	2,000m2
-	-	W	4,000m2	W	4,000m2
-	-	X	5,000m2	X1	5,000m2
X	8,000m2	-	-	X2	8,000m2
-	-	Y	1ha	Y	1ha
-	-	Z1	2ha	Z1	2ha
-	-	Z2	3ha	Z2	3ha
-	-	Z3	4ha	Z3	4ha
-	-	AA1	5ha	AA1	5ha
-	-	AA2	8ha	AA2	8ha
-	-	AB	40ha	AB	40ha
AE	200ha	AE	200ha	AE	200ha

Amendment Summary

A number of amendments have been incorporated within the proposed ARLEP map set as outlined in Table 4 and where relevant as illustrated in nominated attachments.

Table 4: Proposed ARLEP Map Set Amendments

Ref.	Location / Feature	Amendment	Primary Reason
Land Application Map			
Appendix D01	ARC LGA	Remove "Tingha" lands as per 01/07/2019 proclamation.	Recognise new / current ARC LGA boundary.
Land Zoning Maps and Lot Size Maps			
Attachment B12.3	Addition to New England National Park	Include additional National Park land in Zone E1 and adjust lot size details accordingly.	Respond to request from NSW National Parks and Wildlife Service (NPWS).
Attachment B12.4	Addition to Warra National Park	Include additional National Park land in Zone E1 and adjust lot size details accordingly.	Respond to request from NSW NPWS.
Attachment B12.5	Waterfall Way through Ebor Village	Extend Zone RU5 across Waterfall Way within the Village boundary and adjust lot size details accordingly.	Correct zoning anomaly along former LGA boundary.
Attachment B12.6	Cathedral Rock National Park boundary	Correct zoning along and within National Park boundary in the vicinity of Round Mountain and adjust lot size details accordingly.	Correct zoning anomaly along former LGA boundary.
Attachment B12.7	Cathedral Rock National Park boundary	Correct zoning along Ponds Creek within National Park boundary and adjust lot size details accordingly.	Correct zoning anomaly associated with National Park.
Attachment B12.8	Carrai National Park boundary	Correct zoning for land within existing National Park boundary and adjust lot size details accordingly.	Correct zoning anomaly associated with National Park.
Attachment B12.9	Myrtle Drive, Armidale	Amend zoning of Lot 1105 on DP755808 and surrounds and adjust lot size details accordingly.	Align zoning with relevant property boundaries.
Attachment B12.10	Rail reserve extension, Armidale	Extend zoning of rail reserve from southern outskirts of Armidale City to the ARC LGA boundary and adjust lot size details accordingly.	Recognise full extent of rail reserve south from Armidale City.
Attachment B12.11	New England Highway reserve extension, Armidale	Extend zoning of Highway reserve from western outskirts of Armidale City to the ARC LGA boundary and adjust lot size details accordingly.	Recognise full extent of Highway reserve south-west from Armidale City.
Attachment B12.12	Melba Place, Armidale	Amend zoning of Lot 1 on DP 1269730 and adjust lot size details accordingly.	Align zoning with relevant property boundaries.
Attachment B12.13	Grandview Crescent, Armidale	Amend zoning of Lot 17 on DP1168082 and adjust lot size details accordingly.	Align zoning with relevant property boundaries.
Attachment B12.14	Baldersleigh Road, Guyra	Amend zoning of Lot 24 DP 1093823 and surrounds and adjust lot size details accordingly.	Align zoning with relevant property boundaries.
Att. B12.15	New England Highway reserve and Rail reserve, Guyra north	Correct zoning to align with reserve boundaries and adjust lot size details accordingly.	Correct zoning anomaly associated with infrastructure reserves.

Ref.	Location / Feature	Amendment	Primary Reason
Attachment B12.16	New England Highway reserve and Rail reserve, Guyra south	Extend zoning of Highway and Rail reserves to southern Town boundary, correct zoning to align with reserve boundaries and adjust lot size details accordingly.	Recognise full extent of Highway and Rail reserves within the Town boundary.
Attachment B12.17	Bradley Street, Guyra	Correct labelling associated with Zone SP2 over Lot 173 on DP753659, Lot 293 on DP753659 and part of Mackenzie Street.	Correct labelling error introduced with GLEP 2012 Amendment No.1.
Attachment B12.18	Mother of Ducks Lagoon, Guyra	Change zoning of relevant land from Zone E3 to Zone E2.	Allow differentiation between land in E3 Zone under ADLEP 2012 and GLEP 2012 and to facilitate protection of relevant environmental attributes (refer Appendix C21).
Attachment B12.19	Castledoyle Road, Armidale	Correct zoning to follow property boundaries as per ADLEP 2008 and adjust lot size details accordingly.	Align zoning with relevant property boundaries.
Heritage Maps Recognition of Schedule 5 updates, including revised Item numbers, as addressed in Appendix B13.			
Appendices B13 + D06	Various	Recognise updates to Schedule 5 Environmental Heritage, including the merger of ADLEP 2012 and GLEP 2012 content.	Align with LEP Schedule content.
Additional Permitted Uses Map			
Appendices B09 + D07	Various	Identify all existing ADLEP 2012 and GLEP 2012 Schedule 1 Items in numerical sequence.	Facilitate identification and interpretation of existing LEP Schedule content.
Clause Application Map			
Appendices B08 + D09	Various	Identify properties referenced in ADLEP 2012 / ARLEP clauses 6.8, 6.9 and 6.10 on a new Clause Application Map.	Facilitate identification and interpretation of existing LEP clause content.

Attachment B12.1: Current GLEP 2012 Map Index

(Last updated: 26 September 2014. Copied: 18 February 2021)

Map types	Map sheets (identification numbers)	Dates of application	Amending instrument
Heritage Map			
HER_001	3650_COM_HER_001_160_20120315	30 Nov '12 to date	
HER_001A	3650_COM_HER_001A_020_20121016	30 Nov '12 to date	
HER_003	3650_COM_HER_003_160_20121016	30 Nov '12 to date	
HER_003A	3650_COM_HER_003A_020_20120315	30 Nov '12 to date	
HER_004	3650_COM_HER_004_160_20121016	30 Nov '12 to date	
HER_004A	3650_COM_HER_004A_020_20121016	30 Nov '12 to date	
HER_004AA	3650_COM_HER_004AA_010_20120315	30 Nov '12 to date	
HER_004B	3650_COM_HER_004B_020_20120315	30 Nov '12 to date	
HER_004C	3650_COM_HER_004C_020_20121016	30 Nov '12 to date	
HER_005	3650_COM_HER_005_160_20120315	30 Nov '12 to date	
HER_006	3650_COM_HER_006_160_20120315	30 Nov '12 to date	
HER_006A	3650_COM_HER_006A_020_20120315	30 Nov '12 to date	
Additional Permitted Uses Map			
APU_004AA	3650_COM_APU_004AA_010_20120920	30 Nov '12 to date	
Land Application Map			
LAP_001	3650_COM_LAP_001_425_20120330	30 Nov '12 to date	
Land Reservation Acquisition Map			
LRA_001	3650_COM_LRA_001_425_20121016	30 Nov '12 to date	
Lot Size Map			
LSZ_001	3650_COM_LSZ_001_160_20121025	30 Nov '12 to date	
LSZ_001A	3650_COM_LSZ_001A_020_20121025	30 Nov '12 to date	
LSZ_002	3650_COM_LSZ_002_160_20121025	30 Nov '12 to date	
LSZ_003	3650_COM_LSZ_003_160_20121025	30 Nov '12 to date	
LSZ_003A	3650_COM_LSZ_003A_020_20121025	30 Nov '12 to date	
LSZ_004	3650_COM_LSZ_004_160_20121025	30 Nov '12 to date	
LSZ_004A	3650_COM_LSZ_004A_020_20140424	26 Sep '14 to date	Amdt No 1
	3650_COM_LSZ_004A_020_20121025	30 Nov '12 to 25 Sep '14	
LSZ_004B	3650_COM_LSZ_004B_020_20121025	30 Nov '12 to date	
LSZ_004C	3650_COM_LSZ_004C_020_20121025	30 Nov '12 to date	
LSZ_005	3650_COM_LSZ_005_160_20121025	30 Nov '12 to date	
LSZ_006	3650_COM_LSZ_006_160_20121025	30 Nov '12 to date	
LSZ_006A	3650_COM_LSZ_006A_020_20121025	30 Nov '12 to date	
Land Zoning Map			
LZN_001	3650_COM_LZN_001_160_20120827	30 Nov '12 to date	
LZN_001A	3650_COM_LZN_001A_020_20120419	30 Nov '12 to date	
LZN_002	3650_COM_LZN_002_160_20120827	30 Nov '12 to date	
LZN_003	3650_COM_LZN_003_160_20120419	30 Nov '12 to date	
LZN_003A	3650_COM_LZN_003A_020_20120419	30 Nov '12 to date	
LZN_004	3650_COM_LZN_004_160_20120419	30 Nov '12 to date	
LZN_004A	3650_COM_LZN_004A_020_20140424	26 Sep '14 to date	Amdt No 1
	3650_COM_LZN_004A_020_20121016	30 Nov '12 to 25 Sep '14	

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LZN_004B	3650_COM_LZN_004B_020_20120827	30 Nov '12 to date	
LZN_004C	3650_COM_LZN_004C_020_20120419	30 Nov '12 to date	
LZN_005	3650_COM_LZN_005_160_20120827	30 Nov '12 to date	
LZN_006	3650_COM_LZN_006_160_20120827	30 Nov '12 to date	
LZN_006A	3650_COM_LZN_006A_020_20120827	30 Nov '12 to date	

Source: <https://www.legislation.nsw.gov.au/view/html/inforce/current/epi-2012-0591/maps>

Attachment B12.2: Current ADLEP 2012 Map Index

(Last updated: 19 February 2021. Copied: 18 February 2021 (updated 24 March 2021 to include ADLEP 2012 Amendment No 11))

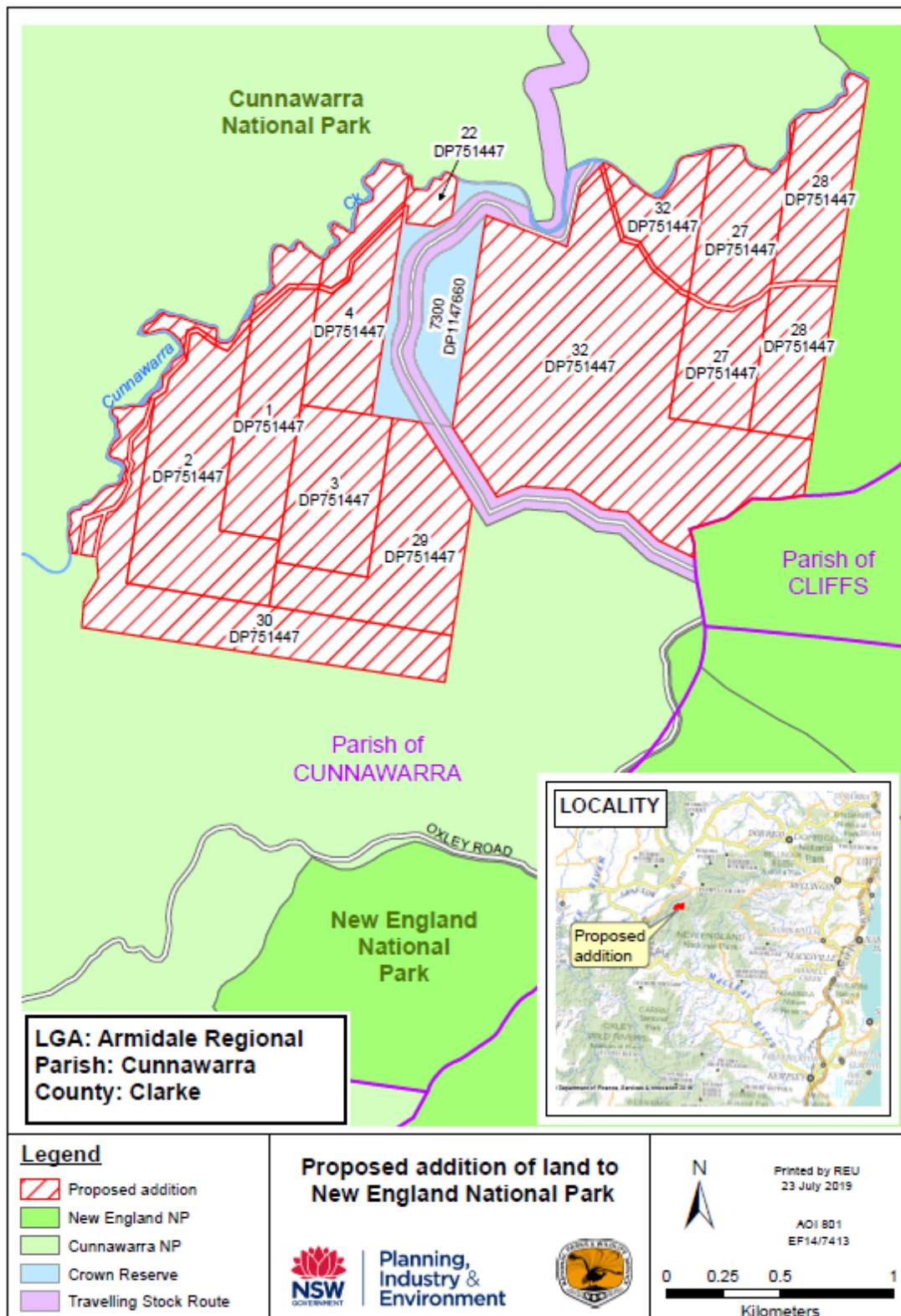
Map types	Map sheets (identification numbers)	Dates of application	Amending instrument
Airport Buffer Map, Sewage Treatment Plant Buffer Map			
CL1_002	0111_COM_CL1_002_160_20121015	30 Nov '12 to date	
CL1_002A	0111_COM_CL1_002A_040_20121015	30 Nov '12 to date	
Heritage Map			
HER_002	0111_COM_HER_002_160_20140826	19 Sep '14 to date	Amdt No 5
	0111_COM_HER_002_160_20130730	30 Aug '13 to 18 Sep '14	Amdt No 1
	0111_COM_HER_002_160_20121016	30 Nov '12 to 29 Aug '13	
HER_002A	0111_COM_HER_002A_040_20140825	19 Sep '14 to date	Amdt No 5
	0111_COM_HER_002A_040_20130805	30 Aug '13 to 18 Sep '14	Amdt No 1
	0111_COM_HER_002A_040_20121016	30 Nov '12 to 29 Aug '13	
HER_002AA	0111_COM_HER_002AA_020_20140820	19 Sep '14 to date	Amdt No 5
	0111_COM_HER_002AA_020_20140403	6 Jun '14 to 18 Sep '14	Amdt No 3
	0111_COM_HER_002AA_020_20130730	30 Aug '13 to 5 Jun '14	Amdt No 1
	0111_COM_HER_002AA_020_20121024	30 Nov '12 to 29 Aug '13	
HER_002AAA	0111_COM_HER_002AAA_010_20140825	19 Sep '14 to date	Amdt No 5
	0111_COM_HER_002AAA_010_20130808	30 Aug '13 to 18 Sep '14	Amdt No 1
HER_002B	0111_COM_HER_002B_010_20130730	30 Aug '13 to date	Amdt No 1
	0111_COM_HER_002B_010_20121016	30 Nov '12 to 29 Aug '13	
HER_003	0111_COM_HER_003_160_20130730	30 Aug '13 to date	Amdt No 1
	0111_COM_HER_003_160_20121016	30 Nov '12 to 29 Aug '13	
HER_004	0111_COM_HER_004_160_20140825	19 Sep '14 to date	Amdt No 5
	0111_COM_HER_004_160_20130730	30 Aug '13 to 18 Sep '14	Amdt No 1
	0111_COM_HER_004_160_20121016	30 Nov '12 to 29 Aug '13	
HER_004A	0111_COM_HER_004A_010_20130730	30 Aug '13 to date	Amdt No 1
	0111_COM_HER_004A_010_20121016	30 Nov '12 to 29 Aug '13	
HER_005	0111_COM_HER_005_160_20130730	30 Aug '13 to date	Amdt No 1
	0111_COM_HER_005_160_20121016	30 Nov '12 to 29 Aug '13	
Height of Buildings Map			
HOB_002AA	0111_COM_HOB_002AA_020_20121015	30 Nov '12 to date	
Land Application Map			
LAP_001	0111_COM_LAP_001_350_20140507	6 Jun '14 to date	Amdt No 3
	0111_COM_LAP_001_350_20121016	30 Nov '12 to 5 Jun '14	
Land Reservation Acquisition Map			
LRA_002AA	0111_COM_LRA_002AA_020_20121016	30 Nov '12 to date	
Lot Size Map			
LSZ_001	0111_COM_LSZ_001_160_20170508	29 Sep '17 to date	Amdt No 4
	0111_COM_LSZ_001_160_20121015	30 Nov '12 to 28 Sep '17	
LSZ_002	0111_COM_LSZ_002_160_20170508	29 Sep '17 to date	Amdt No 4
	0111_COM_LSZ_002_160_20121015	30 Nov '12 to 28 Sep '17	
LSZ_002A	0111_COM_LSZ_002A_040_20201130	12 Feb '21 to date	Amdt No 9
	0111_COM_LSZ_002A_040_20190306	12 Jul '19 to 11 Feb '21	Amdt No 7
	0111_COM_LSZ_002A_040_20180123	16 Mar '18 to 11 Jul '19	Amdt No 10

	0111_COM_LSZ_002A_040_20170508	29 Sep '17 to 15 Mar '18	Amdt No 4
	0111_COM_LSZ_002A_040_20121015	30 Nov '12 to 28 Sep '17	
LSZ_002AA	0111_COM_LSZ_002AA_020_20201130	19 Feb 2021 to date	Amdt No 11
LSZ_002AA	0111_COM_LSZ_002AA_020_20180123	16 Mar '18 to 18 Feb '21	Amdt No 10
	0111_COM_LSZ_002AA_020_20171117	12 Jan '18 to 15 Mar '18	Amdt No 13
	0111_COM_LSZ_002AA_020_20170508	29 Sep '17 to 11 Jan '18	Amdt No 4
	0111_COM_LSZ_002AA_020_20160902	16 Sep '16 to 28 Sep '17	Amdt No 8
	0111_COM_LSZ_002AA_020_20140403	6 Jun '14 to 15 Sep '16	Amdt No 3
	0111_COM_LSZ_002AA_020_20121015	30 Nov '12 to 5 Jun '14	
LSZ_002B	0111_COM_LSZ_002B_010_20170508	29 Sep '17 to date	Amdt No 4
	0111_COM_LSZ_002B_010_20121015	30 Nov '12 to 28 Sep '17	
LSZ_003	0111_COM_LSZ_003_160_20170508	29 Sep '17 to date	Amdt No 4
	0111_COM_LSZ_003_160_20121015	30 Nov '12 to 28 Sep '17	
LSZ_004	0111_COM_LSZ_004_160_20170508	29 Sep '17 to date	Amdt No 4
	0111_COM_LSZ_004_160_20121015	30 Nov '12 to 28 Sep '17	
LSZ_004A	0111_COM_LSZ_004A_010_20170508	29 Sep '17 to date	Amdt No 4
	0111_COM_LSZ_004A_010_20121015	30 Nov '12 to 28 Sep '17	
LSZ_004B	0111_COM_LSZ_004B_010_20170508	29 Sep '17 to date	Amdt No 4
	0111_COM_LSZ_004B_010_20121015	30 Nov '12 to 28 Sep '17	
LSZ_005	0111_COM_LSZ_005_160_20170508	29 Sep '17 to date	Amdt No 4
	0111_COM_LSZ_005_160_20121015	30 Nov '12 to 28 Sep '17	
Land Zoning Map			
LZN_001	0111_COM_LZN_001_160_20140403	6 Jun '14 to date	Amdt No 3
	0111_COM_LZN_001_160_20121016	30 Nov '12 to 5 Jun '14	
LZN_002	0111_COM_LZN_002_160_20140403	6 Jun '14 to date	Amdt No 3
	0111_COM_LZN_002_160_20121016	30 Nov '12 to 5 Jun '14	
LZN_002A	0111_COM_LZN_002A_040_20201130	12 Feb '21 to date	Amdt No 9
	0111_COM_LZN_002A_040_20190306	12 Jul '19 to 11 Feb '21	Amdt No 7
	0111_COM_LZN_002A_040_20180123	16 Mar '18 to 11 Jul '19	Amdt No 10
	0111_COM_LZN_002A_040_20170508	29 Sep '17 to 15 Mar '18	Amdt No 4
	0111_COM_LZN_002A_040_20140403	6 Jun '14 to 28 Sep '17	Amdt No 3
	0111_COM_LZN_002A_040_20121016	30 Nov '12 to 5 Jun '14	
LZN_002AA	0111_COM_LZN_002AA_020_20201130	19 Feb 2021 to date	Amdt No 11
LZN_002AA	0111_COM_LZN_002AA_020_20180123	16 Mar '18 to 18 Feb '21	Amdt No 10
	0111_COM_LZN_002AA_020_20171117	12 Jan '18 to 15 Mar '18	Amdt No 13
	0111_COM_LZN_002AA_020_20170508	29 Sep '17 to 11 Jan '18	Amdt No 4
	0111_COM_LZN_002AA_020_20160902	16 Sep '16 to 28 Sep '17	Amdt No 8
	0111_COM_LZN_002AA_020_20140403	6 Jun '14 to 15 Sep '16	Amdt No 3
	0111_COM_LZN_002AA_020_20121016	30 Nov '12 to 5 Jun '14	
LZN_002B	0111_COM_LZN_002B_010_20140403	6 Jun '14 to date	Amdt No 3
	0111_COM_LZN_002B_010_20121016	30 Nov '12 to 5 Jun '14	
LZN_003	0111_COM_LZN_003_160_20140403	6 Jun '14 to date	Amdt No 3
	0111_COM_LZN_003_160_20121016	30 Nov '12 to 5 Jun '14	
LZN_004	0111_COM_LZN_004_160_20140403	6 Jun '14 to date	Amdt No 3
	0111_COM_LZN_004_160_20121016	30 Nov '12 to 5 Jun '14	
LZN_004A	0111_COM_LZN_004A_010_20140403	6 Jun '14 to date	Amdt No 3

	0111_COM_LZN_004A_010_20121016	30 Nov '12 to 5 Jun '14	
LZN_004B	0111_COM_LZN_004B_010_20140403	6 Jun '14 to date	Amdt No 3
	0111_COM_LZN_004B_010_20121016	30 Nov '12 to 5 Jun '14	
LZN_005	0111_COM_LZN_005_160_20140403	6 Jun '14 to date	Amdt No 3
	0111_COM_LZN_005_160_20121016	30 Nov '12 to 5 Jun '14	
Additional Permitted Uses Map			
APU_002A	0111_COM_APU_002A_040_20201130	12 Feb '21 to date	Amdt No 9
APU_002AA	0111_COM_APU_002AA_020_20140403	6 Jun '14 to date	Amdt No 3

Source: <https://www.legislation.nsw.gov.au/view/html/inforce/current/epi-2012-0589/maps>

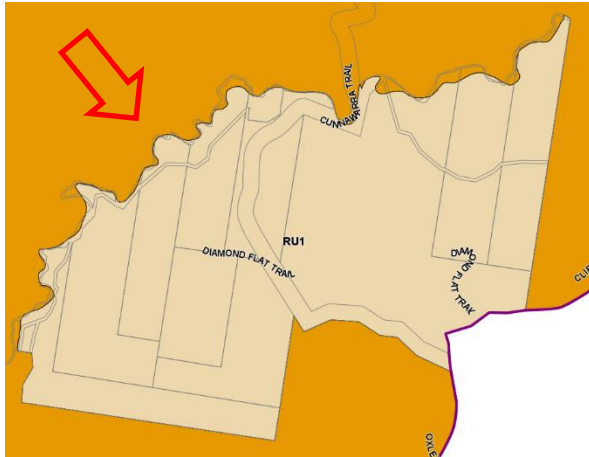
Attachment B12.3: Addition to New England National Park



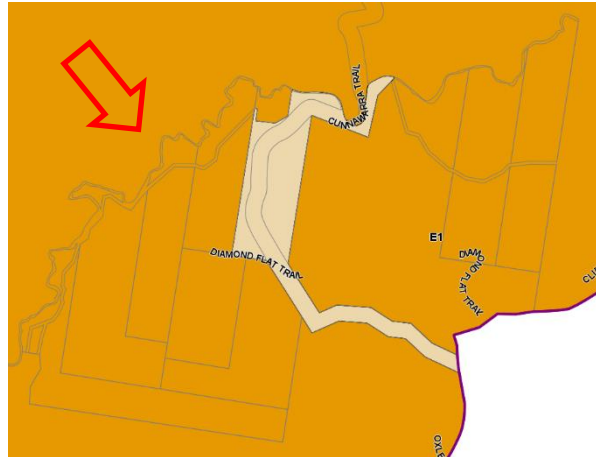
Attachment B12.3a: New England National Park

Adjust National Park zoning (E1/RU1) and relevant Lot Size (AE) boundaries³.

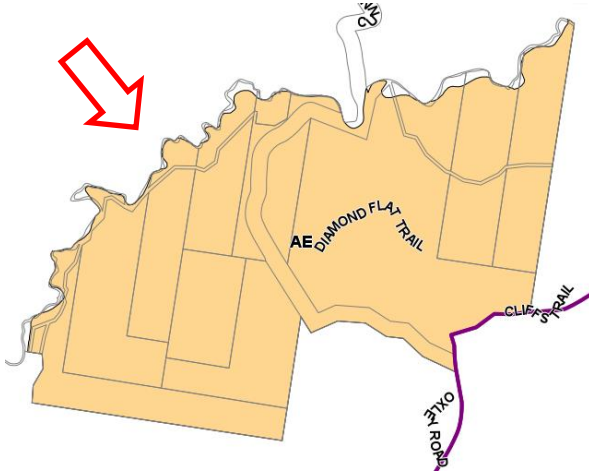
Current Zone -



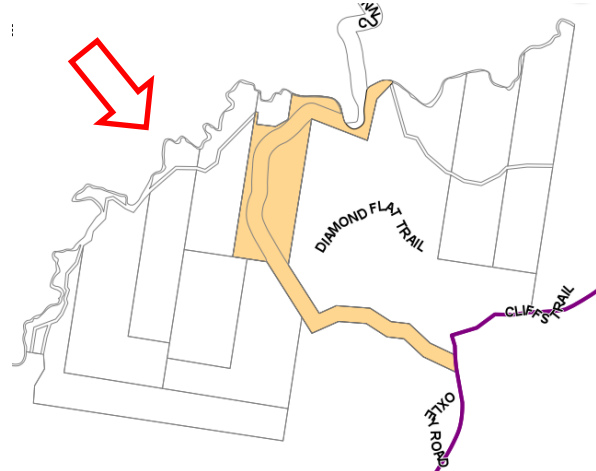
Proposed Zone -



Current Lot Size -

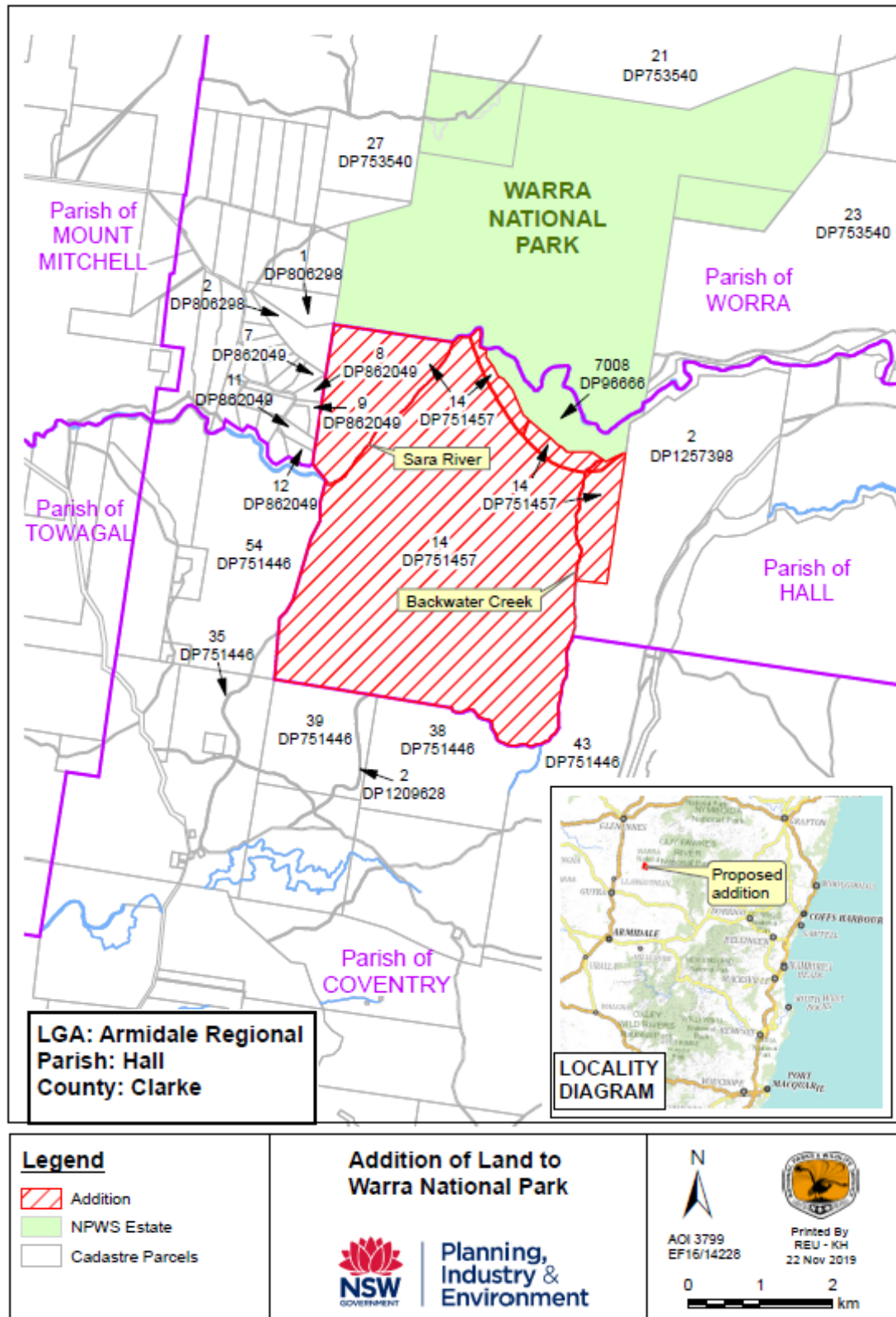


Proposed Lot Size -



³ The red arrows indicate the general location of the proposed change.

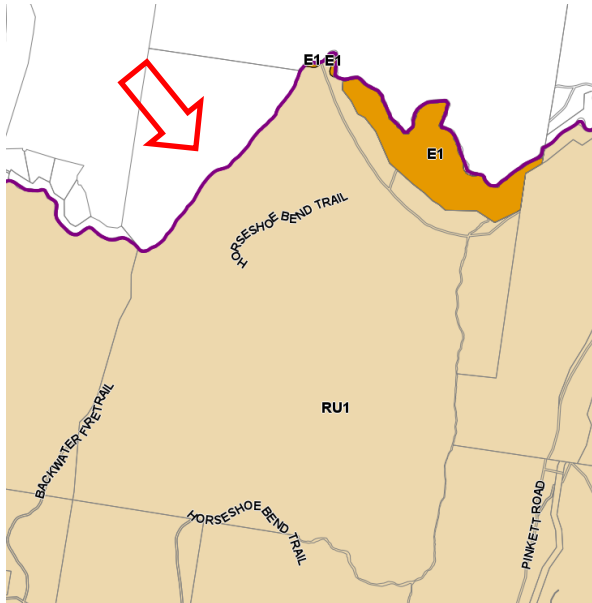
Attachment B12.4: Addition to Warra National Park



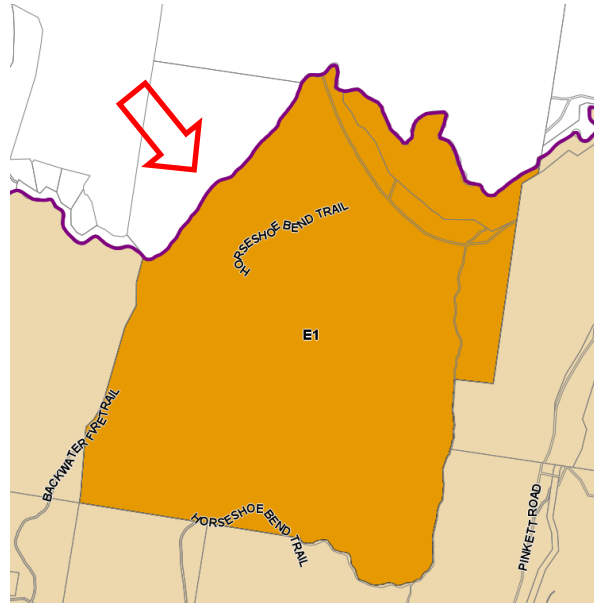
Attachment B12.4a: Warra National Park

Adjust National Park zoning (E1/RU1) and relevant Lot Size (AE) boundaries⁴.

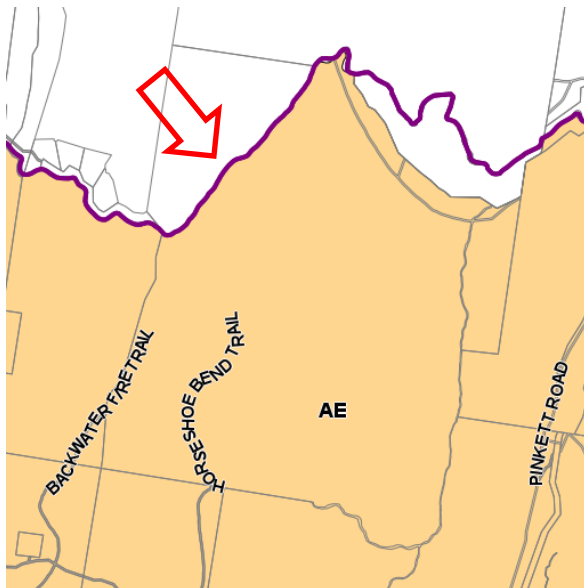
Current Zone -



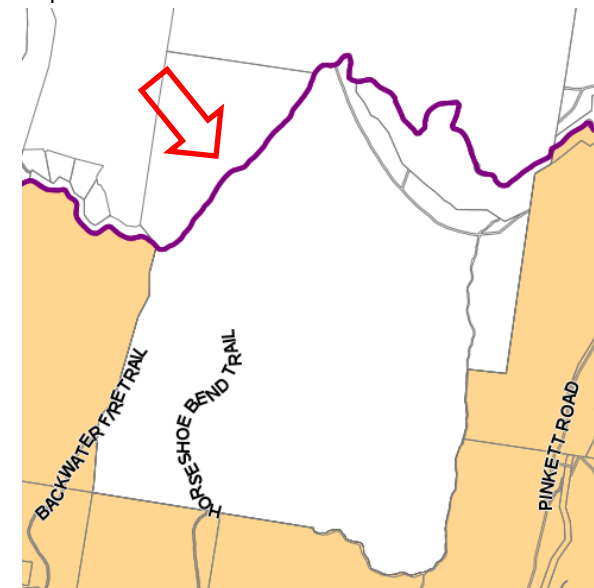
Proposed Zone -



Current Lot Size -



Proposed Lot Size -

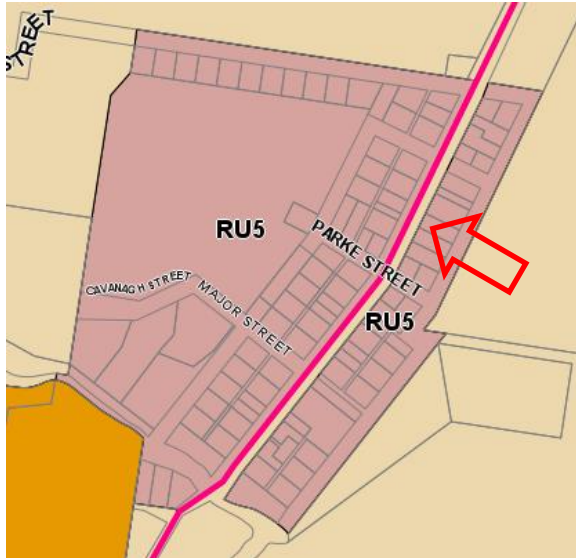


⁴ The red arrows indicate the general location of the proposed change.

Attachment B12.5: Ebor Village

Adjust Waterfall Way zoning (RU1/RU5) and relevant Lot Size (AE/U/V) boundaries through the Village / along the former Local Government boundary⁵.

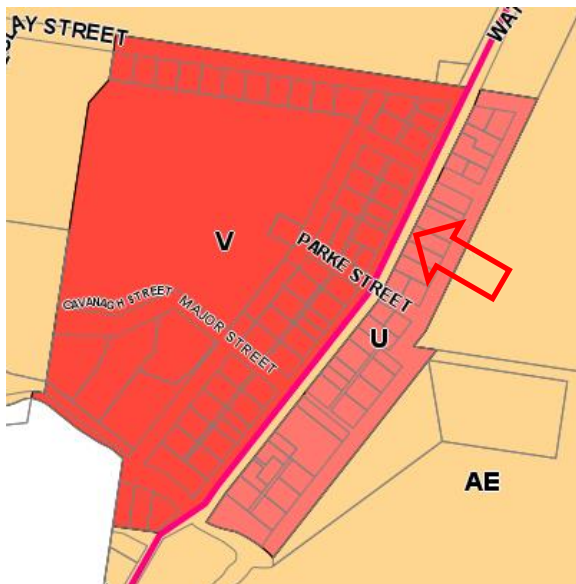
Current Zone -



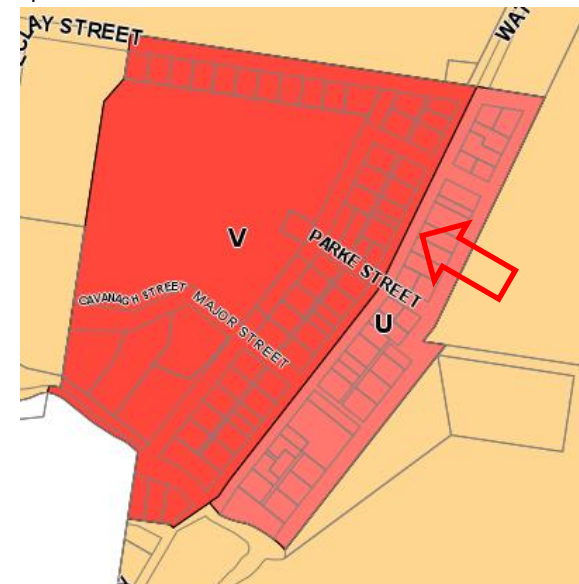
Proposed Zone -



Current Lot Size -



Proposed Lot Size -

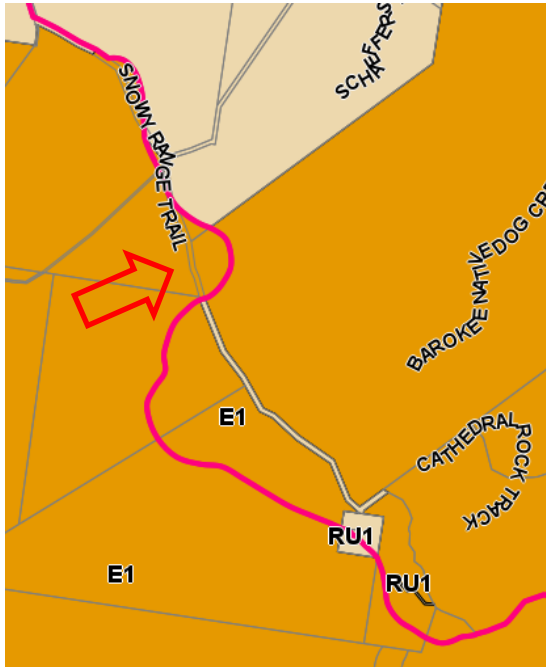


⁵ The red arrows indicate the general location of the proposed change.

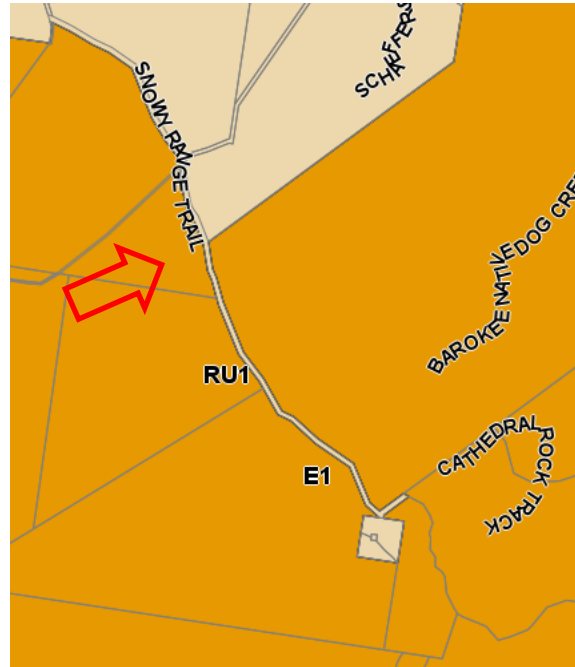
Attachment B12.6: Cathedral Rock National Park

Adjust National Park zoning (E1/RU1) and relevant Lot Size (AE) boundaries along the former Local Government boundary⁶.

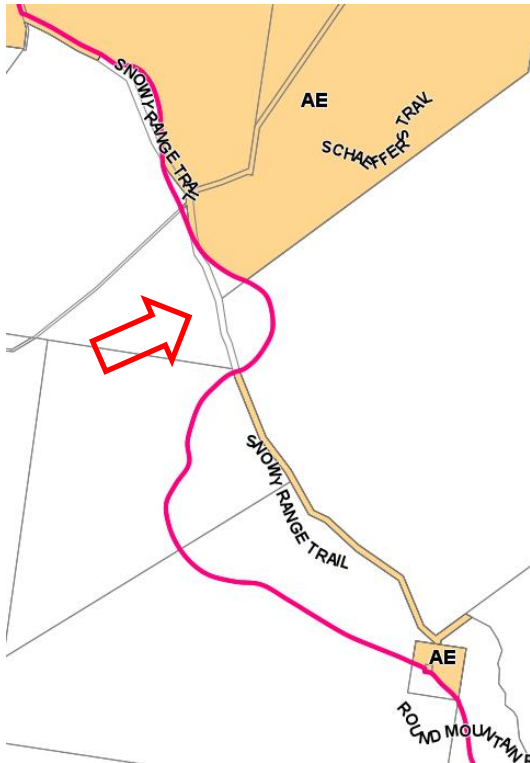
Current Zone -



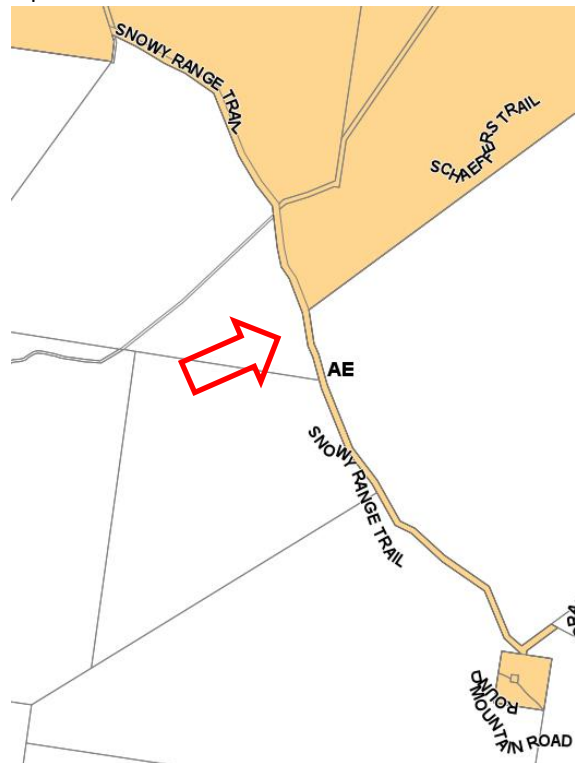
Proposed Zone -



Current Lot Size -



Proposed Lot Size -

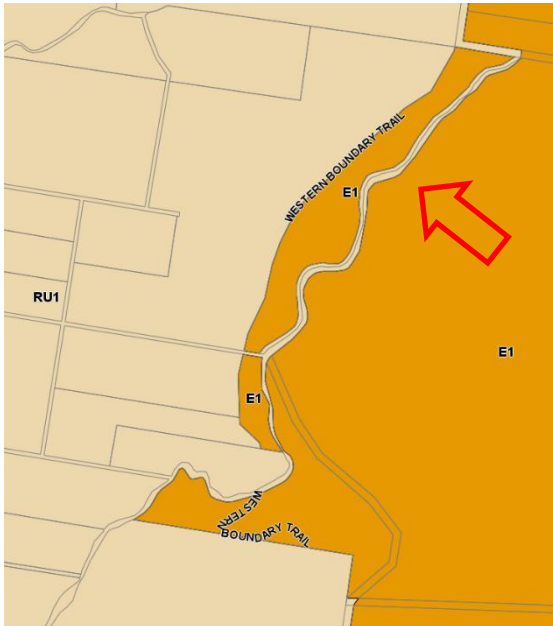


⁶ The red arrows indicate the general location of the proposed change.

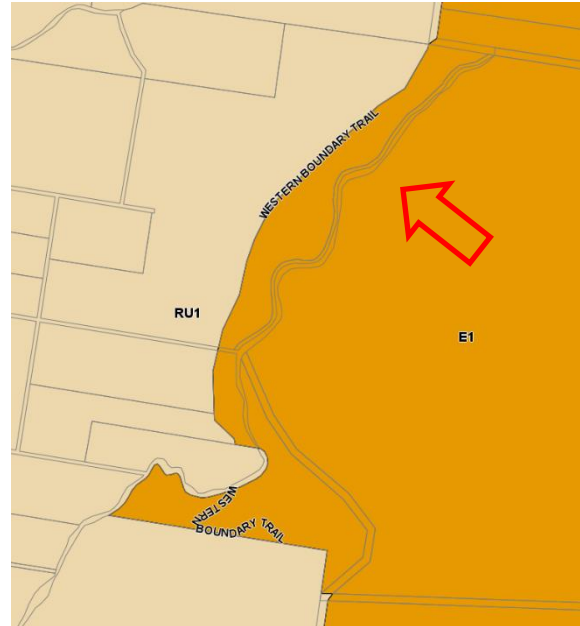
Attachment B12.7: Cathedral Rock National Park (Ponds Creek)

Adjust National Park zoning (E1/RU1) and relevant Lot Size (AE) boundaries along Ponds Creek⁷.

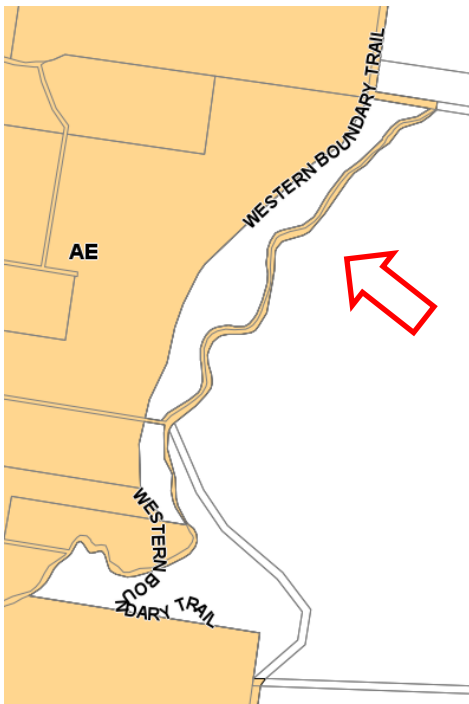
Current Zone -



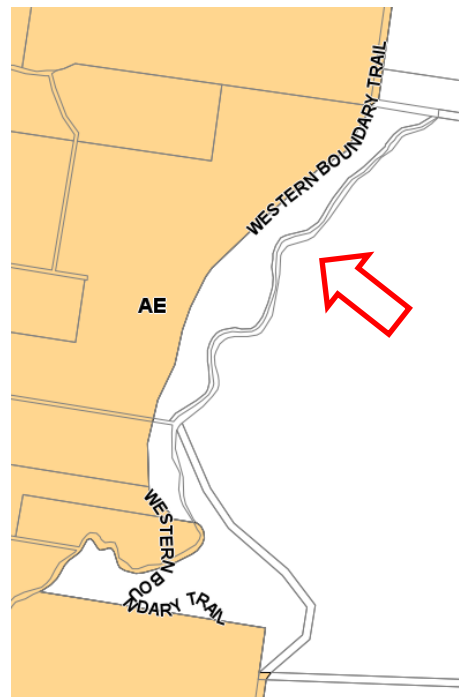
Proposed Zone -



Current Lot Size -



Proposed Lot Size -

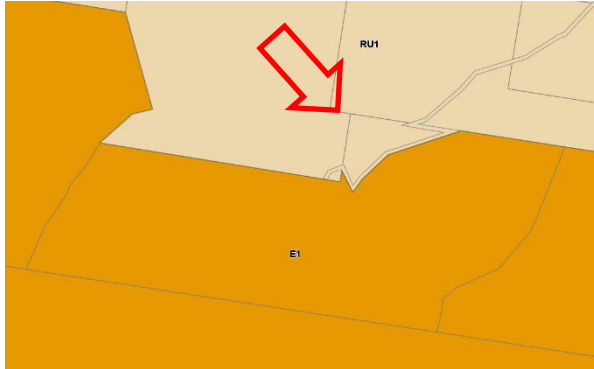


⁷ The red arrows indicate the general location of the proposed change.

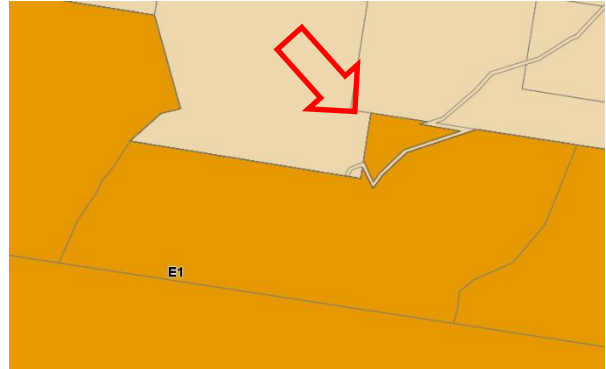
Attachment B12.8: Carrai National Park (Lot 40 DP 756471)

Adjust National Park zoning (E1/RU1) and relevant Lot Size (AE) boundaries⁸.

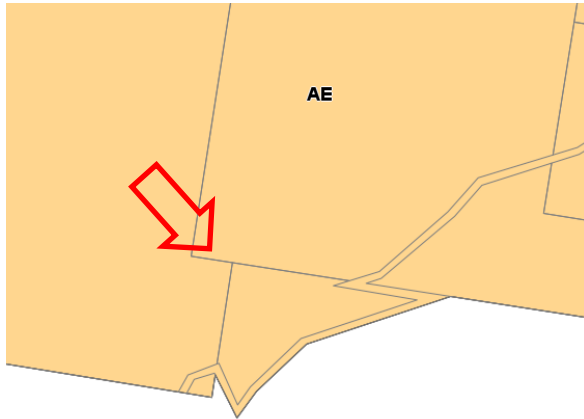
Current Zone -



Proposed Zone -



Current Lot Size -



Proposed Lot Size -

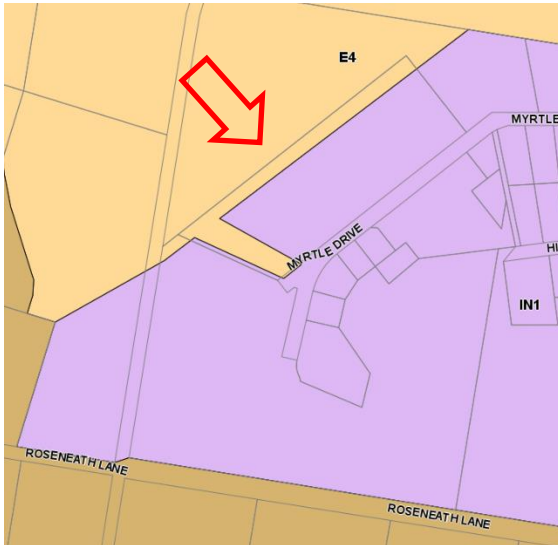


⁸ The red arrows indicate the general location of the proposed change.

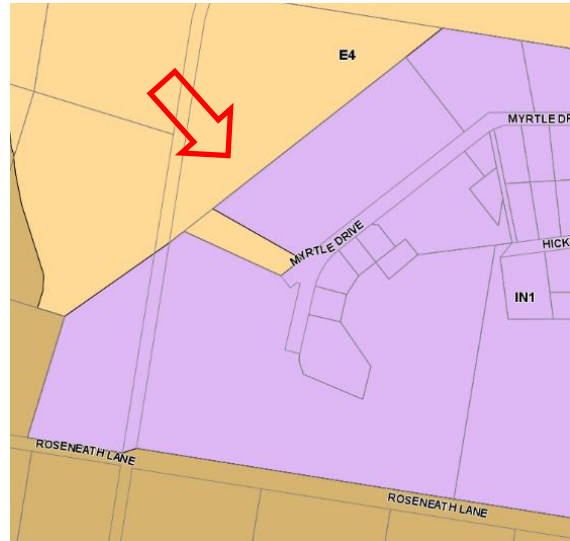
Attachment B12.9: Myrtle Drive, Armidale

Adjust Zone (E4/IN1) boundary and relevant Lot Size (U/Y) boundaries, relative to property boundaries⁹.

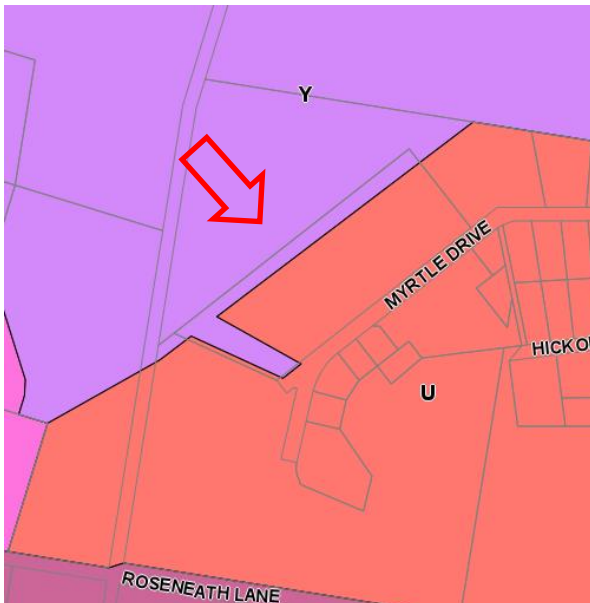
Current Zone -



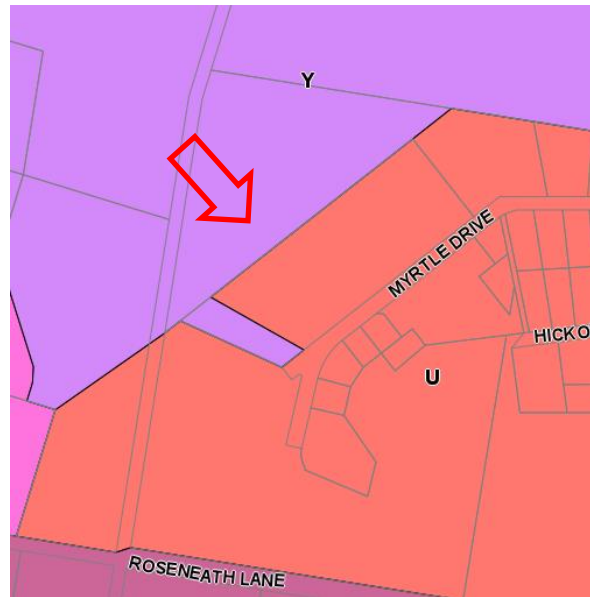
Proposed Zone -



Current Lot Size-



Proposed Lot Size -

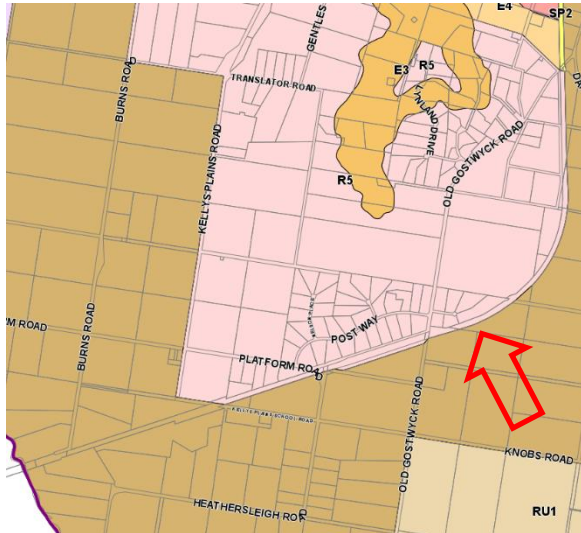


⁹ The red arrows indicate the general location of the proposed change.

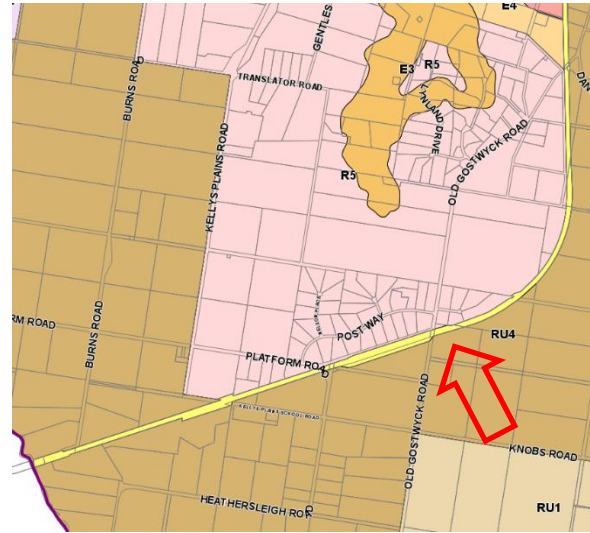
Attachment B12.10: Rail Reserve, Armidale

Extend Rail reserve zoning (R5/RU4/SP2) and relevant Lot Size boundaries (AB/Z1), along the reserve to the Local Government area boundary¹⁰.

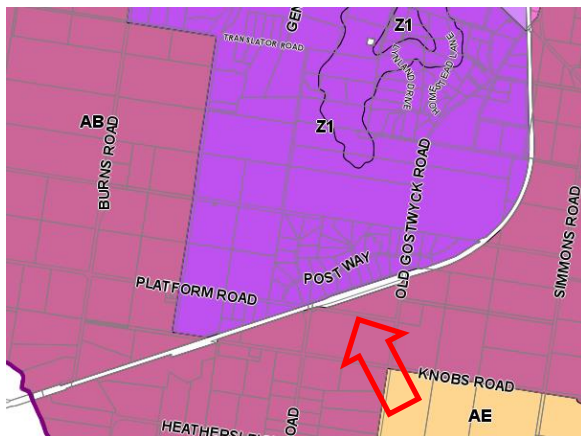
Current Zone -



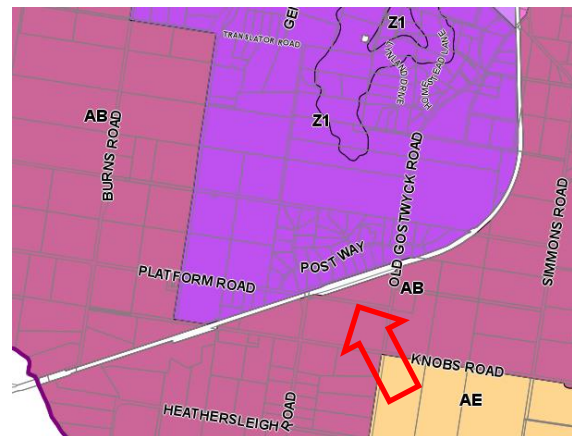
Proposed Zone -



Current Lot Size -



Proposed Lot Size -

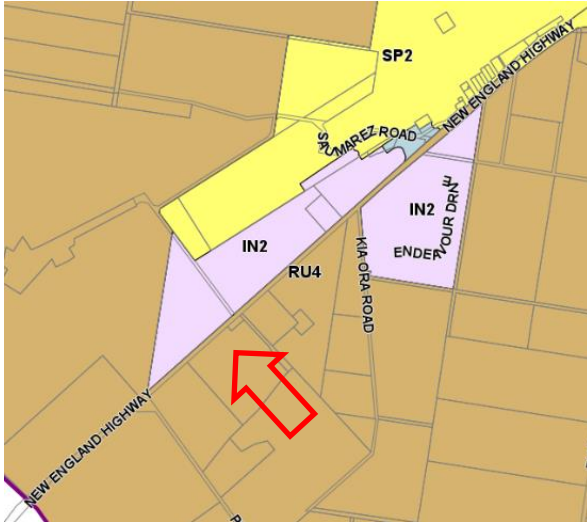


¹⁰ The red arrows indicate the general location of the proposed change.

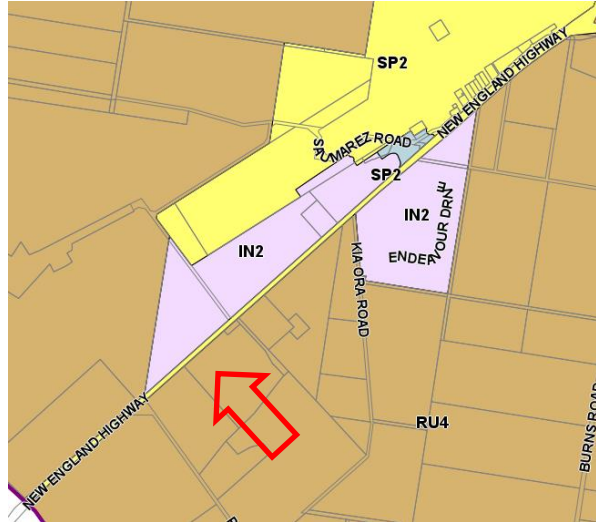
Attachment B12.11: New England Highway reserve, Armidale

Extend New England Highway reserve zoning (IN2/RU4/SP2) and relevant Lot Size boundaries (AB/U), along the reserve to the Local Government area boundary¹¹.

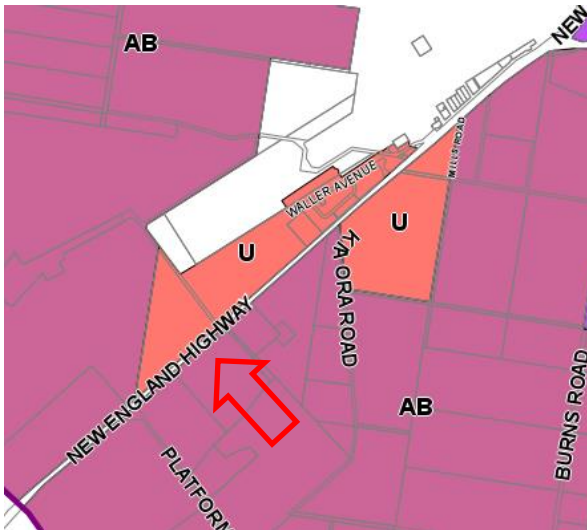
Current Zone -



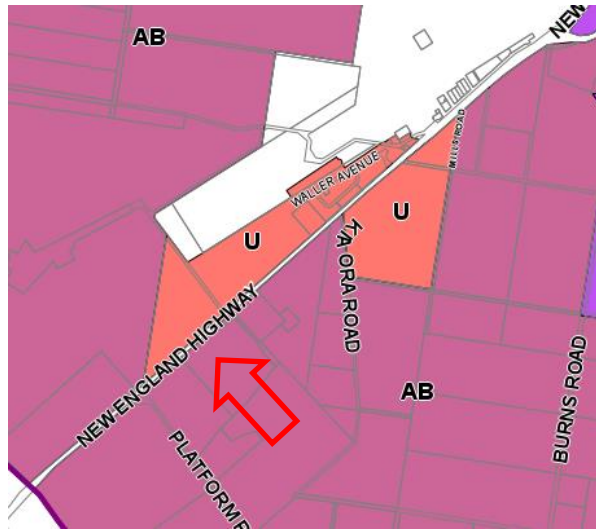
Proposed Zone -



Current Lot Size -



Proposed Lot Size -

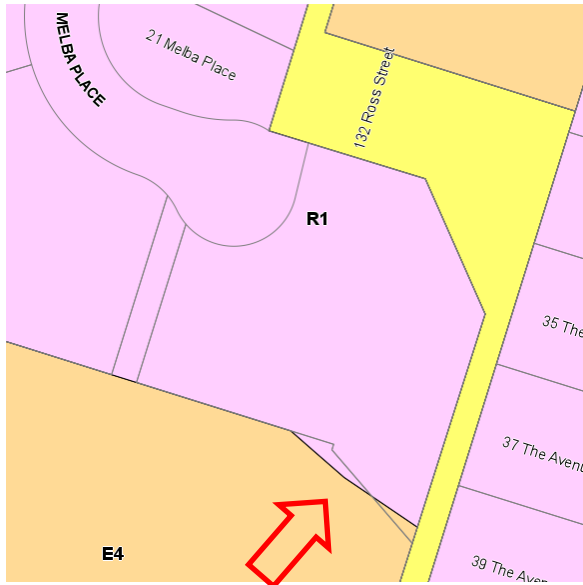


¹¹ The red arrows indicate the general location of the proposed change.

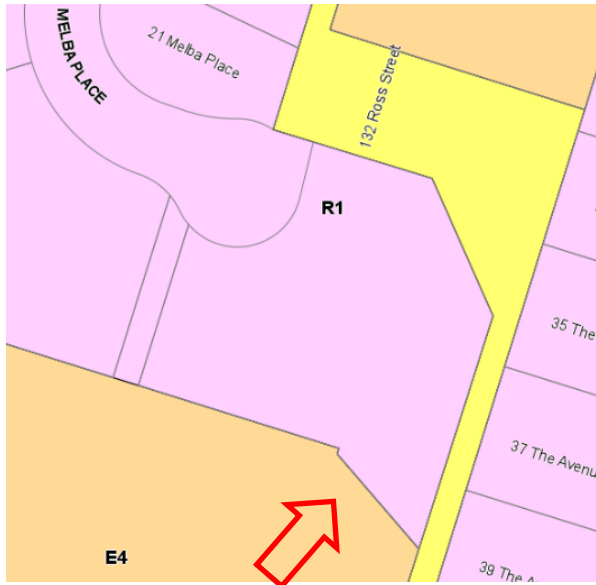
Attachment B12.12: Melba Place, Armidale

Adjust Zone (E4/R1) boundary and relevant Lot Size (I/Y) boundary, relative to property boundary¹².

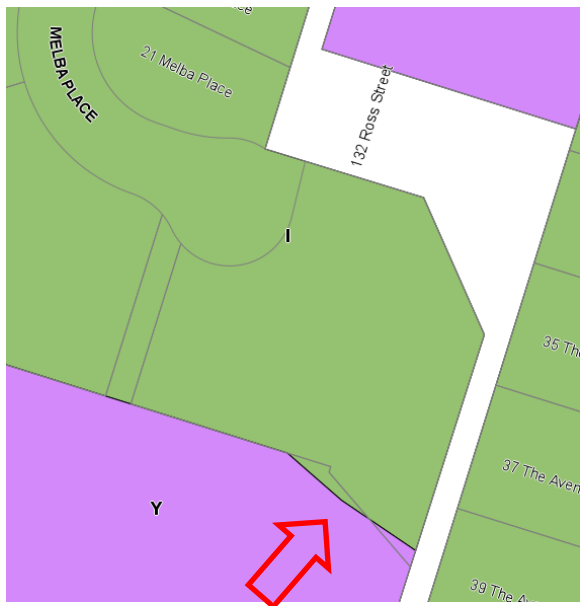
Current Zone -



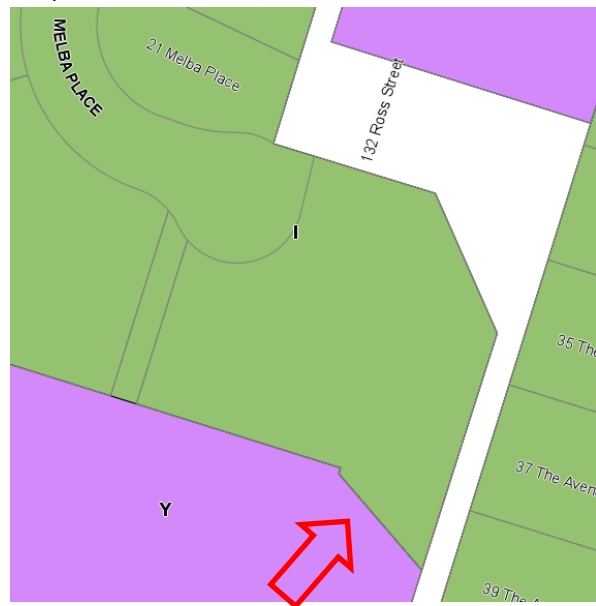
Proposed Zone -



Current Lot Size -



Proposed Lot Size -

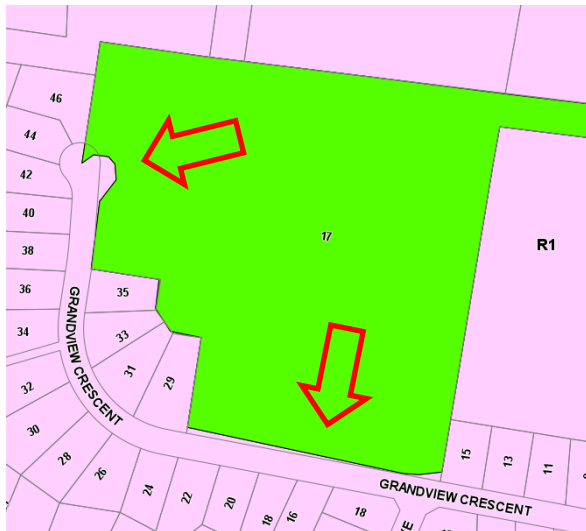


¹² The red arrows indicate the location of the proposed change.

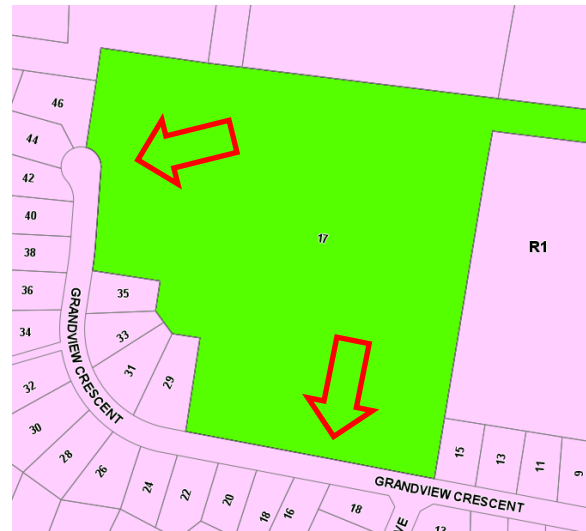
Attachment B12.13: Grandview Crescent, Armidale

Adjust Zone boundary (RE1/R1) and relevant Lot Size (I) boundary, relative to property boundaries¹³.

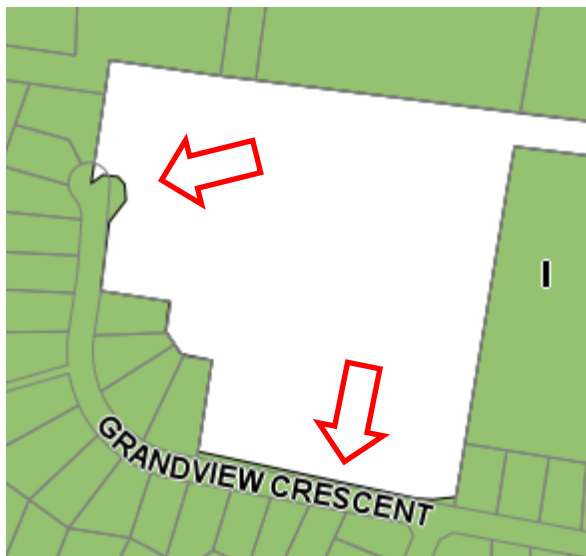
Current Zone -



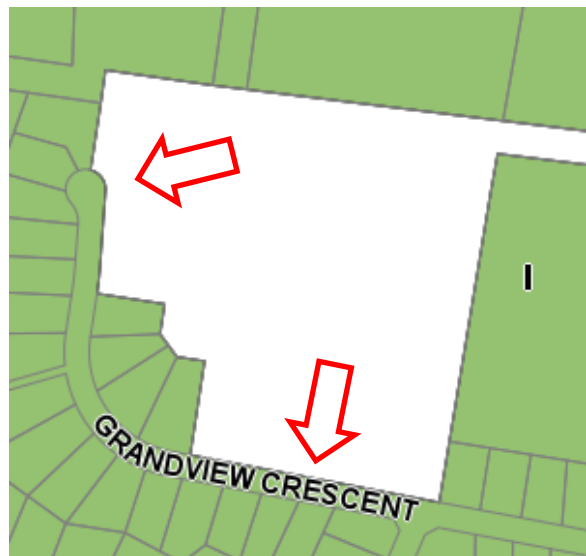
Proposed Zone -



Current Lot Size -



Proposed Lot Size -



¹³ The red arrows indicate the general location of the proposed change.

Attachment B12.14: Baldersleigh Road, Guyra

Adjust Zone (R5/RU1) and relevant Lot Size (AE/X/X2) boundaries, relative to property boundaries¹⁴.

Current Zone -



Proposed Zone -



Current Lot Size -



Proposed Lot Size -



¹⁴ The red arrows indicate the general location of the proposed change.

Attachment B12.15: New England Highway and Rail Reserve, Guyra north

Adjust New England Highway reserve and Rail reserve zoning (B2/R1/R5/SP2) and relevant Lot Size (M/X/X2) boundaries, relative to property boundaries¹⁵.

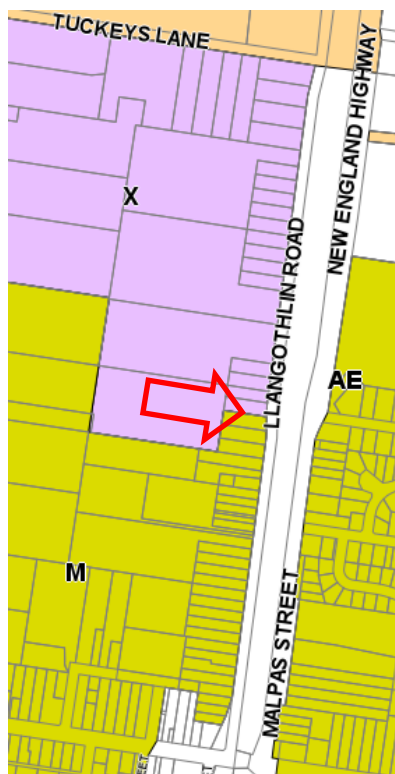
Current Zone –



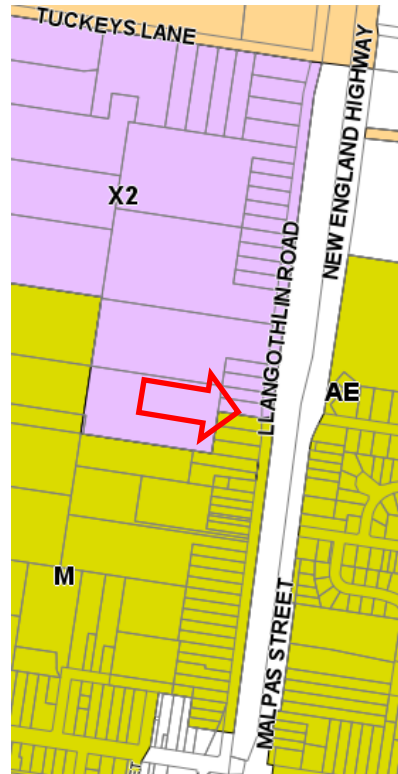
Proposed Zone -



Current Lot Size -



Proposed Lot Size -

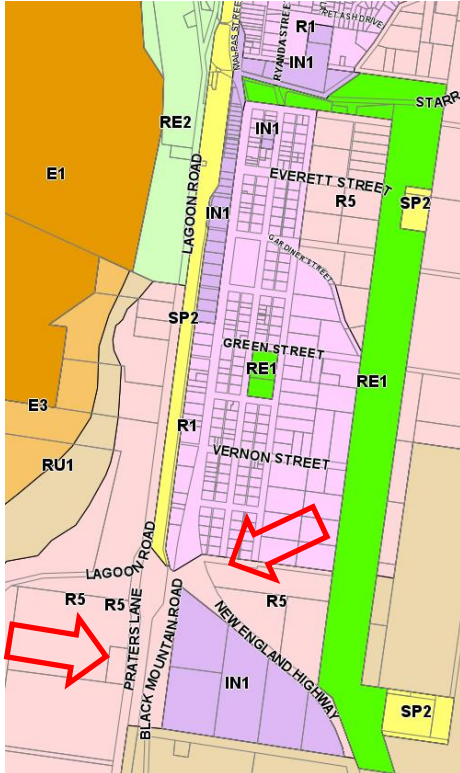


¹⁵ The red arrows indicate the general location of the proposed change.

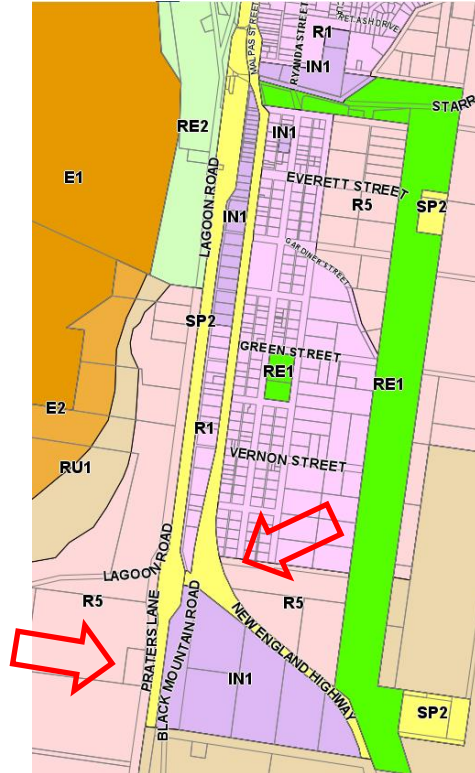
Attachment B12.16: New England Highway and Rail Reserve, Guyra south

Extend New England Highway reserve and Rail reserve zoning (IN1/R1/R5/SP2) to southern town boundary and adjust relevant Lot Size (M/X/X2) boundaries¹⁶.

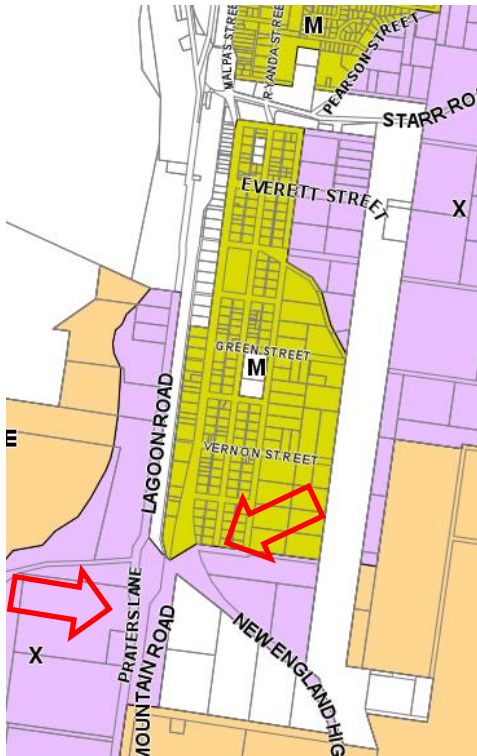
Current Zone -



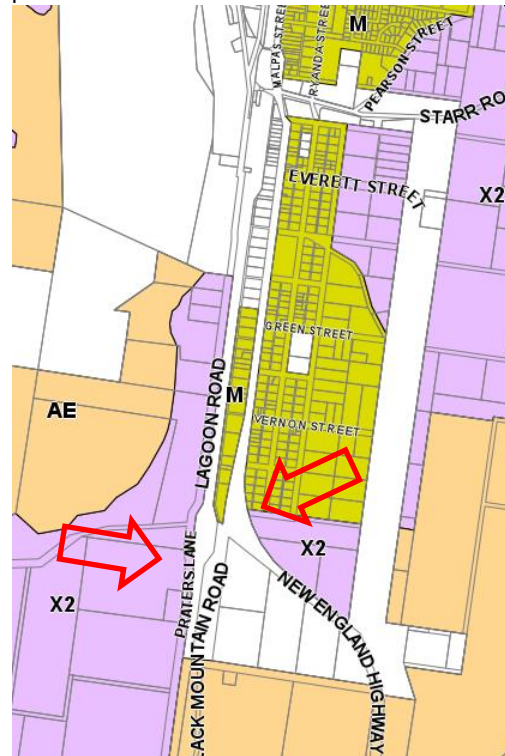
Proposed Zone -



Current Lot Size -



Proposed Lot Size -

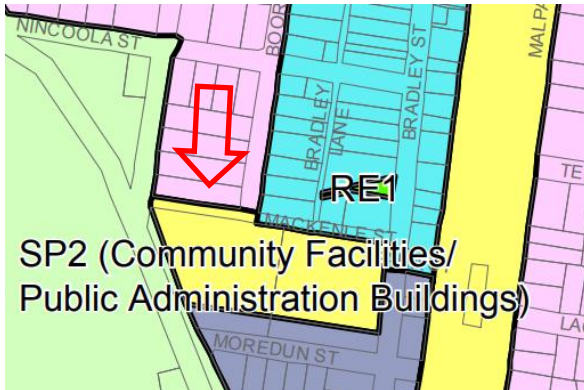


¹⁶ The red arrows indicate the general location of the proposed change.

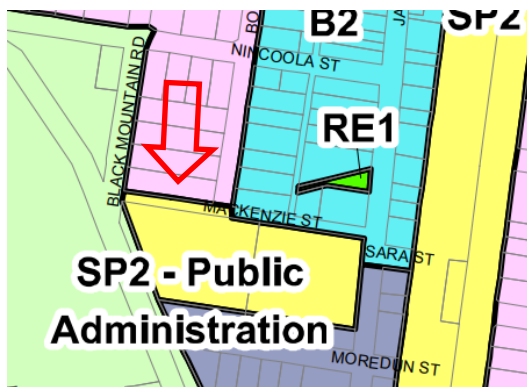
Attachment B12.17: Bradley Street, Guyra

Correct error in labelling of SP2 zone associated with GLEP 2012 Amendment No 1¹⁷.

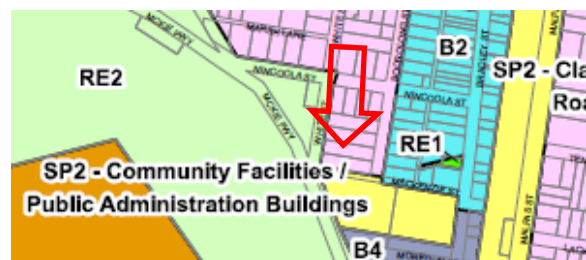
Previous Zone -



Current Zone (after Amdt No 1) -



Proposed Zone-

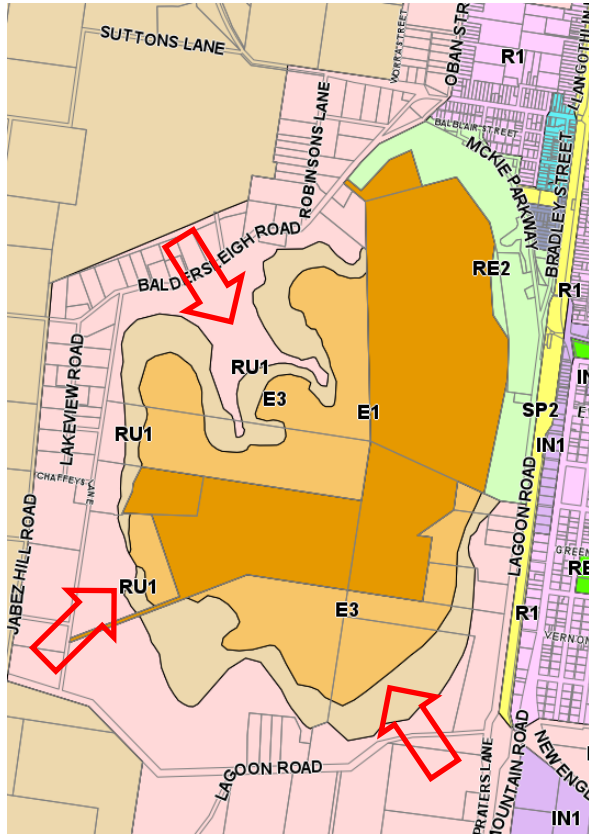


¹⁷ The red arrows indicate the general location of the proposed change.

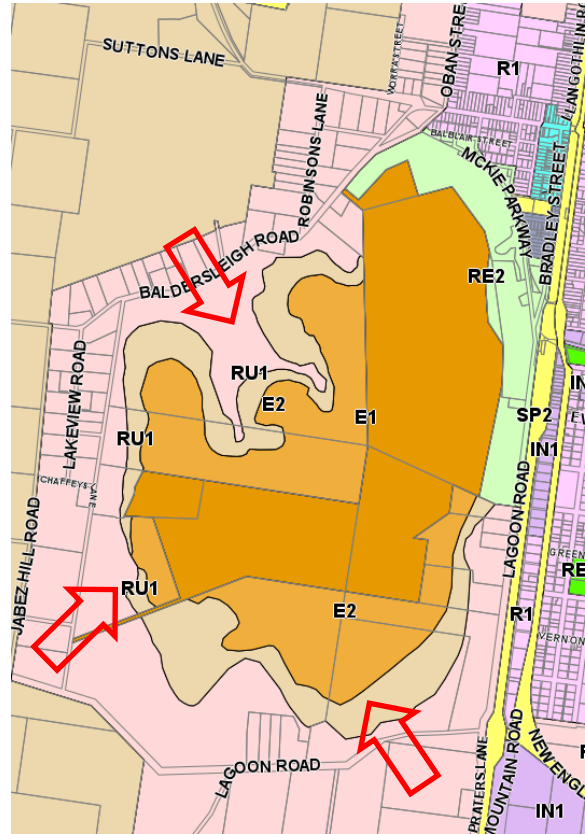
Attachment B12.18: Mother of Ducks Lagoon, Guyra

Change zoning from E3 to E2 in order to create differentiation with land in E3 Zone under ADLEP 2012 and to facilitate protection of relevant environmental attributes (refer Appendix C21).

Current Zone -



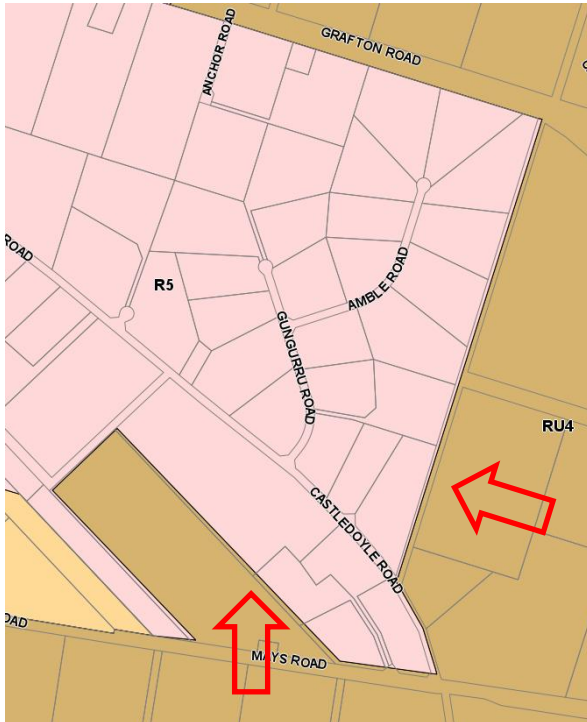
Proposed Zone -



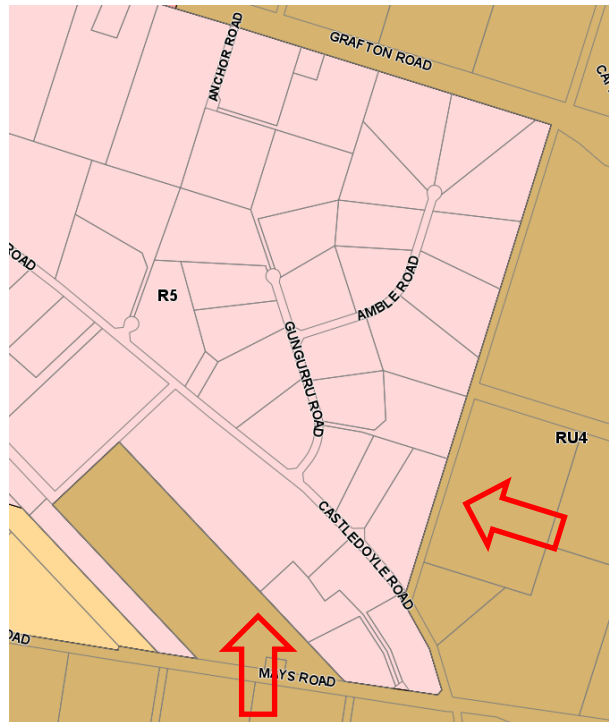
Attachment B12.19: Castledoyle Road, Armidale

Adjust Zone (R5/RU4) and relevant Lot Size (AB/Z1) boundaries, relative to property boundaries¹⁸.

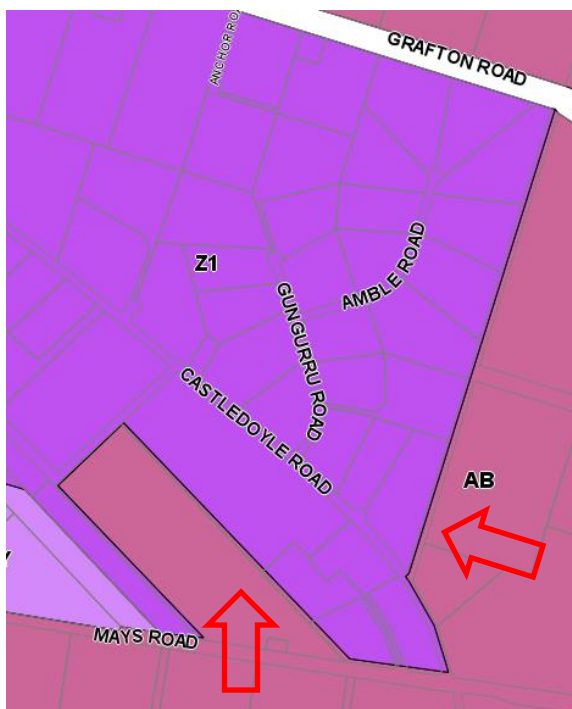
Current Zone -



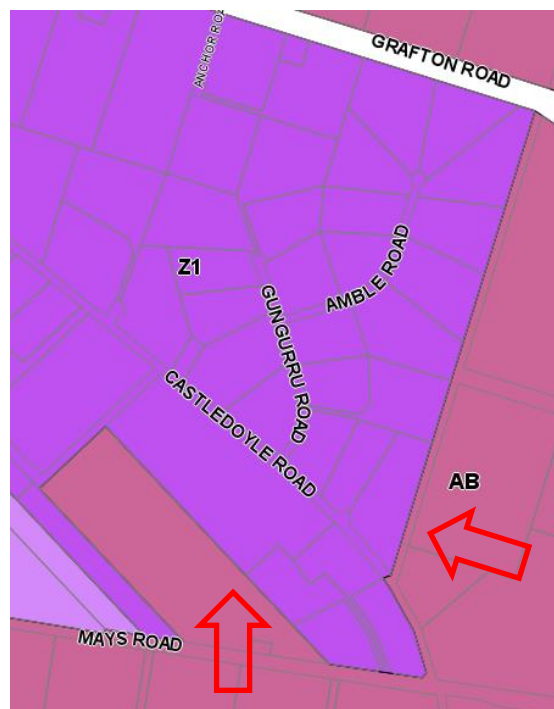
Proposed Zone -



Current Lot Size -



Proposed Lot Size -



¹⁸ The red arrows indicate the general location of the proposed change.

Planning Proposal Appendix B13: LEP Content Comparison – Schedule 5

Overview

This document details the outcomes arising from the process to merge content extracted from a version of the Armidale Dumaresq Local Environmental Plan (ADLEP) 2012, and the Guyra Local Environmental Plan (GLEP) 2012 (refer Table 1). Schedule 5 Environmental Heritage content from the ADLEP 2012 is included as Attachment B13.1 and from the GLEP 2012 as Attachment B13.2. The proposed ARLEP Schedule 5 is included as Attachment B.13.3.

The process of merging the relevant LEP content involved:

- For each Part (1 – 4) of the Schedule, creating a single list of items / areas in alphabetical order by locality / suburb name;
- Removing any items / areas now located outside the ARC LGA boundary (i.e. items / areas within the “Tingha” lands);
- Renumbering items / areas; and
- Reviewing and updating item / area details¹ e.g. property details, item description and significance.

New Heritage Maps have also been prepared to reflect the above (refer Appendix D06).

Table 1: LEP Comparison Documents

Document	Currency of Version
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)

¹ Yellow highlighting has been used to identify where updates have occurred to content within ADLEP 2012 and GLEP 2012 Parts 1 – 4 or to relevant map content.

Attachment B13.1: Current ADLEP 2012 Schedule 5 Environmental Heritage

Part 1 Heritage items

Locality	Item	Address	Property description	Significance	Item no
Armidale	Pecan tree (<i>Carya illinoensis</i>)	Allingham Street	Road reserve	Local	I239
Armidale	Pair of railway cottages	11 Ampol Street	Lot 31, DP 883524	Local	I004
Armidale	Armidale Racecourse, jockeys' rooms	1–59 Barney Street	Lot 1130, DP 39842	Local	I005
Armidale	House, "Southall"	100 Barney Street	Lot 5, DP 880142	Local	I006
Armidale	S H Smith House, including trees	100 Barney Street	Lot 5, DP 880142	Local	I007
Armidale	Houses	140–146 Barney Street	Lots 1–4, DP 241777 ²	Local	I008
Armidale	ASCA building	166 Barney Street	Lot 2, DP 550693	Local	I009
Armidale	JT Moriarty Store	62 Beardy Street	Lot 3, DP 846893	Local	I011
Armidale	House	90 Beardy Street	Part of Lots 3 and 4, DP 533726 ³	Local	I012
Armidale	AMP Society building	135 Beardy Street	Lot 1, DP 322377; Lot 1, DP 322378	Local	I013
Armidale	House ⁴	136 Beardy Street	Lot 21, DP 540778	Local	I014
Armidale	Westpac building	139 Beardy Street	Lot 2, DP 322378	Local	I015
Armidale	Imperial Hotel	156 Beardy Street	Lot 1, DP 900121	Local	I016
Armidale	Commercial building	157 Beardy Street	Lots 5 and 6, DP 1094193	Local	I017
Armidale	Armidale Post Office	158 Beardy Street	Lot 11, Section 5, DP 758032	State	I018
Armidale	Former CBA Bank	164 Beardy Street	Lot 1, DP 123572	State	I019
Armidale	Tattersall's Hotel	174 Beardy Street	Lot 7, DP 564754	Local	I020
Armidale	Former Commonwealth Bank (formerly City Bank of Sydney)	176 Beardy Street	Lot B, DP 332918	Local	I021
Armidale	Former CBC Bank stables	191–193 Beardy Street	Lot 1, DP 903351	Local	I022
Armidale	New England Hotel	194 Beardy Street	Lot 3, DP 597852	Local	I023
Armidale	J Richardson and Company	197 Beardy Street	Lot 673, DP 1117308	Local	I024
Armidale	Former Theatre Royal	203 Beardy Street	Lot 131, DP 10678	Local	I025
Armidale	Former State Bank	208 Beardy Street	Lot 16, DP 707571	Local	I026
Armidale	Albion Park, including two Memorial Elm trees ⁵	237 Beardy Street	Lot 1, DP 1150235	Local	I240
Armidale	Timber suspension	237 Beardy Street	Lot 1, DP 150235; Lot 4, DP 877846	Local	I210

² Extend lot numbers, change it to 'Lots 1, 2, 3 and 4'.

³ Updated the address and property description to '88 Beardy Street, Lot 1, DP 1266776' to reflect a recent boundary adjustment.

⁴ Change description from 'House' to 'Commercial Building'.

⁵ Change description from 'Elm' to 'Black Poplar' to be consistent with the State Heritage online data base.

Locality	Item	Address	Property description	Significance	Item no
	footbridge ⁶				
Armidale	Victoria Cottage	261 Beardy Street	Lot 14, DP 737932	Local	I027
Armidale	House	282 Beardy Street	Lot 1, DP 38357	Local	I028
Armidale	House	307 Beardy Street	Lot 1, DP 650806	Local	I029
Armidale	Trees, garden, timber garage and paddock gate	17 Bona Vista Road	Lot 43, DP 1054738 ⁷	Local	I030
Armidale	House and grounds, "Bona Vista"	30 Bona Vista Road	Lots 669 and 670, DP 755808	Local	I031
Armidale	Post and rail fence	82 Boorolong Road	Lot 2345, DP 1123729	Local	I107
Armidale	Cottage, former post office	800 Boorolong Road	Lot 3, DP 982353	Local	I032
Armidale	Burr Oak tree (<i>Quercus macrocarpa</i>)	74 Brown Street	Lot 1, DP 310576	Local	I241
Armidale	House and garden, "Trelawney"	84 Brown Street	Lot 13, Section 32, DP 758032	Local	I211
Armidale	House, "Wiluna"	89 Brown Street	Lot 7, DP 83824	Local	I212
Armidale	House, garden and hedge	93 Brown Street	Lots 1 and 2, DP 1058810 ⁸	Local	I213
Armidale	Cottage	98 Brown Street	Lot 37, DP 581120	Local	I036
Armidale	House and garden, "Birida"	108 Brown Street	SP 39370	Local	I037
Armidale	House and stable	111 Brown Street	Lot 5, DP 542804	Local	I038
Armidale	House	113 Brown Street	Lot 18, DP 550823	Local	I039
Armidale	Trees along eastern boundary	125 Brown Street	SP 64758	Local	I214
Armidale	House	131 Brown Street	Lot 1, DP 1150264	Local	I040
Armidale	House	134 Brown Street	Lot 1, DP 78722; Lot 1, DP 136782	Local	I041
Armidale	House	138 Brown Street	Lot 13, Section 29, DP 758032	Local	I042
Armidale	House	166 Brown Street	Lot 1, DP 781376	Local	I043
Armidale	Cottages	193 and 195 Brown Street	Lots 21 and 22, DP 716198	Local	I044
Armidale	Cottage, "Areello"	196 Brown Street	Lot 1, DP 522220	Local	I045
Armidale	Cottage	198 Brown Street	Lot 1, DP 1066037	Local	I046
Armidale	Armidale Railway Station	216 Brown Street, Main Northern Railway	Part of Lot 33, DP 883524	State	I033 ⁹

⁶ Change description by adding 'connecting Beardy Street and former pool entrance' to provide its relationship to another heritage item; include '186 Dumaresq Street' in the property address and add 'Dumaresq Creek' in the property description.

⁷ Change the address to '31 Bona Vista Road; 35 Bona Vista Road' as a subdivision has occurred (DA-132-2016), and update property description to 'Lot 1, DP 1233014; Lot 2, DP 1233014' reflecting changes of the property.

⁸ Add '91 Brown Street;' to the property address and update DP number to '1214748' to reflect new lot and DPs created by Boundary adjustment (DA-258-2014). Also correct Heritage polygon and dynamic layer on the maps.

⁹ Delete duplicated item. (See footnote 11).

Locality	Item	Address	Property description	Significance	Item no
Armidale	Armidale Railway Station and yard group movable relics	216 Brown Street, Main Northern ¹⁰ Railway	Part of Lot 33, DP 883524	State	I034
Armidale	Armidale Railway Station Turntable	216 Brown Street, Main Northern Railway ¹¹	Part of Lot 33, DP 883524	State	I035
Armidale	Armidale Railway Station, Station Master's residence	218 Brown Street	Lot 2, DP 818123 ¹²	State	I047
Armidale	Former police lock-up	247 Brown Street	Lot 16, Section 52, DP 758032 ¹³	Local	I048
Armidale	House	102 Butler Street	Lot 27, DP 855958	Local	I050
Armidale	Armidale High School — original circa 1921, 2-storey building, grounds ¹⁴	158–182 Butler Street	Lot 1, DP 196298; Lot 704, DP 755808; Lots 1 and 2, Section 49, DP 758032; Lot 1, Section 161, DP 758032; Lot 1151, DP 821627	Local	I049
Armidale	House	163 Butler Street	Lot A, DP 157084	Local	I051
Armidale	House	206 Chapel Street	Lot 8, DP 616255	Local	I052
Armidale	Former Trim and Co. Store	1–3 Claverie Street	Lot 1, DP 1179415	Local	I054
Armidale	Garden, “Maroombra”	90–92 Cookes Road ¹⁵	Lot 12, DP 777282	Local	I053
Armidale	Cottage	12 Crescent Street	Lot 1, DP 359573	Local	I237
Armidale	Presbyterian Ladies' College, grounds	15–57 Crest Road (bound by Glen Innes Road, Duval Street and Crest Road)	Lots 154–156, 158–162, 227–229, 250–255, 276–292, DP 15433; Lots 1–3, DP 715484; Lot 2, DP 103685; Lot 11, DP 1165229. ¹⁶	Local	I073
Armidale	Victorian cast iron post box	Dangar Street	Footpath, north east corner Rusden Street Intersection	Local	I215

¹⁰ Correct address to '234' Brown Street.

¹¹ Correct address to '234' Brown Street.

¹² Update the address (to 11 Ampol Street; 250 Brown Street; 234 Brown Street; 240 Brown Street) and property description (to Lots 31, 32, and 33, DP 883524; Lot 2, DP 818123), to be consistent with the State Heritage Register. Update heritage polygon/dynamic layer on the maps.

¹³ Change property description to 'Lot 101, DP 1236915' to be consistent with the current Lot/DP, and remove heritage conditions on 247A Brown Street as the statement of significance concerned only with the structure on Lot 101.

¹⁴ Reflect correct item description on maps.

¹⁵ Update the address to '67 Cookes Road'.

¹⁶ Add Lot 275 DP 15433 which appears to have been left out of item by mistake, and add to dynamic layer in the map.

Locality	Item	Address	Property description	Significance	Item no
Armidale	"Webb Tree" (Elm tree) and other Elm trees	Dangar Street (north of railway line) ¹⁷	Road reserve	Local	I242
Armidale	Shopfront, "Hodgson's Chemist"	114 Dangar Street	Lot 1, DP 88590	Local	I056
Armidale	Central Park, including rotunda	125 Dangar Street	Lot 16, DP 1048143	State nominated	I216
Armidale	St Mary and St Joseph Catholic Cathedral Group—Ursuline Convent, Ursuline Convent Chapel, Bishop's House, former St Ursula's College, Catholic Schools Administration Building, Moira Foley Building, parish garage, landscaping and fencing	130–136 Dangar Street; 131 Barney Street; 135 Jessie Street	Lots 1, 2, 3 and 16 and Part of Lots 4, 5 and 7, Section 7, DP 758032; Lot 15, DP 1048143	State nominated ¹⁸	I231
Armidale	St Mary and St Joseph Catholic School Group—St Mary's School, Merici House, St Anne's Building, The Cathedral Hall and former church hall	130–136 Dangar Street; 152 and 156 Rusden Street	Lots 13–15 and Parts of Lots 8 and 12, Section 7, DP 758032; Part of Lot 10, DP 856013; Part of Lot 10, DP 1138986; Part of Lot 11, DP 1138987 ¹⁹	Local	I055
Armidale	"Arran Cottage"	133 Dangar Street	Lot 1, DP 37407	Local	I057
Armidale	House	137 Dangar Street	Lots 1 and 2, DP 319350	Local	I058
Armidale	Former Hilton School	160 Dangar Street	Lots 1 and 2, DP 996619	Local	I061
Armidale	House and garden, "Kilbucho"	161 Dangar Street	Lots 1 and 2, DP 503487	Local	I060
Armidale	House and trees	176 Dangar Street	Lot 56, DP 1064237	Local	I062
Armidale	Himalayan Cypress tree, c1926	184 Dangar Street	Lot 20, DP 627295	Local	I063
Armidale	Privet hedge, c1920s	186 Dangar Street	Lot 5, DP 13852	Local	I256
Armidale	Timber and woven wire fence	188 Dangar Street	Lot 4, DP 13852	Local	I257
Armidale	House	194 Dangar Street	Lot A, DP 184339	Local	I064
Armidale	Grounds, "Terangan"	39–41 and 43–53	Lots 1–3, DP 857997 ²⁰	Local	I065

¹⁷ Add in address ' , located between Lot 3 DP 1055438 and Lot 1 DP 835480' after 'line' to provide detail location.

¹⁸ Remove 'nominated' from the significance and update the Lot and DP numbers in property description.

¹⁹ Update address to include '128A Dangar Street' a change '152' to '154' Rusden Street as Merici House is 128A Dangar Street, not 152 Rusden Street.

²⁰ Formatting correction, change property description to 'Lots 1, 2, and 3, DP 857997'.

Locality	Item	Address	Property description	Significance	Item no
		Dangarsleigh Road			
Armidale	House, "Palmerston", including outbuildings and grounds	345 and 347 Dangarsleigh Road	Lot 2, DP 569410; Lots 1, 192, 494, 554, 555 and 767, DP 66672	Local	I066
Armidale	Drummond Park and Apex Outlook	153–189 Donnelly Street	Lot 1173, DP 748415; Lot 965, DP 755808	Local	I243
Armidale	House	3 Dorothy Avenue	Lots 54 and 55, DP 596242 ²¹	Local	I067
Armidale	The Armidale School — library, dormitory and headmaster's residence, grounds, Wakefield House	87 Douglas Street, bound by Douglas, Barney, Chapel and Mann Streets and Black Gully	Lot 1, DP 124855; Lot 1, DP 241526; Lot 1, DP 213167; Lot 1, DP 245667; Lots 1–4, DP 1124858; Lot 12, DP 112882; Lots 1–21, Section 54, DP 758032; Lots 1–21, Section 155, DP 758032 ²²	Local	I068
Armidale	The Armidale School — original main building including classrooms, chapel	87 Douglas Street	Lots 1, 2–5 and 20, Section 155, DP 758032	State nominated	I232
Armidale	Row of houses, "Beverley", "Lutton", "Stanley" and "Sutton"	98, 100, 104 and 106 Douglas Street	Lot 1, DP 784408; Lot 1, DP 999245; Lot 104, DP 1130000; Lot 1, DP 709855	Local	I069
Armidale	Armidale Sportsground and trees	38–58 Dumaresq Street	Lot 1129, DP 39842	Local	I070
Armidale	Former hotel	93 Dumaresq Street	Lot 2, DP 617526	Local	I217
Armidale	Former pool entrance building	186 Dumaresq Street	Lot 4, DP 877846	Local	I219
Armidale	House	263 Dumaresq Street	Lot 15, DP 579467	Local	I218
Armidale	House	269 Dumaresq Street ²³	Lot 1, DP 199547	Local	I071
Armidale	Elm Avenue, row of trees—entrance to University of New England	Elm Avenue	Road reserve	Local	I072
Armidale	House and grounds, "Yarrobindi"	54 Faulkner Street	Lot 1, DP 504855	Local	I074
Armidale	House	68–70 Faulkner Street	Lot Y, DP 161586	Local	I075

²¹ Delete Lot 54 from the description to be consistent with the heritage significance description.

²² Add 'Lots 2 and 3, Section 146, DP 758032' to reflect the correct property description, update maps.

²³ Update address to '269-271' Dumaresq Street.

Locality	Item	Address	Property description	Significance	Item no
Armidale	Legacy House	89 Faulkner Street	Lot 30, DP 788185	Local	I076
Armidale	Police station	96–98 Faulkner Street	Lot 2, DP 1165697	Local	I079
Armidale	Court House	100 Faulkner Street	Lot 24, DP 1176464	State nominated	I233
Armidale	Former sheriff's cottage	100 Faulkner Street	Lot 24, DP 1176464	Local	I077
Armidale	Monument and tree	100 Faulkner Street	Lot 24, DP 1176464	Local	I010
Armidale	Lands Board Office	108 Faulkner Street	Lot 6, Section 5, DP 758032 ²⁴	State	I078
Armidale	Pastoral Chambers	111 Faulkner Street	Lot 1, DP 104630	Local	I080
Armidale	Commercial building	121 Faulkner Street	Lot 11, DP 791397	Local	I081
Armidale	Former Dumaresq Shire Offices	122 Faulkner Street	Lot 17, DP 837491	Local	I082
Armidale	Folk Museum	124 Faulkner Street	Lot 13, Section 5, DP 758032 ²⁵	Local	I083
Armidale	Lindsay House	128 Faulkner Street	Lot 1, DP 880142	Local	I084
Armidale	Cottage and garden, "Denham Cottage"	132 Faulkner Street	Lot 1, DP 974137	Local	I085
Armidale	Johnstone Memorial Hall	137 Faulkner Street	Lot 15, Section 9, DP 758032	Local	I086
Armidale	St Paul's Presbyterian Church, including grounds, fence, trees and hedge	137 Faulkner Street	Lot 15, Section 9, DP 758032	Local	I087
Armidale	House	139 Faulkner Street	Lot 1, DP 743281	Local	I088
Armidale	Elm trees	140 Faulkner Street	Lot 2, DP 573158	Local	I220
Armidale	Armidale City Public School grounds	142–152 Faulkner Street	Lots 1–9, Section 30, DP 758032; Lot 1146, DP 821025	Local	I221
Armidale	Masonic Hall	147 Faulkner Street	Lot 2, DP 582526	Local	I089
Armidale	House and garden	157 Faulkner Street	Lot 1, Section 18, DP 758032	Local	I090
Armidale	House	169 Faulkner Street	Lot 12, DP 234220	Local	I091
Armidale	House, hedge and trees, "Highbury"	177 Faulkner Street	Lot 4, DP 339610	Local	I092
Armidale	Garden, trees and hedge	187 Faulkner Street	Lot 1, DP 129759	Local	I093
Armidale	Hedge and oak tree	189 Faulkner Street	Lot 1, DP 119181	Local	I094

²⁴ Update property description to 'Lot 1, DP 1198874'.

²⁵ Update property description to 'Part' Lot 13, Section, 5, DP 758032.

Locality	Item	Address	Property description	Significance	Item no
Armidale	Garden	201 Faulkner Street	Lot 2, DP 324646	Local	I095
Armidale	House and garden	65 Galloway Street	Lot 23, DP 621281	Local	I096
Armidale	Culvert	Gara Road (southeast of intersection with Grafton Road)	Road reserve	Local	I222
Armidale	House, "Yallambee"	69 Glen Innes Road	Lot 7, DP 232385	Local	I097
Armidale	House and garden, "Canowindra"	101 Glen Innes Road	Lot 5, DP 608284	Local	I098
Armidale	House	96 Golgotha Street	Lot 1, DP 1132822	Local	I099
Armidale	AIF Memorial Avenue of Trees (WWI)	Grafton Road (between Canambe and Castledoye Roads)	Road reserve	Local	I244
Armidale	House	20 Grafton Road	Lot 2, DP 39091	Local	I100
Armidale	Street planting of Camphor Laurel trees (<i>Cinnamomum camphora</i>)	Jeffrey Street (between Marsh and Faulkner Streets)	Road reserve	Local	I245
Armidale	House	79 Jeffrey Street	Lot 1, DP 735455	Local	I101
Armidale	House	83 Jeffrey Street	Lot 1, DP 730537	Local	I102
Armidale	House	95 Jeffrey Street	Lot 1, DP 517875	Local	I103
Armidale	House and garden, "Eynsford"	109 Jeffrey Street	Lots 1 and 2, DP 130007; Lot 3, DP 347540	Local	I246
Armidale	House	168 Jessie Street	Lot 2, DP 153868	Local	I105
Armidale	House and garden, "Sturry"	170 Jessie Street	Lot 170, DP 1110296	Local	I106
Armidale	Garden	178 Jessie Street	Lot 1, DP 995365	Local	I108
Armidale	House	27 Kennedy Street	Lot 1, DP 712397	Local	I109
Armidale	Armidale Showground — buildings and trees	103–121 Kennedy Street ²⁶	Lot 7012, DP 94241; Part of Lot 21, Section 91, DP 758032; Lot 1, DP 1133047	Local	I223
Armidale	Street planting of Poplar trees	Kentucky Street (formerly, New England Highway) (between Butler and Miller Streets)	Road reserve	Local	I247
Armidale	Former public school buildings	116–122 Kentucky Street	Lot 1, DP 1055438	Local	I110

²⁶ Update the address to 5 Dumaesq Street, and delete 'of' highlighted in the property description.

Locality	Item	Address	Property description	Significance	Item no
Armidale	Arboretum	216–236 Kentucky Street	Lot 701, DP 93982; Lot 701, 93983; Lot 761, DP 755808; Lots 7006 and 7077, DP 93981 ²⁷	Local	I251
Armidale	Former De La Salle Brothers residence	35 Kirkwood Street	Lot 3, DP 837007	Local	I224
Armidale	O'Connor Catholic College Group—Kirkwood Street entry gates, avenue of trees, grounds, original main building, 1920s classroom building	39 Kirkwood Street (bound by Kirkwood, Kennedy, Donnelly and Canambe Streets)	Lots 1–4, ²⁸ DP 522525; Lot 10, DP 112882	Local	I111
Armidale	House	160 Kirkwood Street	Lot 1, DP 524851	Local	I112
Armidale	House	187 Kirkwood Street	Lot 1, DP 562034	Local	I113
Armidale	Former railway gatekeeper's cottage	29 Lambs Avenue	Lot 5, DP 805771	Local	I114
Armidale	Trees	68 Lynches Road	Lot 1, DP 242027	Local	I115
Armidale	House and grounds, "Booolominbah" ²⁹	60 Madgwick Drive	Lot 10, DP 1142199	State	I117
Armidale	House and grounds, "Trevenna"	60 Madgwick Drive	Lot 10, DP 1142199	State nominated	I235
Armidale	University of New England—the Lodge, sub-lodge, science block, shingled cottage	60 Madgwick Drive	Lot 10, DP 1142199	Local	I116
Armidale	House, garden and trees, "Opawa"	65 Mann Street	Lot 1, DP 1120265	Local	I118
Armidale	Former CB Newling Administration Centre—grounds and playing fields	80LI Mann Street; 173 Taylor Street; 181LI Taylor Street	Lots 1–3, DP 1046262 ³⁰	Local	I186
Armidale	Garden	89 Mann Street	Lot 48, DP 632165	Local	I119
Armidale	Garden, trees and hedge	91 Mann Street	Lot 10, DP 557652	Local	I120
Armidale	Himalayan cedar tree and fence, c1940s	93 Mann Street	Lot 13, DP 559703	Local	I258
Armidale	House, garden and trees, "Comeytrowe"	105 Mann Street	Lot 23, DP 590445	Local	I121
Armidale	House, "Teringa"	108 Mann Street	Lot 5, DP 239922	Local	I122
Armidale	Garden hedge	112 Mann Street	Lot 1, DP 130024	Local	I123
Armidale	Cedar trees	116 Mann Street	Lot 10, DP 564560	Local	I124

²⁷ Formatting correction, change the property description to 'Lot 701, DP 93982; Lot 701, DP 93983; Lot 761, DP 755808; Lot 7006, DP 93980; Lot 7007, DP 93981'.

²⁸ Formatting correction, change to 'Lots 1, 2, 3 and 4'.

²⁹ Update maps to reflect correct location of the heritage item.

³⁰ Delete both 'LI' from the address and correct 'Lots 1-3' to 'Lots 1, 2, and 3' in the property description.

Locality	Item	Address	Property description	Significance	Item no
Armidale	House, garden and cedar tree, "Loombra"	118 Mann Street	Lot 9, DP 564560	Local	I125
Armidale	House, garden, hedge and fence	128 Mann Street	Lots 1 and 3, DP 212280	Local	I126
Armidale	House, "Linden Hall"	146 Mann Street	Lot A, DP 410290	Local	I127
Armidale	Hedge and peppercorn tree	150 Mann Street	Lot 14, Section 36, DP 758032	Local	I128
Armidale	Garden	157 Mann Street	Lots 3 and 4, Section 28, DP 758032 ³¹	Local	I129
Armidale	Garden	164 Mann Street	Lot 1, DP 555691	Local	I130
Armidale	House, "Carlisle"	200 Mann Street	Lot 14, DP 576854	Local	I131
Armidale	House	123 Markham Street	Lot 72, DP 815369	Local	I132
Armidale	House, "Owlscoot"	129 Markham Street	Lot 27, DP 881189	Local	I133
Armidale	House	136 Markham Street	Lot 1, DP 196798	Local	I134
Armidale	House and English Holly tree (<i>Ilex aquifolium</i>)	208 Markham Street	Lot 18, DP 701223	Local	I135
Armidale	House, "Hepplegate"	236 Markham Street	Lot 5, DP 1064920	Local	I136
Armidale	House, grounds and fence, "Cotswold"	32 Marsh Street	Lot 22, DP 610117	Local	I137
Armidale	House	45 Marsh Street	Lot 1, DP 12546	Local	I138
Armidale	House	49 Marsh Street	Lot 21, DP 998907	Local	I139
Armidale	St Kilda Cellars	129 Marsh Street	Lot 2, DP 578182	Local	I140
Armidale	Two Himalayan cedar trees	139–141 Marsh Street	Lot 1, DP 1102010	Local	I141
Armidale	Hedge, fence, garden and trees	159–163 Marsh Street	Lot 1, DP 711560; Lot 117, DP 1133316	Local	I142
Armidale	House, garden, trees and hedge, "Belmore Cottage"	168 Marsh Street	Lot A, DP 155192	Local	I143
Armidale	House	175 Marsh Street	Lot Y, DP 371436	Local	I144
Armidale	House and Himalayan cypress trees	179 Marsh Street	Lot 1, DP 745132	Local	I145
Armidale	Garden	189 Marsh Street	Lot A, DP 330161	Local	I146
Armidale	House	192 Marsh Street	Lot 1, DP 334596	Local	I147
Armidale	Cottage	32 Martin Street	Lot 1, DP 194023 ³²	Local	I148
Armidale	Cemetery buildings and grounds	1–29 Memorial Avenue	Lots 576–584, DP 755808; Lot 2, DP 1036752; Lot 7020, DP 94139; Lot 7019, DP 1073343; Lot 3,	Local	I225

³¹ Update property description to 'Lot 100 DP 1235500'.

³² Change property description to 'Lot 11 DP 1181213' to reflect two lot subdivision (DA-151-2000 & SC-26-2012).

Locality	Item	Address	Property description	Significance	Item no
			DP 1036750; Lot 1, DP 1036754; Lot 7036, DP 1073329 ³³		
Armidale	Eucalyptus tree	Middlefarm Road ³⁴	Road reserve	Local	I149
Armidale	House, "Kiola"	18 Millie Street	Lot 1, DP 709983	Local	I150
Armidale	House and chapel, "Moore Park" ³⁵	63 Moore Park Lane	Lot 1, DP 881813	Local	I151
Armidale	House	113 Mossman Street	Lot B, DP 389072	Local	I152
Armidale	Garden, "Yo-Merrie"	120 Mossman Street	Lot 1, DP 327470	Local	I153
Armidale	C B Newling Centre, former teachers' college, main building, residence, grounds	122–132 Mossman Street (bound by Mossman, Faulkner, Kentucky and Dangar Streets)	Lot 78, DP 905545	State	I154
Armidale	House	144 Mossman Street	Lot 7, DP 14312	Local	I155
Armidale	House and garden, "The Turrets"	145 Mossman Street	Lot A, DP 370218	Local	I156
Armidale	Homestead, "Tilbuster"	11312 New England Highway	Lot 20, DP 1066162	Local	I158
Armidale	Homestead, "Newholme"	495 Newholme Road ³⁶	Lot 3, DP 755819	Local	I159
Armidale	Johnson and Kennedy Service Station	120 Niagara Street	Lot 19, DP 1076915	Local	I160
Armidale	Liquid Amber trees (<i>Liquidambar styraciflua</i>)	O'Connor Road (on western boundary of cemetery)	Road reserve	Local	I248
Armidale	Cottage	148 O'Dell Street	Lot 4, DP 323081	Local	I238
Armidale	House	66 Ohio Street	Lot 2, DP 506901	Local	I161
Armidale	House, "Mongoola"	1–3 Reginald Avenue	Lot 1, DP 663177	Local	I162
Armidale	House and garden, "Uloola"	2A Reginald Avenue	Lot 210, DP 1130774	Local	I163
Armidale	House, "Roseneath"	36 Roseneath Lane	Lot 1, DP 526699	State	I164
Armidale	"Wood Park Cottage"	43–83B Rowlands Road ³⁷	Lot 2, DP 1183541	Local	I165
Armidale	"Centenary of Local Government 1963"	Rusden Street	Road reserve	Local	I249

³³ Extend the property description to include 'Memorial Avenue road reserve' at the end.

³⁴ Update item description to match Heritage Study Inventory form: change item description to 'Mountain Gum (*Eucalyptus Dalrympleana*)'; change address to 'Corner of Middle Farm Road and Somerset Lane'.

³⁵ Update item description on maps.

³⁶ Update map to reflect correct heritage item only showing Lot 3 DP 755819.

³⁷ Correct address, change to '49-83B Rowlands Road'.

Locality	Item	Address	Property description	Significance	Item no
	Memorial trees	(between Dangar and Marsh Streets)			
Armidale	House	69 Rusden Street	Lot 1, DP 859091	Local	I166
Armidale	Mallam House	94 Rusden Street	Lot 1, DP 815479	Local	I167
Armidale	St Kilda Hotel	102–104 Rusden Street	Lot 1, DP 567726	Local	I168
Armidale	Uniting Church Group — Uniting Church, church grounds, grounds of parsonage, Wesley Hall	112 Rusden Street	Lots 10–13, ³⁸ Section 9, DP 758032	Local	I169
Armidale	Former St Peter’s Church Hall	116 Rusden Street	Lot 1, DP 605314	Local	I170
Armidale	Anglican Cathedral Church of St Peter Apostle and Martyr Precinct—St Peter’s Anglican Cathedral, churchyard, deanery and garden, Diocesan Registry	122 Rusden Street, (bound by Dangar, Tingcombe, Faulkner and Rusden Streets)	Lot 100, DP 869687	State	I171
Armidale	Town hall	127 Rusden Street	Part of ³⁹ Lot 12, Section 5, DP 758032	Local	I172
Armidale	Minto Building (former Central Hotel)	161 Rusden Street	Lot 1, DP 795233	Local	I173
Armidale	Baptist church and hall	163 Rusden Street	Lots 1–3, DP 907495 ⁴⁰	Local	I174
Armidale	Railway Hotel	222 Rusden Street	Lot 26, DP 706203	Local	I175
Armidale	Drummond School—grounds and trees	250 Rusden Street	Lots 1–5 and 10–20, Section 59, DP 758032; Lot 1153, DP 820551	Local	I176
Armidale	House	277 Rusden Street	Lot A, DP 156827	Local	I177
Armidale	St Mary’s Anglican Church	286 Rusden Street	Lot 26, DP 1137118	Local	I178
Armidale	Cypress trees	291 Rusden Street	Lot 10, DP 1036607	Local	I179
Armidale	Homestead, “Saumarez”, including outbuildings, gardens, grounds and driveway	230 Saumarez Road	Lot 5, DP 731015 ⁴¹	State	I180
Armidale	House, “Wye Vale”	16 Short Street	Lot 4, DP 810419	Local	I181
Armidale	House, “Soudan”	3 Soudan Terrace	Lot 1, DP 253268	Local	I182
Armidale	House	7 Taylor Street	Lot 8, DP 247309	Local	I183

³⁸ Formatting correction: change to ‘Lots 10, 11, 12, and 13’.

³⁹ Delete ‘of’.

⁴⁰ Update address to ‘124 Jessie Street’, and formatting correction: change lot reference to ‘Lots 1, 2, and 3’.

⁴¹ Update the property description to ‘Part Lot 2, DP 1267882’ followed recent subdivision.

Locality	Item	Address	Property description	Significance	Item no
Armidale	House	36 Taylor Street	Lot A, DP 393048 ⁴²	Local	I184
Armidale	House	150 Taylor Street	Lot 1, DP 745627	Local	I185
Armidale	Former St Patrick's Orphanage and grounds	20 The Boulevarde	SP 49700	Local	I187
Armidale	"Centenary of Self Government in NSW 1956" Memorial trees	Tingcombe Street	Road reserve	Local	I250
Armidale	House and grounds, former "Bishopscourt"	2 Uralla Road	SP 80828	Local	I188
Armidale	New England Girls' School, music building, Akaroa, dining room complex, chapel	13-83 Uralla Road	Lots 618-621, ⁴³ DP 755808; Lot 22, DP 112882	Local	I157
Armidale	St John's Junior School, New England Girls' School	13-83 Uralla Road	Lot 615, DP 755808	State nominated ⁴⁴	I236
Black Mountain	Cemetery	Black Mountain Cemetery Road	Lot 7019, DP 1054926	Local	I226
Black Mountain	"Pinch Flat"	12150 New England Highway	Lot 5, DP 876537	Local	I189
Boorolong	Homestead and outbuildings, "Boorolong"	2344 Boorolong Road	Part of ⁴⁵ Lot 6, DP 608268; Lot 1, DP 40389; Lot 11, DP 254969	Local	I190
Boorolong	Homestead, "Warrane"	1188 Warrane Road	Lot 47, DP 755806	Local	I252
Castledoyle	Gara River Hydro-Electric Scheme	10km southeast of Armidale	Lot 179, DP 723329; Lot 16, DP 755813 ⁴⁶	State	I002
Dangarsleigh	House, outbuildings, entrance gates and grounds, "Chevy Chase" ⁴⁷	643 Dangarsleigh Road	Lots 59 and 60, DP 4356	Local	I191
Dangarsleigh	Dangarsleigh War Memorial	755 Dangarsleigh Road	Lot 1, DP 809402	State nominated ⁴⁸	I192
Dumaresq	Dumaresq Railway Station, Station Master's residence	530 Dumaresq Road	Lot 1, DP 792093	Local	I193
Dumaresq	Dumaresq Railway Station Group — Dumaresq Railway Station building, brick	537 Dumaresq Road	Main Northern Railway ⁴⁹	State	I194

⁴² Update property description to include 'Lot 1125, DP 39933' at the end.

⁴³ Formatting correction: change to 'Lots 618, 619, 620, and 621'.

⁴⁴ Revert significance back to 'Local' as State nomination declined.

⁴⁵ Delete 'of' in the property description and add 'Lot 1, DP 944759'.

⁴⁶ Update the address to '1093 Dangars Falls Road; Oxley Wild Rivers National Park', and add '; National Park' at the end of the property description.

⁴⁷ Update map item description to reflect the full description.

⁴⁸ Change significance to 'State' in consistent with NSW Heritage online database.

⁴⁹ Add '(Old System Conveyance Book 261 220)' to the property description.

Locality	Item	Address	Property description	Significance	Item no
	platform face and station signs				
Ebor	Former Australian Bank of Commerce (formerly City Bank of Sydney)	27 Ebor Street	Lot 4, Section 17, DP 758378	Local	I253
Ebor	Homestead, "Milamba" (including original Guy Fawkes Post Office and sheep dip)	7122 Grafton Road	Lot 2, DP 829336 ⁵⁰	Local	I195
Ebor	House, "Kotupna"	7314 Grafton Road	Lot 2, DP 830823 ⁵¹	Local	I196
Ebor	Cement weir	337 Point Lookout Road	Lot 41, DP 751462	Local	I197
Hillgrove	Eleanora Mine — chimney	130 Brackin Street	Lot 2, DP 597107	Local	I199
Hillgrove	Baker's Creek Mine — chimney	132B Brackin Street	Part of Lot 7300, DP 1139642	Local	I200
Hillgrove	Baker's Creek Mine — surface buildings	132B Brackin Street	Part of Lot 7300, DP 1139642	Local	I202
Hillgrove	Baker's Creek Mine — winding engine house	132B and 132F Brackin Street	Lot 407, DP 755834; Part of Lot 7300, DP 1139642	Local	I201
Hillgrove	Garibaldi Mine — chimney	132B Brackin Street	Part of Lot 7300, DP 1139642	Local	I203
Hillgrove	Shearing shed, "Hillgrove Station"	2457 Grafton Road	Lot 1, DP 556558	Local	I204
Hillgrove	Homestead, "St Helena"	3138 Grafton Road	Lot 3, DP 1145435; Lots 9, 10, 12–18, 26, 32, 42, 53, 57, 58, 73, 75 and 96, DP 755828	Local	I209
Hillgrove	Cemetery	55 Hillgrove Cemetery Road	Lot 7304, DP 1137270	Local	I227
Jeogla	Styx River Bridge	Armidale–Kempsey Road ⁵²		Local	I228
Jeogla	Kunderang East Pastoral Station	80km north-west of Oxley Wild Rivers National Park ⁵³	Lot 1, DP 751444	State	I003
Kellys Plains	St John's Church of England	478 Kellys Plains Road	Lots 850 and 851, DP 755808	Local	I205
Kellys Plains	Machinery shed, "Stoneleigh"	46 Stoneleigh Road	Lots 27–30, DP	Local	I206

⁵⁰ Update property description to 'Lot 102, DP 1242425'.

⁵¹ Update address to '7314 and 7316 Grafton Road' and property description to 'Lots 1 and 2, DP 830823'.

⁵² Update address to 'Kempsey Road' and add 'Latitude -30.588617, Longitude 152.164963' in the property description.

⁵³ Add '1093 Dangars Falls Road' to the address.

Locality	Item	Address	Property description	Significance	Item no
			755840; Part of Lot 93, DP 5455 ⁵⁴		
Lyndhurst	Kilcoy Cemetery	1568 Chandler Road	Lot 7302, DP 1146818	Local	I254
Metz	Cottage	372 Metz Road	Lot 330, DP 755834	Local	I207
Metz	Tattersalls Hotel brick outbuildings	372 Metz Road	Lot 9, DP 1167511 ⁵⁵	Local	I001
Thalgarrah	House, "Thalgarrah"	1602 Rockvale Road	Part of Lot 1, DP 706601	Local	I208
Thalgarrah	Thalgarrah Anglican Church	1604 Rockvale Road	Lot 1, DP 917698	Local	I229
Wollomombi	Former Kilcoy Presbyterian Church	1894 Chandler Road	Lot 73, DP 751442	Local	I255
Wollomombi	Yooroonah tank barrier	3026 Round Mountain Road; 5809 Grafton Road	Lot 34, DP 751476; Lot 7306, DP 1164294	State	I198
Wollomombi	St John's Presbyterian Church	78 Wollomombi Village Road	Lot 163, DP 751442	Local	I230

Part 2 Heritage conservation areas

Name of heritage conservation area	Identification on Heritage Map	Significance
Armidale Conservation Area	Shown with red diagonal hatching and labelled "C1"	Local
Armidale School Conservation Area	Shown with red diagonal hatching and labelled "C2"	Local
Armidale Showground Conservation Area	Shown with red diagonal hatching and labelled "C3"	Local
O'Connor Catholic College Conservation Area	Shown with red diagonal hatching and labelled "C4"	Local

⁵⁴ Update the property description to 'Lot 30, DP 755840'.

⁵⁵ Change the property description to 'Part Lot 9, DP 1167511'.

Part 3 Archaeological sites

Locality	Item name	Address	Property description	Significance	Item no
Armidale	Site of Nott's Timber Mill and Joinery	124 Allingham Street and 1 and 2/182 Rusden Street	Lot 28, DP 775355; Lots 1 and 2, SP 84763 ⁵⁶	Local	A003
Armidale	Site of Commissioner's Quarters, Macdonald Park	40A Barney Street	Lot 158, DP 1146831	Local	A001
Armidale	Site of Moore / Richardson's Flour Mill	91 Beardy Street	Lot 1, DP 1044207 ⁵⁷	Local	A011
Armidale	Site of Assize Hotel	105 and 107 Beardy Street	Lot 1, DP 570805; Lot 1, Section 12, DP 758032 ⁵⁸	Local	A007
Armidale	Site of Traveller's Rest Hotel (2)	109 Beardy Street	Lot 1, DP 782200	Local	A016
Armidale	Site of Solomons' Photographic Studios and Well	123 and 127 Beardy Street	Lot 11, DP 586855; Lot 6, DP 580595 ⁵⁹	Local	A017
Armidale	Domed Beehive Cistern	236 Beardy Street	Lot 2, DP 163622	Local	A018
Armidale	Site of Daniel O'Connell Inn (2)	236 Beardy Street and 120 Jessie Street	Lot 2, DP 163622; Lot 2, DP 1130225 ⁶⁰	Local	A019
Armidale	Site of Edward Allingham's Mill	237 Beardy Street	Lot 1, DP 781352	Local	A002
Armidale	Site of Allingham's Store and Rose Inn	250 Beardy Street	Lot 1, DP 1088861	Local	A020
Armidale	Armidale Railway Station—former boiler for footwarmers	216 Brown Street	Part of ⁶¹ Lot 33, DP 883524	Local	A004
Armidale	Site of Palmer's Brickworks	13–23 Bundarra Road	Lot 41, DP 879127	Local	A021
Armidale	Site of City Brewery (Simpson's)	93–99 Butler Street and 196–204 Dumaresq Street	Lot 1, DP 1008742; Lot 23, DP 806529; Lot 1, DP 995781; Lots 1 and 3, DP 625057; Lot 5, DP 832288 ⁶²	Local	A008
Armidale	Site of Star Hotel	102 Butler Street	Lot 27, DP 855958	Local	A022
Armidale	Great Northern Road	Crescent Street ⁶³	Road reserve	Local	A006

⁵⁶ Delete '1 and 2/' in the address and 'Lots 1 and 2' in the property description. Correct map to match lot boundaries

⁵⁷ Update property description to 'Lot 500, DP 1244239'.

⁵⁸ Map correction: join two lots into one parcel as one heritage item.

⁵⁹ Map correction: join two lots into one parcel as one heritage item

⁶⁰ Map correction: join two lots into one parcel as one heritage item

⁶¹ Delete 'of'.

⁶² Change address to '97-99 Butler Street and 196-204 Dumaresq Street' and update the property description to 'Lot 1, DP 995781; Lots 1 and 3, DP 625057; Lot 5, DP 832288'.

⁶³ Update address, add description ' , between Claverie and O'Dell Streets' after Crescent Street to provide details of the location.

Locality	Item name	Address	Property description	Significance	Item no
	Stone Kerbing				
Armidale	Site of Trim's Store	1–3 Crescent Street	Lot 16, DP 814532 ⁶⁴	Local	A007
Armidale	Site of Roman Catholic Old Cathedral	130–136 Dangar Street	Lot 15, DP 1048143	Local	A023
Armidale	Site of Second Hospital	210–218 Donnelly Street	Lot 11, DP 786271	Local	A024
Armidale	Site of Tysoe's Tannery	90 Dumaesq Street and 96 Taylor Street	Part of ⁶⁵ Lot 1, DP 1125255	Local	A025
Armidale	Site of First Hospital	118 Dumaesq Street and 83–85 Faulkner Street	Lot 1, DP 744695; Lot 32, DP 1031471	Local	A026
Armidale	Site of Farrier's Arms Hotel	118 Dumaesq Street and 83–85 Faulkner Street	Lot 1, DP 744695; Lot 32, DP 1031471	Local	A027
Armidale	Site of Trim's Cottages	129 and 129 LI Dumaesq Street ⁶⁶	Lot 34, DP 1031471; Lot 8, DP 565499	Local	A033
Armidale	Site of New England Flour Mill	137 Dumaesq Street	Lot B, DP 157581; Lot 22, DP 869146 ⁶⁷	Local	A028
Armidale	Site of Mallaby's Soap Factory	179 Dumaesq Street	Lot 1, DP 1057304	Local	A029
Armidale	Site of Tuck's Brewery	219 Dumaesq Street	Lot 11, DP 596544	Local	A009
Armidale	Site of Traveller's Rest Hotel (1)	74 and 1–4/76 Faulkner Street	Lot 5, DP 630416; Lots 1–4, SP 41082; road reserve ⁶⁸	Local	A030
Armidale	Site of Public Well	96–98 Faulkner Street	Lot 2, DP 1165697	Local	A031
Armidale	Site of Police Residential Complex — residence, barracks and stables	142–152 Faulkner Street	Lots 6 and 9, Section 30, DP 758032	Local	A034
Armidale	Site of National School, and Superior Public School—Girls Department	142–152 Faulkner Street	Lots 1, 2 and 5, Section 30, DP 758032	Local	A035
Armidale	Site of Old Burial Ground	142–152 Faulkner Street	Lot 1146, DP 821025; Lot 3, Section 30, DP 758032	Local	A036
Armidale	Site of Commissioners Waters Inn	Grafton Road (west of	Lot 7021, DP 1071561	Local	A037

⁶⁴ Update the address to '50 Butler Street' and change the property description to 'Lot 701, DP 1016546'.

⁶⁵ Delete 'of'.

⁶⁶ Change the address to '129 Dumaesq Street'.

⁶⁷ Update the address to '137 and 141 Dumaesq Street', and change the property description to 'Lot 102, DP 1237922, Lot 103, DP 1237922'.

⁶⁸ Update the address to '74 and 76 Faulkner Street' and delete 'Lots 1-4,' in the property description.

Locality	Item name	Address	Property description	Significance	Item no
		Commissioners Waters) ⁶⁹			
Armidale	Site of Abattoir, "Wongalea"	475 Grafton Road	Lot 1, DP 777437	Local	A038
Armidale	Site of Brookstead fellmongery and woolwashing works, "Eathorpe"	650 Grafton Road	Lot 171, DP 1123716	Local	A039
Armidale	Site of Olympic Hall	117A Jessie Street	Lot 3, DP 532766	Local	A040
Armidale	Site of railway cottage	124–130 Kentucky Street	Lot 3, DP 1055438	Local	A041
Armidale	Site of Roman Catholic Chapel	39 Kirkwood Street	Lot 4, DP 522525	Local	A042
Armidale	Site of Child's Brickworks	60 Madgwick Drive	Lot 1, DP 73498	Local	A043
Armidale	Site of Saint George's Church	15–23 Mann Street	Lot 225, DP 755808	Local	A044
Armidale	Site of Railway Cistern	92 Markham Street	Lot 20, DP 245363	Local	A032
Armidale	Site of Jenkin's (Herzog's) Cordial Factory and Cottage	136 Markham Street	Lot 1, DP 196798	Local	A010
Armidale	Site of First Presbyterian Church	68 Marsh Street	Lot 1, DP 660683	Local	A045
Armidale	Site of First Presbyterian Manse	70 Marsh Street	Lot 1, DP 37827	Local	A046
Armidale	Site of Robert Kirkwood's Mill	75 Marsh Street	Lot 4, Section 178, DP 758032	Local	A014
Armidale	Site of Trim's Store—3 buildings	82 Marsh Street	Lot 1, DP 83558; Lot 7310, DP 1146456; Lot 33, DP 1031471 ⁷⁰	Local	A015
Armidale	Site of Armidale Inn	82 Marsh Street	Lot 3, DP 1131397 ⁷¹	Local	A049
Armidale	Site of Markham's House	82 Marsh Street	Lot 3, DP 1131397 ⁷²	Local	A047
Armidale	Site of Trim's Bridge	82 Marsh Street	Lot 4, DP 1131397; Lot 701, ⁷³ DP 94054	Local	A048
Armidale	Site of McLean's Corner Complex—(Archaeological Excavation)	90–96 Marsh Street	Lot 1, DP 1110413	Local	A050
Armidale	Site of — Gold Digger's Arms Hotel; Tattersalls Hotel; White Horse Hotel;	145 Marsh Street	Lot C, DP 159153	Local	A051

⁶⁹ Update the address to '553 Grafton Road'.

⁷⁰ Update the property description by adding 'Part Lot 701, DP 94054' at the end.

⁷¹ Update the address to include '115 Dumaresq Street; 117 Dumaresq Street; Marsh Street road reserve' and change the property description to 'Lot 100, DP 1199785; Lot 2, DP 1158729; Lot 1, DP 1170619; road reserve'.

⁷² Update the property description to 'Lot 100, DP 1199785'.

⁷³ Add 'Dumaresq Creek' into the address and add 'Part' before Lot 701 in the property description.

Locality	Item name	Address	Property description	Significance	Item no
	Australian Hotel				
Armidale	Site of International Hotel	140 Miller Street	Lot 1, DP 1047203 ⁷⁴	Local	A052
Armidale	Site of Gaol	122–132 Mossman Street	Lot 78, DP 905545	Local	A053
Armidale	Site of Pearson's Flour Mill	122–130 Niagara Street ⁷⁵	Lots 5, 4, 3, 2 and 1, DP 38151	Local	A054
Armidale	Site of Crown Inn	102–104 Rusden Street	Lot 1, DP 567726	Local	A055
Armidale	Site of First Anglican Church	122 Rusden Street	Lot 100, DP 869687	Local	A056
Armidale	Site of Great Northern Hotel	156 Rusden Street	Lot 14, Section 7, DP 758032 ⁷⁶	Local	A057
Armidale	Site of Commercial Hotel	160 and 162 Rusden Street	Lot 101, DP 1103862; Lot 9, DP 825227; road reserve	Local	A058
Armidale	Site of Borland's Cordial Factory	169 Rusden Street	Lot Y, DP 162463 ⁷⁷	Local	A059
Armidale	Site of Electricity Station	175 Rusden Street	Lot 1, DP 999194; road reserve	Local	A060
Armidale	Site of Sportsman's Arms	191 Rusden Street	Lot 2, DP 1026380 ⁷⁸	Local	A061
Armidale	Site of Plough Inn	202 and 204 Rusden Street	Lots 2 and 3, DP 22210	Local	A062
Armidale	Site of Trim's Chaff Factory and Sawmill	1–6/230–234 Rusden Street	Lots 1–6, SP 75032 ⁷⁹	Local	A063
Armidale	Domed Beehive Cistern	237 Rusden Street	Lot 24, DP 716036	Local	A012
Armidale	Site of BA Moses' Tannery	9–19 Tancredi Street	Lot 4, DP 590416	Local	A013

⁷⁴ Change the property description to 'SP 93208'.

⁷⁵ Change the reference in address to '122, 124, 126, 128, and 130 Niagara Street'.

⁷⁶ Also a Heritage item, add to map.

⁷⁷ Item appears to be on the boundary, add '240 and 240A Beardy Street' in the address and 'Lot 16, DP 802100' in the property description.

⁷⁸ Item is a closed road portion, change address to '191 and 191A Rusden Street' and add 'Lot C, DP 389160' in the property description.

⁷⁹ Update the address to '230-240 Rusden Street', and delete 'Lots 1-6,' in the property description.

Attachment B13.2: Current GLEP 2012 Schedule 5 Environmental Heritage

Part 1 Heritage items

Suburb	Item name	Address	Property description	Significance	Item no
Aberfoyle	Aberfoyle Cemetery	Aberfoyle Road	Lot 7300, DP 1153423 ⁸⁰	Local	I001
Backwater	Former Backwater Post Office	Mount Mitchell Road	Lot 3, DP 751446 ⁸¹	Local	I002
Backwater	St Augustine's Church, Bald Blair Church	Mount Mitchell Road ⁸²	Lot 5, DP 751446	Local	I003
Bald Blair	Station—Bald Blair homestead and outbuildings, landscape — Bald Blair Station	6486 Guyra Road	Lot 42, DP 751437; Lot 1, DP 127745	Local	I004
Ben Lomond	War Memorial Hall	Ben Lomond Road	Lot 145, DP 753665	Local	I005
Ben Lomond	Ben Lomond Cemetery	Government Lane and Ben Lomond Road	Lot 7011, DP 94117	Local	I006
Ben Lomond	Ben Lomond Public School	Inn Road ⁸³	Lot 45, DP 753665	Local	I007
Ben Lomond	St Patrick's Catholic Church and cemetery	Inn Road	Lot 15, DP 665620	Local	I008
Ben Lomond	Ben Lomond Railway Station	Main Northern Railway	Railway reserve	State	I009
Ben Lomond	Presbyterian Church	4–6 Marowan Street ⁸⁴	Lot 144, DP 753665	Local	I010
Ben Lomond	"Moredun", station and cemetery	1419 Moredun Road	Lot 3, DP 1075339; Lot 7001, DP 94235	Local	I011
Ben Lomond	Ben Lomond Station	120 Streeters Road	Lot 165, DP 751436 ⁸⁵	Local	I012
Ben Lomond	Ollera Station—St Bartholomew's Church of England	196 ⁸⁶ Tenterden Road	Lot 1, DP 162622	Local	I014
Ben Lomond	St Pauls Anglican Church	Wandsworth Road ⁸⁷	Lots 4 and 5, Section 2, DP 2391	Local	I015
Black Mountain	Black Mountain Baptist Church	Black Mountain Road ⁸⁸	Lot 1, DP 915840	Local	I016

⁸⁰ Update property description to 'Lots 7300 and 7301, DP 1153423'.

⁸¹ Update address and property description to '771 Mount Mitchell Road; Lots 2 and 3, DP 751446'.

⁸² Update address to '808 Mount Mitchell Road'.

⁸³ Update address to '588 Inn Road'.

⁸⁴ Change the address to '4 Marowan Street' so it reflects to the correct Lot and DP, and update map to reflect the change.

⁸⁵ Update property description to 'Lot 1, DP 1184364' so it reflects to the correct item.

⁸⁶ Change suburb to 'Wandsworth' and update the address to '196A' Tenterden Road.

⁸⁷ Update address to '25 Moredun Road'.

⁸⁸ Update address to '857 Black Mountain Road'.

Suburb	Item name	Address	Property description	Significance	Item no
Black Mountain	Black Mountain Public School	815 Black Mountain Road	Lot 112, DP 755823	Local	I017
Black Mountain	Black Mountain Railway Station	Main Northern Railway	Railway reserve ⁸⁹	State	I018
Black Mountain	Landscape—avenue of trees	New England Highway	- ⁹⁰	Local	I019
Black Mountain	"Newhaven", former public school (1928)	Toms Gully Road	Lot 204, DP 755823	Local	I020
Brockley	Brockley Church	Corner Brockley Road and Ebor Road ⁹¹	Lot 1, DP 507144	Local	I021
Ebor	National Park—Cathedral Rock—"Gwenda Gardens", homestead	Guyra-Ebor Road ⁹²	Lot 34, DP 751472	Local	I022
Ebor	Former Cottage Hospital	5 Parke Street	Lot 6, Section 2, DP 758378	Local	I023
Ebor	Ebor Cemetery	Waterfall Way ⁹³	Lot 7305, DP 1146836; Lot 7004, DP 94114	Local	I024
Ebor	Union Church	11608 Waterfall Way	Lot 11, DP 938534	Local	I025
Ebor	Former Ebor Soldiers Hall	11626 Waterfall Way	Lot 5, Section 3, DP 758378	Local	I026
Guyra	Former electricity factory	19–21 Boorolong Street	Lots 1 and 2, DP 545693	Local	I027
Guyra	Guyra Hotel	88 ⁹⁴ Bradley Street	Lot 1, DP 790439	Local	I028
Guyra	Kirks Supermarket and former New State Store	92–98 Bradley Street	Lot 2, DP 790439 ⁹⁵	Local	I029
Guyra	Office—former WA Robert's Drapery	100 Bradley Street	Lot 1, DP 337638	Local	I030
Guyra	Former Wing's store	101 Bradley Street	Lot 6, DP 710403	Local	I031
Guyra	"gG's", store	102 Bradley Street ⁹⁶	Lot 9, Section 21, DP 758497	Local	I032
Guyra	McLeods Butchery	105 Bradley Street ⁹⁷	Lot 8, DP 1132590	Local	I033
Guyra	Store	110–112 Bradley Street	Lot 7, Section 21, DP 758497	Local	I034
Guyra	Former Eggleston's Stationery Store	114–116 Bradley Street	Lot 6, Section 21, DP 758497	Local	I035

⁸⁹ Add details '5 Toms Gully Road' in the address and 'Lot 1, DP 1062235' in the property description.

⁹⁰ Add property description 'Road reserve, from latitude – 30.302430°S to – 30.314010°S'.

⁹¹ Change the address detail to '19 Brockley Road'.

⁹² Update address to '3026 Round Mountain Road'.

⁹³ Update address to '33 Ebor Falls Road'.

⁹⁴ Update address to '88-90 Bradley Street'.

⁹⁵ Correct the property description to 'Lot 1 DP 1168512'.

⁹⁶ Update address to '102-104 Bradley Street'.

⁹⁷ Update address to '105-107 Bradley Street'.

Suburb	Item name	Address	Property description	Significance	Item no
Guyra	Store—Shopfront (Australian Fertilisers Ltd)	115–117 Bradley Street ⁹⁸	Lot 1, DP 1117042	Local	I036
Guyra	Store	118 Bradley Street	Lot 5 ⁹⁹ , Section 21, DP 758497	Local	I037
Guyra	National Australia Bank	119 Bradley Street	Lot 2, DP 541827	Local	I038
Guyra	Store—former H Beesley and Sons	120 Bradley Street	Lot 4, Section 21, DP 758497	Local	I039
Guyra	Royal Hotel	122 Bradley Street	Lot 3, Section 21, DP 758497	Local	I040
Guyra	Former TE Sole and Sons	126–128 Bradley Street	Lot 19, DP 736103	Local	I041
Guyra	Office—Former Bank of NSW	130 Bradley Street	Lot 6, Section 20, DP 758497	Local	I042
Guyra	Motor garage—Burgess	131 Bradley Street ¹⁰⁰	Lot 1, DP 949185; Lot 1, DP 949186	Local	I043
Guyra	Store—former Arcadia/Astor Theatre	140–148 Bradley Street	Lots 2 and 3, Section 20, DP 758497 ¹⁰¹	Local	I044
Guyra	Butchery—Whites	145 Bradley Street	Lot 1, DP 348381	Local	I045
Guyra	Office—former (MUIOOF) Hall	147 Bradley Street	Lot 270, DP 667742	Local	I046
Guyra	Post office	154 Bradley Street	Lot 2, DP 713632	Local	I047
Guyra	Former Guyra Public School	156–158 Bradley Street ¹⁰²	Part Lot 173, DP 753659	Local	I048
Guyra	Office—Guyra Medical Centre	160 Bradley Street	Lot 173, DP 753659 ¹⁰³	Local	I049
Guyra	LT Starr Memorial Library	162 Bradley Street	Lot 161, DP 753659	Local	I050
Guyra	Hall—Guyra Soldier's Memorial	163 Bradley Street	Lots 1 and 2, Section 18, DP 758497	Local	I051
Guyra	Boarding house (former)	165 Bradley Street	Lots 3 and 4, Section 18, DP 758497	Local	I052
Guyra	House—former police office and residence	172 Bradley Street	Lot 9, DP 20631	Local	I053
Guyra	House—former bank/policestation	174 Bradley Street	Lot 212, DP 753659	Local	I054
Guyra	House—former King's house	184 Bradley Street	Lot 216, DP 753659	Local	I055

⁹⁸ Update address to '115 Bradley Street'.

⁹⁹ Update address to '120 Bradley Street' and change 'Lot 5' to 'Lot 4' in the property description.

¹⁰⁰ Update address to '131-143 Bradley Street'.

¹⁰¹ Update address to '140 Bradley Street' and change property description to 'Lot 1, DP 1218634'.

¹⁰² Update address to '156-160 Bradley Street'.

¹⁰³ Update item description to 'Office – Former Public School Principal's residence'; update address to '156-160 Bradley Street' and change property description to 'Part Lot 173, DP 753659'.

Suburb	Item name	Address	Property description	Significance	Item no
Guyra	Museum—Guyra Historical Society	190 Bradley Street	Lot 1 ¹⁰⁴ , DP 786704	Local	I056
Guyra	Showground—Guyra and memorial—AW Everett Building	Dutton Parade ¹⁰⁵	Lot 315, DP 755824	Local	I057
Guyra	House, former Pearson's house and Sawmill (former) — Pearson and Son	33–37 Everett Street ¹⁰⁶	Lot 112, DP 755824	Local	I058
Guyra	Shed (agricultural)—former R Hall and Son	186 Falconer Street	Lot 13, Section 17, DP 758497 ¹⁰⁷	Local	I059
Guyra	Police station and lockup (former)	187 Falconer Street	Lot 10, Section 15, DP 758497	Local	I060
Guyra	Courthouse (former)	191 Falconer Street	Lot 471, DP 729869	Local	I061
Guyra	House—former manager's residence	206 Falconer Street	Lot 10, Section 17, DP 758497	Local	I062
Guyra	House—former manse	227 Falconer Street	Lots 1 and 2, Section 13, DP 758497 ¹⁰⁸	Local	I063
Guyra	Road Bridge—Sandy Creek (aka Laura Creek)	Guyra Road	Lot 7313, DP 1148399	Local	I064
Guyra	Guyra Railway Station group	7 Lagoon Road	Lot 2, DP 804149 ¹⁰⁹	State	I065
Guyra	Museum—Guyra Machinery Group Museum	7 Lagoon Road	Lot 2, DP 804149 ¹¹⁰	Local	I066
Guyra	House—former railway cottage	37 Lagoon Road	Lot 1, DP 804149	Local	I067
Guyra	Dairy (former)—Clovelly	126 Lagoon Road	Lot 1, DP 801051	Local	I068
Guyra	House—former Hutton residence	70 Llangothlin Street	Lot A, DP 354291	Local	I069
Guyra	Leggo Park	12 Mackenzie Street	Lot 293, DP 753659 ¹¹¹	Local	I070
Guyra	House—former private hospital	21 Malpas Street	Lot 4, DP 16024	Local	I071

¹⁰⁴ Change 'Lot 1' to 'Lot 2' to reflect the correct lot number in the property description.

¹⁰⁵ Update address to '3 Dutton Parade'.

¹⁰⁶ Update address to '33 Everett Street'.

¹⁰⁷ Change property description to include Lot 1 and 2: 'Lots 1, 2, and 13, Section 17, DP 758497'.

¹⁰⁸ Delete Lot 1 in the property description as it does not contain any part of the house, and the gardens of the site are not included in heritage statement of significance.

¹⁰⁹ Update address to '9 Lagoon Road' and change the property description to 'Railway Lease 206.2332, Main Northern railway'

¹¹⁰ Update address to '9 Lagoon Road' and change the property description to 'Railway Lease 206.2332, Main Northern railway'

¹¹¹ Correct lower case 'k' to a capital 'K' in the address and update the property description to 'Lots 43 and 293, DP 753659'.

Suburb	Item name	Address	Property description	Significance	Item no
Guyra	St Mary of the Angels Catholic Church precinct—church, school (parochial), parish house, memorial — fence and statue	51–57 Malpas Street	Lots 9–11, DP 5381; Lot 81, DP 1059692 ¹¹²	Local	I072
Guyra	St James Anglican Church precinct—church, vicarage, memorial—Tom Croft gates	73–79 Malpas Street	Lot 86, DP 755824; Lot 1, DP 961248	Local	I073
Guyra	Hall—Guyra Masonic Lodge	139 Malpas Street	Lot 274, DP 755824	Local	I074
Guyra	Shed (former bean shed)—Guyra Rural Services	173 Malpas Street	Lot 1, DP 806824	Local	I075
Guyra	Mother of Ducks Lagoon Nature Reserve No 452	McKie Parkway	¹¹³	Local	I076
Guyra	Park—McKie Park and Parkway	McKie Parkway ¹¹⁴	-	Local	I077
Guyra	Cemetery	New England Highway	Lots 7306–7308, DP 1141644: and adjoining road reserve ¹¹⁵	Local	I078
Guyra	Landscape—avenue of trees, “Coakes Park”	New England Highway	Located on the west side of the New England Highway (Malpas Street) stretching approximately from Aboomala Street to Ollera Street ¹¹⁶	Local	I079
Guyra	Disused rail stockyards	Western side of New England Highway, 810m north of Falconer Road intersection	Railway reserve	Local	I136 ¹¹⁷
Guyra	Scout hall	18 Nincoola Street	Lot 331, DP 753659	Local	I080

¹¹² Update the address to ‘47-49 Malpas Street; 36 Wirruna Street’ and change the property description to ‘Lot 81, DP 1059692; Lots 8, 9, 10 and 11, DP 5381’. Update the maps accordingly.

¹¹³ Provide all the lots in property description: ‘Lot 2, DP 1189931; Lot 67, DP 1195694; Lot 2, DP 1144437; Lot 2, DP 1158272; Lot 350, DP 39608; Lot 353, DP 39932; Lot 359, DP 46361; Lot 363, DP 704039; Lot 1, DP 1162151; Lots 311, 335, 341, 343, and 344, DP 753659; Lots 21 and 22, DP 1050356’.

¹¹⁴ Update address to ‘McKie Parkway and 194 Bradley Street; 192 Bradley Street’ and add property description: ‘McKie Parkway road reserve adjacent to and including Lot 7002, DP 1072302; Lot 1 DP 1189931’.

¹¹⁵ Update property description to ‘Lots 7306, 7307, and 7308, DP 1141644; Part Lot 7309, DP 1145106 enclosed road reserve portion’.

¹¹⁶ Add ‘; Lot 1 DP 1001257’ at the end of the property description.

¹¹⁷ Delete duplicated heritage item.

Suburb	Item name	Address	Property description	Significance	Item no
Guyra	Park—Railway West	Corner of Ollera and Llangothlin Streets	North-east corner of intersection adjacent to railway reserve ¹¹⁸	Local	I081
Guyra	"Brymohr", house	29 Ollera Street	Lot 2, DP 525408	Local	I082
Guyra	House	45 Ollera Street	Lot 18, DP 5381	Local	I083
Guyra	Uniting Church and hall	55 Ollera Street ¹¹⁹	Lot 1, DP 525916	Local	I084
Guyra	Store—hairdressing salon	68 Ollera Street	Lot A, DP 392536	Local	I085
Guyra	House—former Izzeard residence	34 Robinson Lane	Lot 8, DP 1005055	Local	I086
Guyra	House	10 Ryanda Street	Lot B, DP 317264	Local	I087
Guyra	House	28 Ryanda Street	Lot A, DP 343599	Local	I088
Guyra	"Annalee Cottage", house	87 Sandon Street	Lot 6, Section 16, DP 758497	Local	I089
Guyra	Subsidised School (former)—Eckersley Park	Corner of Sissons and Ebor Roads ¹²⁰	Lot 140, DP 1116314	Local	I090
Guyra	House—former Sole residence	Sole Street ¹²¹	Lot 3, DP 598831	Local	I091
Guyra	Memorial Plaques — Guyra Hospital	44–48 Sole Street	Lot 2, DP 573134 ¹²²	Local	I092
Guyra ¹²³	Station—Tangley homestead and outbuildings	251 Tangley Road	Lot 95, DP 753674	Local	I093
Guyra	Church—Church of St Columba Presbyterian and hall—McKie Memorial Presbyterian Church Hall	9–21 Tenterden Street	Lot 220, DP 755824	Local	I096
Guyra	House—former McAlister house	18 Tenterden Street	Lot 31, DP 808996 ¹²⁴	Local	I095
Guyra	Coach Road (former)	Urandangie Road	TSR and road reserve ¹²⁵	Local	I097
Guyra	House—former Presbyterian manse and landscape	4 Urandangie Street	Lot 288, DP 755824	Local	I098
Guyra	Disused railway bridge	Wards Mistake Road	Railway reserve	Local	I137 ¹²⁶
Guyra	"The Parsonage", house	26 Wirruna Street	Lot 2, DP 576936	Local	I099

¹¹⁸ Update address to 'North-east corner of intersection between Ollera and Llangothlin Streets, including part of railway reserve' and change the property description to 'Road and railway reserve'.

¹¹⁹ Update the address to '55-57 Ollera Street'.

¹²⁰ Change suburb to 'Aberfoyle' and update the address to '4655 Guyra Road'.

¹²¹ Update the address to '57 Sole Street'.

¹²² Update the address to '40 Sole Street' and the property description to 'Lot 4, DP 1202857'.

¹²³ Change the suburb to 'Brushy Creek'.

¹²⁴ Update address to '103 Malpas Street' and change property description to 'Lot 30, DP 808996'.

¹²⁵ Add 'Falconer' in suburb; update address to include '670 Everetts Road', and add Lots to property description: 'Lot 7006, DP 1075714; Lot 7307, DP 1162755; Lot 7016, DP 94207; Lot 7001 DP 94206'.

¹²⁶ Delete item. Item only referred to as being of archaeological interest in the Guyra Heritage Inventory.

Suburb	Item name	Address	Property description	Significance	Item no
Howell	Cemetery—Copeton Village Cemetery (submerged under Copeton Dam)	20km south-west of Inverell	Adjacent to Lot 155, DP 753664 ¹²⁷	Local	I100
Howell	Mine—Conrad	Borah Creek ¹²⁸	Lot 7300, DP 1150170	Local	I101
Kookabookra	Shed—former shearing shed, “Amos Park”	Kookabookra Road ¹²⁹	Lot 4, DP 751457	Local	I102
Llangothlin	Stone cottage—former Whan’s cottage	Whan’s Road	Lot 1, DP 574505 ¹³⁰	Local	I104
Paddys Gully	Cemetery—Paddys Gully (Backwater)	Paddys Gully Road and Deanes Road ¹³¹	Lot 7309, DP 1148019	Local	I105
Tenterden	St Thomas’ Church	Tenterden Road ¹³²	Lot 1, DP 917395	Local	I106
Tenterden	Hall	Tenterden Road ¹³³	Lot 164, DP 753669	Local	I107
Tenterden	Station, Tenterden homestead and outbuildings, memorial (former Tenterden School memorial trees and former public school)	Tenterden Road ¹³⁴	Lot 34, DP 753669	Local	I108
Tingha	Tingha Cemetery	Garnet Street	Lots 1 and 2, DP 229966; Lots 1 and 2, DP 1150694	Local	I109
Tingha	Tingha Cottage Hospital	13997 Guyra Road	Lot 1, DP 604550	Local	I110
Tingha	Police station/former courthouse	4–6 Opal Street	Lot 8, Section 3, DP 704	Local	I111
Tingha	House—former Bank of Commerce	9–11 Opal Street	Lot 1, DP 959892	Local	I112
Tingha	Road Bridge—Eddie Walker Bridge	Red Hill Road	Darbys Creek crossing adjacent to Lot 14, DP 753654	Local	I113
Tingha	Monument—history monument	Corner of Ruby and Opal Streets	Road reserve—west side of intersection	Local	I114
Tingha	Store	3 Ruby Street	Lot 1, DP 564333	Local	I116

¹²⁷ Update address to ‘Latitude -29.916184, Longitude 150.998197’, and add ‘Lot 3, DP 1199362’ to the property description.

¹²⁸ Update address to ‘1819 Howell Road’.

¹²⁹ Update address to ‘2144 Kookabookra Road’.

¹³⁰ Update the property description to ‘Lot 1, DP 958943’

¹³¹ Change suburb to ‘Backwater’ and update the address to ‘440 Pinkett Road’.

¹³² Update the address to ‘1071 Tenterden Road’.

¹³³ Update the address to ‘921 Tenterden Road’.

¹³⁴ Update the address to ‘1075 Tenterden Road’.

Suburb	Item name	Address	Property description	Significance	Item no
Tingha	Wing Hing Long and Co Store	14 Ruby Street	Lot 2, Section 3, DP 704; Lot 31, DP 1071167	State	I117
Tingha	Royal Hotel	15–17 Ruby Street	Lot 1, DP 315556; Lot 15, Section 2, DP 704	Local	I118
Tingha	Town Hall	16–18 Ruby Street	Lot 2, DP 218026	Local	I119
Tingha	Police residence	24 Ruby Street	Lot 7, Section 3, DP 704	Local	I115
Tingha	Former Methodist Church	44 Ruby Street	Lot 9, Section 6, DP 704	Local	I120
Tingha	St Andrew's Church	48–50 Ruby Street	Lot 12, DP 596708; Lot 3, Section 12, DP 704	Local	I121
Tingha	Tingha Public School and Tingha Preschool (former Tubbamurra School and principal's residence)	52–60 Ruby Street	Lot 2, DP 810196	Local	I122
Tingha	War memorial gates	64 Ruby Street	Lot 115, DP 40752	Local	I123
Tingha	Former Moore's house	6–8 Sapphire Street	Lot 1, DP 219101	Local	I124
Tingha	Former Baveas Cafe	2 Zircon Street	Lot 1, DP 126465	Local	I125 ¹³⁵
Tubbamurra	Little Llangothlin Lake and Nature Reserve	Bagot Road	Lot 158, DP 751436; Lot 192, DP 704030 ¹³⁶	Local	I126
Tubbamurra	Church of St. John, Abbey Green and road signpost (timber)	Tubbamurra Road ¹³⁷	Lot 55, DP 751436	Local	I127
Tubbamurra	Station—former "Abbey Green" (disused)	601 Tubbamurra Road	Lot 12, DP 751482 ¹³⁸	Local	I128
Wandsworth	Community centre (former public school)	Guyra Road	Lot 5, Section 2, DP 759044	Local	I129
Wandsworth	House—former McCrossin House and post office	Guyra Road ¹³⁹	Lot 10, Section 6, DP 759044	Local	I130
Wandsworth	Landscape—"Cabar Feidh", station	Guyra Road ¹⁴⁰	Lot 2, DP 815598	Local	I131

¹³⁵ Delete Heritage Items from I109-I125 in Tingha which are in Inverell LGA after the amalgamation of Armidale and Guyra LGA.

¹³⁶ Update the address to '340 Bagot Road; 140 Bagot Road', and add 'Lot 18, DP 751436' in the property description.

¹³⁷ Update the address to '7029 Guyra Road'.

¹³⁸ Update the address to '6867 Guyra Road' and add 'Lot 40, DP 751482; Lot 58, DP 751482' in the property description.

¹³⁹ Delete 'and post office' from the item description and update the address to '10030 Guyra Road'.

¹⁴⁰ Update the address to '9584 Guyra Road'.

Suburb	Item name	Address	Property description	Significance	Item no
Wandsworth	Wandsworth War Memorial	Guyra Road	Lot 4, Section 2, DP 759044 ¹⁴¹	Local	I132
Wandsworth	Former post office	Guyra Road	Lot 6, Section 3, DP 759044 ¹⁴²	Local	I133
Wandsworth	Road signpost (timber)	Corner of Guyra and Wandsworth Roads	Road reserve—western side of intersection	Local	I134
Wandsworth	Ollera Station—homestead with gates, garden, outbuildings, cottages, shearing shed, cemetery and significant trees	347 Tenterden Road	Lot 5, DP 1125736 ¹⁴³	Local	I013
Wandsworth	Wandsworth Cemetery	Wandsworth Road	Lot 7002, DP 1076522	Local	I135

Part 2 Heritage conservation areas

(When this Plan was made this Part was blank)

Part 3 Archaeological sites

Suburb	Item name	Address	Property description	Significance	Item no
Aberfoyle	Former Aberfoyle School of Arts site	Aberfoyle Road	Lot 7003, DP 1058842	Local	A001
Ben Lomond	Disused slaughterhouse	1081 Ben Lomond Road	Lot 196, DP 657841	Local	A002
Ben Lomond	Watermill remains	120 Streeters Road	Lots 11 and 165, DP751436 ¹⁴⁴	Local	A003
Black Mountain	Former Butter Factory	19 Toms Gully Road	Lot 2, DP 321864	Local	A004
Guyra	Early police station site	187 Falconer Street	Lot 10, Section 15, DP758497	Local	A006
Guyra	Former Dr Harris residence	67 Malpas Street	Lot 100, DP 600734	Local	A007
Guyra	Disused railway line	Corridor heading east from just north of intersection of	Railway reserve ¹⁴⁵	Local	A005

¹⁴¹ Update the property description to 'Part Lot 3, Section 2, DP 759044'.

¹⁴² Update the address to '10026 Guyra Road' and change the property description to 'Lot 5, Section 3, DP 759044'.

¹⁴³ Update address by adding 'Tenterden Road' and add 'Lot 51, DP 1140167' in the property description.

¹⁴⁴ Update the property description to 'Lot 11, DP 751436; Lot 1, DP 1184364'.

¹⁴⁵ Add 'starting at 4 Falconer Road' at the end of the address and add in all the relevant Lots in the property description – insert after 'Railway reserve' – 'Lot 4, DP 1153810; Lot 5, DP 1153810; Lot 2, DP 1076415; Lot A, DP 188045; Lot B, DP 188045; Lot E, DP 188045; Lot C, DP 188045; Lot 1, DP 183685; Lot D, DP 188045; Lot 2, DP 183685; Lot 4, DP 183685; Lot 5, DP 183685; Lot 1, DP 184325; Lot 7, DP 183685; Lot 9, DP 183685; Lot 1013, DP 1172679; Lot 7307, DP 1162755; Lot 2, DP 1168370; Lot 4, DP 1192272; Lot 3, DP 1192272; Lot 108, DP 755848; Lot 7300, DP 1133284; Lot 1, DP 1024242; Lot 3, DP 185228; Lot 1, DP 1065472; Lot 2, DP 185228; Lot 1, DP 185228; Lot 2, DP 1024242; Lot 1, DP 1024241; Lot 2, DP 1024241'.

Suburb	Item name	Address	Property description	Significance	Item no
		New England Highway and Sole Street			
Guyra	Disused rail stockyards	Western side of New England Highway, 830m north of Falconer Road intersection ¹⁴⁶	Railway reserve	Local	A008
Guyra	Demolished Gatekeeper's Cottage site	Corner Ollera and Bradley Streets	Railway reserve to the rear (east) of Lot 1, Section 19, DP 758497	Local	A009
Guyra	Urandangie Hatchery	238 Urandangie Road	Lot 24, DP 755824	Local	A010
Guyra	Disused railway bridge	Wards Mistake Road	Lots 1 and 2, DP 1168370 and road reserve	Local	A011 ¹⁴⁷
Llangothlin	Llangothlin railway siding site	Corner Whans Road and Llangothlin Road, adjacent New England Highway	Railway reserve	Local	A012
Tenterden ¹⁴⁸	Moredun Dams	818 Moredun Dams Road	Lot 101, DP 753679	Local	A013
Tingha	Former road bridge	Approximately 50m to south west of Copes Creek bridge crossing on Guyra Road	Road reserve ¹⁴⁹	Local	A015
Tingha	Water race	-	Northern side of Moredun Creek from the broken dam on Lot 101, DP 753679 to the abandoned tin mines south east of Tingha ¹⁵⁰	Local	A016

¹⁴⁶ Insert '-New England Highway' after 'Falconer Road' in the address.

¹⁴⁷ Update the suburb to include 'Falconer'; change the address to 'Wards Mistake Road; 105 Wards Mistake Road; 200 Wards Mistake Road' and change the property description to 'Railway reserve; Lot 2, DP 1168370; Lot 4, DP 1192272'.

¹⁴⁸ Change the suburb to 'New Valley'.

¹⁴⁹ Update the address to include '13848 Guyra Road' at the end and add 'Lot 11, DP 1184421; Lot 7021, DP 1020998' in the property description.

¹⁵⁰ Add in 'New Valley;' before Tingha in the suburb; update the address to 'Northern side of Moredun Creek from the broken dam on Lot 101, DP 753679 to the abandoned tin mines south of Tingha' and change the property description to 'Road reserves; Lot 3, DP 1227747; Lot 7303, DP 1166909; Lot 96, DP 753667; Lot 4, DP 753667; Lot 101, DP 753667; Lot 109, DP 753667; Lot 27, DP 753673; Lot 2, DP 1223828; Lot 22, DP 753673; Lot 107, DP 753667; Lot 108, DP 753667; Lot 106, DP 753667; Lot 105, DP 753667; Lot 78, DP 753667'.

Part 4 Aboriginal objects and places of heritage significance

Item name	Significance	Item no
Reba, Mount Boral, Black Mountain Area	Local	AH01
Tingha Stone Woman	Local	AH02
Note. The precise location of these Aboriginal objects and places of heritage significance has not been disclosed.		

Attachment B13.3: Proposed ARLEP Schedule 5 Environmental Heritage

Part 1 Heritage items

Locality name	Item	Address	Property description	Significance	Item no
Aberfoyle	Aberfoyle Cemetery	1892 Aberfoyle Road	Lots 7300 and 7301, DP 1153423	Local	I001
Aberfoyle	Subsidised School (former)—Eckersley Park	4655 Guyra Road	Lot 140, DP 1116314	Local	I325
Armidale	Pecan tree (Carya illinoensis)	Allingham Street	Road reserve	Local	I002
Armidale	Pair of railway cottages	11 Ampol Street	Lot 31, DP 883524	Local	I003
Armidale	Armidale Racecourse, jockeys' rooms	1–59 Barney Street	Lot 1130, DP 39842	Local	I004
Armidale	House, "Southall"	100 Barney Street	Lot 5, DP 880142	Local	I005
Armidale	S H Smith House, including trees	100 Barney Street	Lot 5, DP 880142	Local	I006
Armidale	Houses	140–146 Barney Street	Lots 1, 2, 3, and 4, DP 241777	Local	I007
Armidale	ASCA building	166 Barney Street	Lot 2, DP 550693	Local	I008
Armidale	JT Moriarty Store	62 Beardy Street	Lot 3, DP 846893	Local	I009
Armidale	House	88 Beardy Street	Lot 1, DP 1266776	Local	I010
Armidale	AMP Society building	135 Beardy Street	Lot 1, DP 322377; Lot 1, DP 322378	Local	I011
Armidale	Commercial building	136 Beardy Street	Lot 21, DP 540778	Local	I012
Armidale	Westpac building	139 Beardy Street	Lot 2, DP 322378	Local	I013
Armidale	Imperial Hotel	156 Beardy Street	Lot 1, DP 900121	Local	I014
Armidale	Commercial building	157 Beardy Street	Lots 5 and 6, DP 1094193	Local	I015
Armidale	Armidale Post Office	158 Beardy Street	Lot 11, Section 5, DP 758032	State	I016
Armidale	Former CBA Bank	164 Beardy Street	Lot 1, DP 123572	State	I017
Armidale	Tattersall's Hotel	174 Beardy Street	Lot 7, DP 564754	Local	I018
Armidale	Former Commonwealth Bank (formerly City Bank of Sydney)	176 Beardy Street	Lot B, DP 332918	Local	I019
Armidale	Former CBC Bank stables	191–193 Beardy Street	Lot 1, DP 903351	Local	I020
Armidale	New England Hotel	194 Beardy Street	Lot 3, DP 597852	Local	I021
Armidale	J Richardson and Company	197 Beardy Street	Lot 673, DP 1117308	Local	I022
Armidale	Former Theatre Royal	203 Beardy Street	Lot 131, DP 610678	Local	I023
Armidale	Former State Bank	208 Beardy Street	Lot 16, DP 707571	Local	I024

Locality name	Item	Address	Property description	Significance	Item no
Armidale	Albion Park, including two Memorial Black Poplar trees	237 Beardy Street	Lot 1, DP 1150235	Local	I025
Armidale	Timber suspension footbridge, connecting Beardy Street and former pool entrance	237 Beardy Street; 186 Dumaesq Street	Dumaesq Creek; Lot 1, DP 1150235; Lot 4, DP 877846	Local	I026
Armidale	Victoria Cottage	261 Beardy Street	Lot 14, DP 737932	Local	I027
Armidale	House	282 Beardy Street	Lot 1, DP 38357	Local	I028
Armidale	House	307 Beardy Street	Lot 1, DP 650806	Local	I029
Armidale	Trees, garden, timber garage and paddock gate	31 Bona Vista Road; 35 Bona Vista Road	Lot 1, DP 1233014; Lot 2, DP 1233014	Local	I030
Armidale	House and grounds, "Bona Vista"	30 Bona Vista Road	Lots 669 and 670, DP 755808	Local	I031
Armidale	Post and rail fence	82 Boorolong Road	Lot 2345, DP 1123729	Local	I032
Armidale	Cottage, former post office	800 Boorolong Road	Lot 3, DP 982353	Local	I033
Armidale	Burr Oak tree (Quercus macrocarpa)	74 Brown Street	Lot 1, DP 310576	Local	I034
Armidale	House and garden, "Trelawney"	84 Brown Street	Lot 13, Section 32, DP 758032	Local	I035
Armidale	House, "Wiluna"	89 Brown Street	Lot 7, DP 83824	Local	I036
Armidale	House, garden and hedge	91 Brown Street; 93 Brown Street	Lots 1 and 2, DP 1214748	Local	I037
Armidale	Cottage	98 Brown Street	Lot 37, DP 581120	Local	I038
Armidale	House and garden, "Birida"	108 Brown Street	SP 39370	Local	I039
Armidale	House and stable	111 Brown Street	Lot 5, DP 542804	Local	I040
Armidale	House	113 Brown Street	Lot 18, DP 550823	Local	I041
Armidale	Trees along eastern boundary	125 Brown Street	SP 64758	Local	I042
Armidale	House	131 Brown Street	Lot 1, DP 1150264	Local	I043
Armidale	House	134 Brown Street	Lot 1, DP 78722; Lot 1, DP 136782	Local	I044
Armidale	House	138 Brown Street	Lot 13, Section 29, DP 758032	Local	I045
Armidale	House	166 Brown Street	Lot 1, DP 781376	Local	I046
Armidale	Cottages	193 and 195 Brown Street	Lots 21 and 22, DP 716198	Local	I047
Armidale	Cottage, "Areello"	196 Brown Street	Lot 1, DP 522220	Local	I048
Armidale	Cottage	198 Brown Street	Lot 1, DP 1066037	Local	I049

Locality name	Item	Address	Property description	Significance	Item no
Armidale	Armidale Railway Station and yard group movable relics	234 Brown Street, Main Northern Railway	Part of Lot 33, DP 883524	State	I051
Armidale	Armidale Railway Station Turntable	234 Brown Street, Main Northern Railway	Part of Lot 33, DP 883524	State	I052
Armidale	Armidale Railway Station & Station Master's residence	11 Ampol Street; 250 Brown Street; 234 Brown Street; 240 Brown Street	Lots 31, 32, and 33, DP 883524; Lot 2, DP 818123	State	I053
Armidale	Former police lock-up	247 Brown Street	Lot 101, DP 1236915	Local	I054
Armidale	House	102 Butler Street	Lot 27, DP 855958	Local	I055
Armidale	Armidale High School—original circa 1921, 2-storey building, grounds	158–182 Butler Street	Lot 1, DP 196298; Lot 704, DP 755808; Lots 1 and 2, Section 49, DP 758032; Lot 1, Section 161, DP 758032; Lot 1151, DP 821627	Local	I056
Armidale	House	163 Butler Street	Lot A, DP 157084	Local	I057
Armidale	House	206 Chapel Street	Lot 8, DP 616255	Local	I058
Armidale	Former Trim and Co. Store	1–3 Claverie Street	Lot 1, DP 1179415	Local	I059
Armidale	Garden, “Maroombra”	67 Cookes Road	Lot 12, DP 777282	Local	I060
Armidale	Cottage	12 Crescent Street	Lot 1, DP 359573	Local	I061
Armidale	Presbyterian Ladies' College, grounds	15–57 Crest Road (bound by Glen Innes Road, Duval Street and Crest Road)	Lots 154, 155 156, 158, 159, 160, 161, 162, 227, 228, 229, 250, 251, 252, 253, 254, 255, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, and 292, DP 15433; Lots 1, 2, and 3, DP 715484; Lot 2, DP 1003685; Lot 11, DP 1165229	Local	I062
Armidale	Victorian cast iron post box	Dangar Street	Footpath, north east corner Rusden Street intersection	Local	I063

Locality name	Item	Address	Property description	Significance	Item no
Armidale	"Webb Tree" (Elm tree) and other Elm trees	Dangar Street (north of railway line, located between Lot 3 DP 1055438 and Lot 1 DP 835480)	Road reserve	Local	I064
Armidale	Shopfront, "Hodgson's Chemist"	114 Dangar Street	Lot 1, DP 88590	Local	I065
Armidale	Central Park, including rotunda	125 Dangar Street	Lot 16, DP 1048143	State nominated	I066
Armidale	St Mary and St Joseph Catholic Cathedral Group—Ursuline Convent, Ursuline Convent Chapel, Bishop's House, former St Ursula's College, Catholic Schools Administration Building, Moira Foley Building, parish garage, landscaping and fencing	130–136 Dangar Street; 131 Barney Street; 135 Jessie Street	Lots 1, 2, 3 and 16 and Part of Lots 4, 5 and 7, Section 7, DP 758032; Lot 15, DP 1048143	State	I067
Armidale	St Mary and St Joseph Catholic School Group—St Mary's School, Merici House, St Anne's Building, The Cathedral Hall and former church hall	128A Dangar Street; 130–136 Dangar Street; 154–156 Rusden Street	Lots 13, 14, and 15 and Part of Lots 8 and 12, Section 7, DP 758032; Part of Lot 10, DP 856013; Lots 10 and 11, DP 1138986	Local	I068
Armidale	"Arran Cottage"	133 Dangar Street	Lot 1, DP 37407	Local	I069
Armidale	House	137 Dangar Street	Lots 1 and 2, DP 319350	Local	I070
Armidale	Former Hilton School	160 Dangar Street	Lots 1 and 2, DP 996619	Local	I071
Armidale	House and garden, "Kilbucko"	161 Dangar Street	Lots 1 and 2, DP 503487	Local	I072
Armidale	House and trees	176 Dangar Street	Lot 56, DP 1064237	Local	I073
Armidale	Himalayan Cypress tree, c1926	184 Dangar Street	Lot 20, DP 627295	Local	I074
Armidale	Privet hedge, c1920s	186 Dangar Street	Lot 5, DP 13852	Local	I075
Armidale	Timber and woven wire fence	188 Dangar Street	Lot 4, DP 13852	Local	I076
Armidale	House	194 Dangar Street	Lot A, DP 184339	Local	I077
Armidale	Grounds, "Terangan"	39–41 and 43–53 Dangarsleigh Road	Lots 1,2, and 3, DP 857997	Local	I078

Locality name	Item	Address	Property description	Significance	Item no
Armidale	House, "Palmerston", including outbuildings and grounds	345 and 347 Dangarsleigh Road	Lot 2, DP 569410; Lots 1, 192, 494, 554, 555 and 767, DP 66672	Local	I079
Armidale	Drummond Park and Apex Outlook	153–189 Donnelly Street	Lot 1173, DP 748415; Lot 965, DP 755808	Local	I080
Armidale	House	3 Dorothy Avenue	Lot 55, DP 596242	Local	I081
Armidale	The Armidale School—library, dormitory and headmaster's residence, grounds, Wakefield House	87 Douglas Street, bound by Douglas, Barney, Chapel, and Mann Streets, and Black Gully	Lot 1, DP 1124855; Lot 1, DP 241526; Lot 1, DP 213167; Lot 1, DP 245667; Lots 1–4, DP 1124858; Lot 12, DP 112882; Lots 1–21, Section 154, DP 758032; Lots 1–21, Section 155, DP 758032; Lots 2 and 3, Sec 146, DP 758032.	Local	I082
Armidale	The Armidale School—original main building including classrooms, chapel	87 Douglas Street	Lots 1, 2, 3, 4, 5 and 20, Section 155, DP 758032	State nominated	I083
Armidale	Row of houses, "Beverley", "Lutton", "Stanley" and "Sutton"	98, 100, 104 and 106 Douglas Street	Lot 1, DP 784408; Lot 1, DP 999245; Lot 104, DP 1130000; Lot 1, DP 709855	Local	I084
Armidale	Armidale Sportsground and trees	38–58 Dumaesq Street	Lot 1129, DP 39842	Local	I085
Armidale	Former hotel	93 Dumaesq Street	Lot 2, DP 617526	Local	I086
Armidale	Former pool entrance building	186 Dumaesq Street	Lot 4, DP 877846	Local	I087
Armidale	House	263 Dumaesq Street	Lot 15, DP 579467	Local	I088
Armidale	House	269–271 Dumaesq Street	Lot 1, DP 199547	Local	I089
Armidale	Elm Avenue, row of trees—entrance to University of New England	Elm Avenue	Road reserve	Local	I090
Armidale	House and grounds, "Yarrobindi"	54 Faulkner Street	Lot 1, DP 504855	Local	I091

Locality name	Item	Address	Property description	Significance	Item no
Armidale	House	68–70 Faulkner Street	Lot Y, DP 161586	Local	I092
Armidale	Legacy House	89 Faulkner Street	Lot 30, DP 788185	Local	I093
Armidale	Police station	96–98 Faulkner Street	Lot 2, DP 1165697	Local	I094
Armidale	Court House	100 Faulkner Street	Lot 24, DP 1176464	State nominated	I095
Armidale	Former sheriff's cottage	100 Faulkner Street	Lot 24, DP 1176464	Local	I096
Armidale	Monument and tree	100 Faulkner Street	Lot 24, DP 1176464	Local	I097
Armidale	Lands Board Office	108 Faulkner Street	Lot1, DP 1198874	State	I098
Armidale	Pastoral Chambers	111 Faulkner Street	Lot 1, DP 104630	Local	I099
Armidale	Commercial building	121 Faulkner Street	Lot 11, DP 791397	Local	I100
Armidale	Former Dumaresq Shire Offices	122 Faulkner Street	Lot 17, DP 837491	Local	I101
Armidale	Folk Museum	124 Faulkner Street	Part Lot 13, Section 5, DP 758032	Local	I102
Armidale	Lindsay House	128 Faulkner Street	Lot 1, DP 880142	Local	I103
Armidale	Cottage and garden, "Denham Cottage"	132 Faulkner Street	Lot 1, DP 974137	Local	I104
Armidale	Johnstone Memorial Hall	137 Faulkner Street	Lot 15, Section 9, DP 758032	Local	I105
Armidale	St Paul's Presbyterian Church, including grounds, fence, trees and hedge	137 Faulkner Street	Lot 15, Section 9, DP 758032	Local	I106
Armidale	House	139 Faulkner Street	Lot 1, DP 743281	Local	I107
Armidale	Elm trees	140 Faulkner Street	Lot 2, DP 573158	Local	I108
Armidale	Armidale City Public School grounds	142–152 Faulkner Street	Lots 1–9, Section 30, DP 758032; Lot 1146, DP 821025	Local	I109
Armidale	Masonic Hall	147 Faulkner Street	Lot 2, DP 582526	Local	I110
Armidale	House and garden	157 Faulkner Street	Lot 1, Section 18, DP 758032	Local	I111
Armidale	House	169 Faulkner Street	Lot 12, DP 234220	Local	I112
Armidale	House, hedge and trees, "Highbury"	177 Faulkner Street	Lot 4, DP 339610	Local	I113
Armidale	Garden, trees and hedge	187 Faulkner Street	Lot 1, DP 129759	Local	I114
Armidale	Hedge and oak tree	189 Faulkner Street	Lot 1, DP 119181	Local	I115
Armidale	Garden	201 Faulkner Street	Lot 2, DP 324646	Local	I116
Armidale	House and garden	65 Galloway Street	Lot 23, DP 621281	Local	I117
Armidale	Culvert	Gara Road (southeast of	Road reserve	Local	I118

Locality name	Item	Address	Property description	Significance	Item no
		intersection with Grafton Road)			
Armidale	House, "Yallambee"	69 Glen Innes Road	Lot 7, DP 232385	Local	I119
Armidale	House and garden, "Canowindra"	101 Glen Innes Road	Lot 5, DP 608284	Local	I120
Armidale	House	96 Golgotha Street	Lot 1, DP 1132822	Local	I121
Armidale	AIF Memorial Avenue of Trees (WWI)	Grafton Road (between Canambe and Castledoyle Roads)	Road reserve	Local	I122
Armidale	House	20 Grafton Road	Lot 2, DP 39091	Local	I123
Armidale	Street planting of Camphor Laurel trees (Cinnamomum camphora)	Jeffrey Street (between Marsh and Faulkner Streets)	Road reserve	Local	I124
Armidale	House	79 Jeffrey Street	Lot 1, DP 735455	Local	I125
Armidale	House	83 Jeffrey Street	Lot 1, DP 730537	Local	I126
Armidale	House	95 Jeffrey Street	Lot 1, DP 517875	Local	I127
Armidale	House and garden, "Eynsford"	109 Jeffrey Street	Lots 1 and 2, DP 130007; Lot 3, DP 347540	Local	I128
Armidale	House	168 Jessie Street	Lot 2, DP 153868	Local	I129
Armidale	House and garden, "Sturry"	170 Jessie Street	Lot 170, DP 1110296	Local	I130
Armidale	Garden	178 Jessie Street	Lot 1, DP 995365	Local	I131
Armidale	House	27 Kennedy Street	Lot 1, DP 712397	Local	I132
Armidale	Armidale Showground— buildings and trees	5 Dumaresq Street	Lot 7012, DP 94241; Part Lot 21, Section 91, DP 758032; Lot 1, DP 1133047	Local	I133
Armidale	Street planting of Poplar trees	Kentucky Street (formerly, New England Highway) (between Butler and Miller Streets)	Road reserve	Local	I134
Armidale	Former public school buildings	116–122 Kentucky Street	Lot 1, DP 1055438	Local	I135
Armidale	Arboretum	216–236 Kentucky Street	Lot 701, DP 93982; Lot 701, DP 93983; Lot 761, DP 755808; Lot 7006, DP 93980; Lot 7007, DP 93981	Local	I136
Armidale	Former De La Salle Brothers residence	35 Kirkwood Street	Lot 3, DP 837007	Local	I137

Locality name	Item	Address	Property description	Significance	Item no
Armidale	O'Connor Catholic College Group—Kirkwood Street entry gates, avenue of trees, grounds, original main building, 1920s classroom building	39 Kirkwood Street (bound by Kirkwood, Kennedy, Donnelly and Canambe Streets)	Lots 1, 2, 3, and 4, DP 522525; Lot 10, DP 112882	Local	I138
Armidale	House	160 Kirkwood Street	Lot 1, DP 524851	Local	I139
Armidale	House	187 Kirkwood Street	Lot 1, DP 562034	Local	I140
Armidale	Former railway gatekeeper's cottage	29 Lambs Avenue	Lot 5, DP 805771	Local	I141
Armidale	Trees	68 Lynches Road	Lot 1, DP 242027	Local	I142
Armidale	House and grounds, "Booloominbah"	60 Madgwick Drive	Lot 10, DP 1142199	State	I143
Armidale	House and grounds, "Trevenna"	60 Madgwick Drive	Lot 10, DP 1142199	State nominated	I144
Armidale	University of New England—the Lodge, sub-lodge, science block, shingled cottage	60 Madgwick Drive	Lot 10, DP 1142199	Local	I145
Armidale	House, garden and trees, "Opawa"	65 Mann Street	Lot 1, DP 1120265	Local	I146
Armidale	Former CB Newling Administration Centre—grounds and playing fields	80 Mann Street; 173 Taylor Street; 181 Taylor Street	Lots 1, 2, and 3, DP 1046262	Local	I147
Armidale	Garden	89 Mann Street	Lot 48, DP 632165	Local	I148
Armidale	Garden, trees and hedge	91 Mann Street	Lot 10, DP 557652	Local	I149
Armidale	Himalayan cedar tree and fence, c1940s	93 Mann Street	Lot 13, DP 559703	Local	I150
Armidale	House, garden and trees, "Comeytrowe"	105 Mann Street	Lot 23, DP 590445	Local	I151
Armidale	House, "Teringa"	108 Mann Street	Lot 5, DP 239922	Local	I152
Armidale	Garden hedge	112 Mann Street	Lot 1, DP 130024	Local	I153
Armidale	Cedar trees	116 Mann Street	Lot 10, DP 564560	Local	I154
Armidale	House, garden and cedar tree, "Loombra"	118 Mann Street	Lot 9, DP 564560	Local	I155
Armidale	House, garden, hedge and fence	128 Mann Street	Lots 1 and 3, DP 212280	Local	I156
Armidale	House, "Linden Hall"	146 Mann Street	Lot A, DP 410290	Local	I157
Armidale	Hedge and peppercorn tree	150 Mann Street	Lot 14, Section 36, DP 758032	Local	I158
Armidale	Garden	157 Mann Street	Lot 100 DP 1235500	Local	I159
Armidale	Garden	164 Mann Street	Lot 1, DP 555691	Local	I160

Locality name	Item	Address	Property description	Significance	Item no
Armidale	House, "Carlisle"	200 Mann Street	Lot 14, DP 576854	Local	I161
Armidale	House	123 Markham Street	Lot 72, DP 815369	Local	I162
Armidale	House, "Owlscott"	129 Markham Street	Lot 27, DP 881189	Local	I163
Armidale	House	136 Markham Street	Lot 1, DP 196798	Local	I164
Armidale	House and English Holly tree (Ilex aquifolium)	208 Markham Street	Lot 18, DP 701223	Local	I165
Armidale	House, "Hepplegate"	236 Markham Street	Lot 5, DP 1064920	Local	I166
Armidale	House, grounds and fence, "Cotswold"	32 Marsh Street	Lot 22, DP 610117	Local	I167
Armidale	House	45 Marsh Street	Lot 1, DP 12546	Local	I168
Armidale	House	49 Marsh Street	Lot 21, DP 998907	Local	I169
Armidale	St Kilda Cellars	129 Marsh Street	Lot 2, DP 578182	Local	I170
Armidale	Two Himalayan cedar trees	139–141 Marsh Street	Lot 1, DP 1102010	Local	I171
Armidale	Hedge, fence, garden and trees	159 & 163 Marsh Street	Lot 1, DP 711560; Lot 117, DP 1133316	Local	I172
Armidale	House, garden, trees and hedge, "Belmore Cottage"	168 Marsh Street	Lot A, DP 155192	Local	I173
Armidale	House	175 Marsh Street	Lot Y, DP 371436	Local	I174
Armidale	House and Himalayan cypress trees	179 Marsh Street	Lot 1, DP 745132	Local	I175
Armidale	Garden	189 Marsh Street	Lot A, DP 330161	Local	I176
Armidale	House	192 Marsh Street	Lot 1, DP 334596	Local	I177
Armidale	Cottage	32 Martin Street	Lot 11 DP 1181213	Local	I178
Armidale	Cemetery buildings and grounds	1–29 Memorial Avenue	Lots 576–584, DP 755808; Lot 2, DP 1036752; Lot 7020, DP 94139; Lot 7019, DP 1073343; Lot 3, DP 1036750; Lot 1, DP 1036754; Lot 7036, DP 1073329; Memorial Avenue road reserve	Local	I179
Armidale	Mountain Gum (Eucalyptus dalrympleana)	Corner of Middle Farm Road and Somerset Lane	Road reserve	Local	I180
Armidale	House, "Kiola"	18 Millie Street	Lot 1, DP 709983	Local	I181

Locality name	Item	Address	Property description	Significance	Item no
Armidale	House and chapel, "Moore Park"	63 Moore Park Lane	Lot 1, DP 881813	Local	I182
Armidale	House	113 Mossman Street	Lot B, DP 389072	Local	I183
Armidale	Garden, "Yo-Merrie"	120 Mossman Street	Lot 1, DP 327470	Local	I184
Armidale	C B Newling Centre, former teachers' college, main building, residence, grounds	122–132 Mossman Street (bound by Mossman, Faulkner, Kentucky and Dangar Streets)	Lot 78, DP 905545	State	I185
Armidale	House	144 Mossman Street	Lot 7, DP 14312	Local	I186
Armidale	House and garden, "The Turrets"	145 Mossman Street	Lot A, DP 370218	Local	I187
Armidale	Homestead, "Tilbuster"	11312 New England Highway	Lot 20, DP 1066162	Local	I188
Armidale	Homestead, "Newholme"	495 Newholme Road	Lot 3, DP 755819	Local	I189
Armidale	Johnson and Kennedy Service Station	120 Niagara Street	Lot 19, DP 1076915	Local	I190
Armidale	Liquid Amber trees (Liquidambar styraciflua)	O'Connor Road (on western boundary of cemetery)	Road reserve	Local	I191
Armidale	Cottage	148 O'Dell Street	Lot 4, DP 323081	Local	I192
Armidale	House	66 Ohio Street	Lot 2, DP 506901	Local	I193
Armidale	House, "Mongoola"	1–3 Reginald Avenue	Lot 1, DP 663177	Local	I194
Armidale	House and garden, "Uloola"	2A Reginald Avenue	Lot 210, DP 1130774	Local	I195
Armidale	House, "Roseneath"	36 Roseneath Lane	Lot 1, DP 526699	State	I196
Armidale	"Wood Park Cottage"	49–83B Rowlands Road	Lot 2, DP 1183541	Local	I197
Armidale	"Centenary of Local Government 1963" Memorial trees	Rusden Street (between Dangar and Marsh Streets)	Road reserve	Local	I198
Armidale	House	69 Rusden Street	Lot 1, DP 859091	Local	I199
Armidale	Mallam House	94 Rusden Street	Lot 1, DP 815479	Local	I200
Armidale	St Kilda Hotel	102–104 Rusden Street	Lot 1, DP 567726	Local	I201
Armidale	Uniting Church Group—Uniting Church, church grounds, grounds of parsonage, Wesley Hall	112 Rusden Street	Lots 10, 11, 12, and 13, Section 9, DP 758032	Local	I202

Locality name	Item	Address	Property description	Significance	Item no
Armidale	Former St Peter's Church Hall	116 Rusden Street	Lot 1, DP 605314	Local	I203
Armidale	Anglican Cathedral Church of St Peter Apostle and Martyr Precinct—St Peter's Anglican Cathedral, churchyard, deanery and garden, Diocesan Registry	122 Rusden Street, (bound by Dangar, Tingcombe, Faulkner and Rusden Streets)	Lot 100, DP 869687	State	I204
Armidale	Town hall	127 Rusden Street	Part Lot 12, Section 5, DP 758032	Local	I205
Armidale	Minto Building (former Central Hotel)	161 Rusden Street	Lot 1, DP 795233	Local	I206
Armidale	Baptist church and hall	124 Jessie Street	Lots 1, 2, and 3, DP 907495	Local	I207
Armidale	Railway Hotel	222 Rusden Street	Lot 26, DP 706203	Local	I208
Armidale	Drummond School—grounds and trees	250 Rusden Street	Lots 1–5 and 10–20, Section 59, DP 758032; Lot 1153, DP 820551	Local	I209
Armidale	House	277 Rusden Street	Lot A, DP 156827	Local	I210
Armidale	St Mary's Anglican Church	286 Rusden Street	Lot 26, DP 1137118	Local	I211
Armidale	Cypress trees	291 Rusden Street	Lot 10, DP 1036607	Local	I212
Armidale	Homestead, "Saumarez", including outbuildings, gardens, grounds and driveway	230 Saumarez Road	Pt Lot 2, DP 1267882	State	I213
Armidale	House, "Wye Vale"	16 Short Street	Lot 4, DP 810419	Local	I214
Armidale	House, "Soudan"	3 Soudan Terrace	Lot 1, DP 253268	Local	I215
Armidale	House	7 Taylor Street	Lot 8, DP 247309	Local	I216
Armidale	House	36 Taylor Street	Lot A, DP 393048; Lot 1125, DP 39933	Local	I217
Armidale	House	150 Taylor Street	Lot 1, DP 745627	Local	I218
Armidale	Former St Patrick's Orphanage and grounds	20 The Boulevard	SP 49700	Local	I219
Armidale	"Centenary of Self Government in NSW 1956" Memorial trees	Tingcombe Street	Road reserve	Local	I220
Armidale	House and grounds, former "Bishopscourt"	2 Uralla Road	SP 80828	Local	I221
Armidale	New England Girls' School, music building,	13–83 Uralla Road	Lots 618, 619, 620, and 621, DP	Local	I222

Locality name	Item	Address	Property description	Significance	Item no
	Akaroa, dining room complex, chapel		755808; Lot 22, DP 112882		
Armidale	St John's Junior School, New England Girls' School	13–83 Uralla Road	Lot 615, DP 755808	Local	I223
Backwater	Former Backwater Post Office	771 Mount Mitchell Road	Lots 2, DP 751446	Local	I224
Backwater	St Augustine's Church, Bald Blair Church	808 Mount Mitchell Road	Lot 5, DP 751446	Local	I225
Backwater	Cemetery—Paddys Gully (Backwater)	440 Pinkett Road	Lot 7309, DP 1148019	Local	I354
Bald Blair	Station—Bald Blair homestead and outbuildings, landscape—Bald Blair Station	6486 Guyra Road	Lot 42, DP 751437; Lot 1, DP 127745	Local	I226
Ben Lomond	War Memorial Hall	Ben Lomond Road	Lot 145, DP 753665	Local	I227
Ben Lomond	Ben Lomond Cemetery	Government Lane and Ben Lomond Road	Lot 7011, DP 94117	Local	I228
Ben Lomond	Ben Lomond Public School	588 Inn Road	Lot 45, DP 753665	Local	I229
Ben Lomond	St Patrick's Catholic Church and cemetery	Inn Road	Lot 15, DP 665620	Local	I230
Ben Lomond	Ben Lomond Railway Station	Main Northern Railway	Railway reserve	State	I231
Ben Lomond	Presbyterian Church	4 Marowan Street	Lot 144, DP 753665	Local	I232
Ben Lomond	"Moredun", station and cemetery	1419 Moredun Road	Lot 3, DP 1075339; Lot 7001, DP 94235	Local	I233
Ben Lomond	Ben Lomond Station	120 Streeters Road	Lot 1, DP 1184364	Local	I234
Ben Lomond	St Pauls Anglican Church	25 Moredun Road	Lots 4, and 5, Section 2, DP 2391	Local	I236
Black Mountain	Black Mountain Baptist Church	857 Black Mountain Road	Lot 1, DP 915840	Local	I237
Black Mountain	Black Mountain Public School	815 Black Mountain Road	Lot 112, DP 755823	Local	I238
Black Mountain	Black Mountain Railway Station	5 Toms Gully Road; Main Northern Railway	Lot 1, DP 1062235; Railway reserve	State	I239
Black Mountain	Cemetery	75 Elder Lane	Lot 7007, DP 1056955; Lot 7019, DP 1054926	Local	I240
Black Mountain	Landscape—avenue of trees	New England Highway	Road reserve, from latitude -	Local	I241

Locality name	Item	Address	Property description	Significance	Item no
			30.302730°S to - 30.314010°S		
Black Mountain	"Newhaven", former public school (1928)	Toms Gully Road	Lot 204, DP 755823	Local	I242
Black Mountain	"Pinch Flat"	12150 New England Highway	Lot 5, DP 876537	Local	I243
Boorolong	Homestead and outbuildings, "Boorolong"	2344 Boorolong Road	Part Lot 6, DP 608268; Lot 1, DP 40389; Lot 11, DP 254969; Lot 1, DP 944759	Local	I244
Boorolong	Homestead, "Warrane"	1188 Warrane Road	Lot 47, DP 755806	Local	I245
Brockley	Brockley Church	19 Brockley Road	Lot 1, DP 507144	Local	I246
Brushy Creek	Station—Tangley homestead and outbuildings	251 Tangley Road	Lot 95, DP 753674	Local	I328
Dangarsleigh; Castledoyale	Gara River Hydro-Electric Scheme	1093 Dangars Falls Road; Oxley Wild Rivers National Park	Lot 179, DP 723329; Lot 16, DP 755813; National Park	State	I247
Dangarsleigh	House, outbuildings, entrance gates and grounds, "Chevy Chase"	643 Dangarsleigh Road	Lots 59 and 60, DP 4356	Local	I248
Dangarsleigh	Dangarsleigh War Memorial	755 Dangarsleigh Road	Lot 1, DP 809402	State	I249
Dumaresq	Dumaresq Railway Station, Station Master's residence	530 Dumaresq Road	Lot 1, DP 792093	Local	I250
Dumaresq	Dumaresq Railway Station Group—Dumaresq Railway Station building, brick platform face and station signs	537 Dumaresq Road	Main Northern Railway (Old System Conveyance Book 261 220)	State	I251
Ebor	Former Australian Bank of Commerce (formerly City Bank of Sydney)	27 Ebor Street	Lot 4, Section 17, DP 758378	Local	I252
Ebor	Homestead, "Milamba" (including original Guy Fawkes Post Office and sheep dip)	7122 Grafton Road	Lot 102, DP 1242425	Local	I253
Ebor	House, "Kotupna"	7314 and 7316 Grafton Road	Lots 1 and 2, DP 830823	Local	I254
Ebor	National Park—Cathedral Rock—"Gwenda Gardens", homestead	3026 Round Mountain Road	Lot 34, DP 751472	Local	I255

Locality name	Item	Address	Property description	Significance	Item no
Ebor	Former Cottage Hospital	5 Parke Street	Lot 6, Section 2, DP 758378	Local	I256
Ebor	Cement weir	Serpentine Creek; 337 Point Lookout Road; 321 Point Lookout Road	Lot 41, DP 751462; Lot 1, DP 345764	Local	I257
Ebor	Ebor Cemetery	33 Ebor Falls Road	Lot 7305, DP 1146836; Lot 7004, DP 94114	Local	I258
Ebor	Union Church	11608 Waterfall Way	Lot 11, DP 938534	Local	I259
Ebor	Former Ebor Soldiers Hall	11626 Waterfall Way	Lot 5, Section 3, DP 758378	Local	I260
Guyra	Former electricity factory	19–21 Boorolong Street	Lots 1 and 2, DP 545693	Local	I261
Guyra	Guyra Hotel	88–90 Bradley Street	Lot 1, DP 790439	Local	I262
Guyra	Kirks Supermarket and former New State Store	92–98 Bradley Street	Lot 1, DP 1168512	Local	I263
Guyra	Office—former WA Robert’s Drapery	100 Bradley Street	Lot 1, DP 337638	Local	I264
Guyra	Former Wing’s store	101 Bradley Street	Lot 6, DP 710403	Local	I265
Guyra	“gG’s”, store	102–104 Bradley Street	Lot 9, Section 21, DP 758497	Local	I266
Guyra	McLeods Butchery	105–107 Bradley Street	Lot 8, DP 1132590	Local	I267
Guyra	Store	110–112 Bradley Street	Lot 7, Section 21, DP 758497	Local	I268
Guyra	Former Eggleston’s Stationery Store	114–116 Bradley Street	Lot 6, Section 21, DP 758497	Local	I269
Guyra	Store—Shopfront (Australian Fertilisers Ltd)	115 Bradley Street	Lot 1, DP 1117042	Local	I270
Guyra	Store	120 Bradley Street	Lot 4, Section 21, DP 758497	Local	I271
Guyra	National Australia Bank	119 Bradley Street	Lot 2, DP 541827	Local	I272
Guyra	Store—former H Beesley and Sons	118 Bradley Street	Lot 5, Section 21, DP 758497	Local	I273
Guyra	Royal Hotel	122 Bradley Street	Lot 3, Section 21, DP 758497	Local	I274
Guyra	Former TE Sole and Sons	126–128 Bradley Street	Lot 19, DP 736103	Local	I275
Guyra	Office—Former Bank of NSW	130 Bradley Street	Lot 6, Section 20, DP 758497	Local	I276

Locality name	Item	Address	Property description	Significance	Item no
Guyra	Motor garage—Burgess	131–143 Bradley Street	Lot 1, DP 949185; Lot 1, DP 949186	Local	I277
Guyra	Store—former Arcadia/Astor Theatre	140Bradley Street	Lot 1, DP 1218634	Local	I278
Guyra	Butchery—Whites	145 Bradley Street	Lot 1, DP 348381	Local	I279
Guyra	Office—former (MUIOOF) Hall	147 Bradley Street	Lot 270, DP 667742	Local	I280
Guyra	Post office	154 Bradley Street	Lot 2, DP 713632	Local	I281
Guyra	Former Guyra Public School	156–160 Bradley Street	Part Lot 173, DP 753659	Local	I282
Guyra	Office—Former Public School Principal's residence	156–160 Bradley Street	Part Lot 173, DP 753659	Local	I283
Guyra	LT Starr Memorial Library	162 Bradley Street	Lot 161, DP 753659	Local	I284
Guyra	Hall—Guyra Soldier's Memorial	163 Bradley Street	Lots 1 and 2, Section 18, DP 758497	Local	I285
Guyra	Boarding house (former)	165 Bradley Street	Lots 3 and 4, Section 18, DP 758497	Local	I286
Guyra	House—former police office and residence	172 Bradley Street	Lot 9, DP 20631	Local	I287
Guyra	House—former bank/police station	174 Bradley Street	Lot 212, DP 753659	Local	I288
Guyra	House—former King's house	184 Bradley Street	Lot 216, DP 753659	Local	I289
Guyra	Museum—Guyra Historical Society	190 Bradley Street	Lot 2, DP 786704	Local	I290
Guyra	Showground—Guyra and memorial—AW Everett Building	3 Dutton Parade	Lot 315, DP 755824	Local	I291
Guyra	House, former Pearson's house and sawmill (former)—Pearson and Son	33 Everett Street	Lot 112, DP 755824	Local	I292
Guyra	Shed (agricultural)—former R Hall and Son	186 Falconer Street	Lots 1, 2, and 13, Section 17, DP 758497	Local	I293
Guyra	Police station and lockup (former)	187 Falconer Street	Lot 10, Section 15, DP 758497	Local	I294
Guyra	Courthouse (former)	191 Falconer Street	Lot 471, DP 729869	Local	I295
Guyra	House—former manager's residence	206 Falconer Street	Lot 10, Section 17, DP 758497	Local	I296

Locality name	Item	Address	Property description	Significance	Item no
Guyra	House—former manse	227 Falconer Street	Lot 2, Section 13, DP 758497	Local	I297
Guyra	Road Bridge—Sandy Creek (aka Laura Creek)	Guyra Road	Lot 7313, DP 1148399	Local	I298
Guyra	Guyra Railway Station group	9 Lagoon Road	Railway Lease 206.2332, Main Northern railway	State	I299
Guyra	Museum—Guyra Machinery Group Museum	9 Lagoon Road	Railway Lease 206.2332, Main Northern railway	Local	I300
Guyra	House—former railway cottage	37 Lagoon Road	Lot 1, DP 804149	Local	I301
Guyra	Dairy (former)—Clovelly	126 Lagoon Road	Lot 1, DP 801051	Local	I302
Guyra	House—former Hutton residence	70 Llangothlin Street	Lot A, DP 354291	Local	I303
Guyra	Leggo Park	12 MacKenzie Street	Lots 43 and 293, DP 753659	Local	I304
Guyra	House—former private hospital	21 Malpas Street	Lot 4, DP 16024	Local	I305
Guyra	St Mary of the Angels Catholic Church precinct—church, school (parochial), parish house, memorial—fence and statue	47–49 Malpas Street; 36 Wirruna Street	Lot 81, DP 1059692; Lots 8, 9, 10, and 11, DP 5381	Local	I306
Guyra	St James Anglican Church precinct—church, vicarage, memorial—Tom Croft gates	73–79 Malpas Street	Lot 86, DP 755824; Lot 1, DP 961248	Local	I307
Guyra	Hall—Guyra Masonic Lodge	139 Malpas Street	Lot 274, DP 755824	Local	I308
Guyra	Shed (former bean shed)—Guyra Rural Services	173 Malpas Street	Lot 1, DP 806824	Local	I309
Guyra	Mother of Ducks Lagoon Nature Reserve No 452	McKie Parkway	Lot 2, DP 1189931; Lot 67, DP 1195694; Lot 2, DP 1144437; Lot 2, DP 1158272; Lot 350, DP 39608; Lot 353, DP 39932; Lot 359, DP 46361; Lot 363, DP 704039; Lot 1, DP 1162151; Lots 311, 335, 341, 343, and 344, DP	Local	I310

Locality name	Item	Address	Property description	Significance	Item no
			753659; Lots 21 and 22, DP 1050356		
Guyra	Park—McKie Park and Parkway	McKie Parkway and 194 Bradley Street; 192 Bradley Street	McKie Parkway road reserve adjacent to and including Lot 7002, DP 1072302; Lot 1 DP 1189931	Local	I311
Guyra	Cemetery	New England Highway	Lots 7306, 7307, and 7308, DP 1141644; Part Lot 7309, DP 1145106 enclosed road reserve portion	Local	I312
Guyra	Landscape—avenue of trees, “Coakes Park”	New England Highway	Located on the west side of the New England Highway (Malpas Street) stretching approximately from Aboomala Street to Ollera Street; Lot 1, DP 1001257	Local	I313
Guyra	Scout hall	18 Nincoola Street	Lot 331, DP 753659	Local	I315
Guyra	Park—Railway West	North-east corner of intersection between Ollera and Llangothlin Streets, including part of railway reserve	Road and railway reserve	Local	I316
Guyra	“Brymohr”, house	29 Ollera Street	Lot 2, DP 525408	Local	I317
Guyra	House	45 Ollera Street	Lot 18, DP 5381	Local	I318
Guyra	Uniting Church and hall	55–57 Ollera Street	Lot 1, DP 525916	Local	I319
Guyra	Store—hairdressing salon	68 Ollera Street	Lot A, DP 392536	Local	I320
Guyra	House—former Izzeard residence	34 Robinson Lane	Lot 8, DP 1005055	Local	I321
Guyra	House	10 Ryanda Street	Lot B, DP 317264	Local	I322
Guyra	House	28 Ryanda Street	Lot A, DP 343599	Local	I323
Guyra	“Annalee Cottage”, house	87 Sandon Street	Lot 6, Section 16, DP 758497	Local	I324
Guyra	House—former Sole residence	57 Sole Street	Lot 3, DP 598831	Local	I326
Guyra	Memorial Plaques—Guyra Hospital	40 Sole Street	Lot 4, DP 1202857	Local	I327

Locality name	Item	Address	Property description	Significance	Item no
Guyra	Church—Church of St Columba Presbyterian and hall—McKie Memorial Presbyterian Church Hall	9–21 Tenterden Street	Lot 220, DP 755824	Local	I329
Guyra	House—former McAlister house	103 Malpas Street	Lot 30, DP 808996	Local	I330
Guyra; Falconer	Coach Road (former)	Urandangie Road; 670 Everetts Road	TSR and road reserve; Lot 7006, DP 1075714; Lot 7307, DP 1162755; Lot 7016, DP 94207; Lot 7001 DP 94206	Local	I331
Guyra	House—former Presbyterian manse and landscape	4 Urandangie Street	Lot 288, DP 755824	Local	I332
Guyra	“The Parsonage”, house	26 Wirruna Street	Lot 2, DP 576936	Local	I334
Hillgrove	Eleanora Mine—chimney	130 Brackin Street	Lot 2, DP 597107	Local	I335
Hillgrove	Baker’s Creek Mine—chimney	132B Brackin Street	Part Lot 7300, DP 1139642	Local	I336
Hillgrove	Baker’s Creek Mine—surface buildings	132B Brackin Street	Part Lot 7300, DP 1139642	Local	I337
Hillgrove	Baker’s Creek Mine—winding engine house	132B and 132F Brackin Street	Lot 407, DP 755834; Part Lot 7300, DP 1139642	Local	I338
Hillgrove	Garibaldi Mine—chimney	132B Brackin Street	Part Lot 7300, DP 1139642	Local	I339
Hillgrove	Shearing shed, “Hillgrove Station”	2457 Grafton Road	Lot 1, DP 1195562	Local	I340
Hillgrove	Homestead, “St Helena”	3138 Grafton Road	Lot 3, DP 1145435; Lots 9, 10, 12, 13, 14, 15, 16, 17, 18, 26, 32, 42, 53, 57, 58, 73, 75, and 96, DP 755828	Local	I341
Hillgrove	Cemetery	55 Hillgrove Cemetery Road	Lot 7304, DP 1137270	Local	I342
Jeogla	Styx River Bridge	Kempsey Road	Latitude - 30.588617, Longitude 152.164963	Local	I345
Jeogla	Kunderang East Pastoral Station	1093 Dangars Falls Road (80km north-west of Oxley Wild	Lot 1, DP 751444	State	I346

Locality name	Item	Address	Property description	Significance	Item no
		Rivers National Park)			
Kellys Plains	St John's Church of England	478 Kellys Plains Road	Lots 850 and 851, DP 755808	Local	I347
Kellys Plains	Machinery shed, "Stoneleigh"	46 Stoneleigh Road	Lot 30, DP 755840	Local	I348
Kookabookra	Shed—former shearing shed, "Amos Park"	2144 Kookabookra Road	Lot 4, DP 751457	Local	I349
Llangothlin	Stone cottage—former Whan's cottage	Whans Road	Lot 1 DP 958943	Local	I350
Lyndhurst	Kilcoy Cemetery	1568 Chandler Road	Lot 7302, DP 1146818	Local	I351
Metz	Cottage	372 Metz Road	Lot 330, DP 755834	Local	I352
Metz	Tattersalls Hotel brick outbuildings	372 Metz Road	Part Lot 9, DP 1167511	Local	I353
Tenterden	St Thomas' Church	1071 Tenterden Road	Lot 1, DP 917395	Local	I355
Tenterden	Hall	921 Tenterden Road	Lot 164, DP 753669	Local	I356
Tenterden	Station, Tenterden homestead and outbuildings, memorial (former Tenterden School memorial trees and former public school)	1075 Tenterden Road	Lot 34, DP 753669	Local	I357
Thalgarrah	House, "Thalgarrah"	1602 Rockvale Road	Lot 1, DP 706601	Local	I358
Thalgarrah	Thalgarrah Anglican Church	1604 Rockvale Road	Lot 1, DP 917698	Local	I359
Tubbamurra	Little Llangothlin Lake and Nature Reserve	340 Bagot Road; 140 Bagot Road	Lot 158, DP 751436; Lot 192, DP 704030; Lot 18, DP 751436	Local	I360
Tubbamurra	Church of St. John, Abbey Green and road signpost (timber)	7029 Guyra Road	Lot 55, DP 751436	Local	I361
Tubbamurra	Station—former "Abbey Green" (disused)	6867 Guyra Road	Lot 12, DP 751482; Lot 40, DP 751482; Lot 58, DP 751482	Local	I362
Wandsworth	Community centre (former public school)	Guyra Road	Lot 7, Section 2, DP 759044; Part Lot 8, Section 2, DP 759044	Local	I363
Wandsworth	House—former McCrossin House	10030 Guyra Road	Lot 10, Section 6, DP 759044	Local	I364
Wandsworth	Landscape—"Cabarr Feidh", station	9584 Guyra Road	Lot 2, DP 815598	Local	I365

Locality name	Item	Address	Property description	Significance	Item no
Wandsworth	Wandsworth War Memorial	Guyra Road	Part Lot 3, Section 2, DP 759044	Local	I366
Wandsworth	Former post office	10026 Guyra Road	Lot 5, Section 3, DP 759044	Local	I367
Wandsworth	Road signpost (timber)	Corner of Guyra and Wandsworth Roads	Road reserve—western side of intersection	Local	I368
Wandsworth	Ollera Station—St Bartholomew's Church of England	196A Tenterden Road	Lot 1, DP 162622	Local	I369
Wandsworth	Ollera Station—homestead with gates, garden, outbuildings, cottages, shearing shed, cemetery and significant trees	347 Tenterden Road; Tenterden Road	Lot 5, DP 1125736; Lot 51 DP 1140167	Local	I370
Wandsworth	Wandsworth Cemetery	Wandsworth Road	Lot 7002, DP 1076522	Local	I371
Wollomombi	Former Kilcoy Presbyterian Church	1894 Chandler Road	Lot 73, DP 751442	Local	I372
Wollomombi	Yooroonah tank barrier	3026 Round Mountain Road; 5809 Grafton Road	Lot 34, DP 751476; Lot 7306, DP 1164294	State	I373
Wollomombi	St John's Presbyterian Church	78 Wollomombi Village Road	Lot 163, DP 751442	Local	I374

Part 2 Heritage conservation areas

Name of heritage conservation area	Identification on Heritage Map	Significance
Armidale Conservation Area	Shown with red diagonal hatching and labelled "C1"	Local
Armidale School Conservation Area	Shown with red diagonal hatching and labelled "C2"	Local
Armidale Showground Conservation Area	Shown with red diagonal hatching and labelled "C3"	Local
O'Connor Catholic College Conservation Area	Shown with red diagonal hatching and labelled "C4"	Local

Part 3 Archaeological sites

Locality name	Item name	Address	Property description	Significance	Item no
Brockley	Former Aberfoyle School of Arts site	5765 Guyra Road	Lot 7003, DP 1058842	Local	A001
Armidale	Site of Nott's Timber Mill and Joinery	124 Allingham Street; 182 Rusden Street	Lot 28, DP 775355; SP 84763	Local	A002
Armidale	Site of Commissioner's Quarters, Macdonald Park	40A Barney Street	Lot 158, DP 1146831	Local	A003
Armidale	Site of Moore/ Richardson's Flour Mill	91 Beardy Street	Lot 500, DP 1244239	Local	A004
Armidale	Site of Assize Hotel	105 and 107 Beardy Street	Lot 1, DP 570805; Lot 1, Section 12, DP 758032	Local	A005
Armidale	Site of Traveller's Rest Hotel (2)	109 Beardy Street	Lot 1, DP 782200	Local	A006
Armidale	Site of Solomons' Photographic Studios and Well	123 and 127 Beardy Street	Lot 11, DP 586855; Lot 6, DP 580595	Local	A007
Armidale	Domed Beehive Cistern	236 Beardy Street	Lot 2, DP 163622	Local	A008
Armidale	Site of Daniel O'Connell Inn (2)	236 Beardy Street and 120 Jessie Street	Lot 2, DP 163622; Lot 2, DP 1130225	Local	A009
Armidale	Site of Edward Allingham's Mill	237 Beardy Street	Lot 1, DP 781352	Local	A010
Armidale	Site of Allingham's Store and Rose Inn	250 Beardy Street	Lot 1, DP 1088861	Local	A011
Armidale	Armidale Railway Station—former boiler for footwarmers	216 Brown Street	Part Lot 33, DP 883524	Local	A012
Armidale	Site of Palmer's Brickworks	13–23 Bundarra Road	Lot 41, DP 879127	Local	A013
Armidale	Site of City Brewery (Simpson's)	97–99 Butler Street and 196–204 Dumaresq Street	Lot 1, DP 995781; Lots 1 and 3, DP 625057; Lot 5, DP 832288	Local	A014
Armidale	Site of Star Hotel	102 Butler Street	Lot 27, DP 855958	Local	A015
Armidale	Great Northern Road Stone Kerbing	Crescent Street, between Claverie and O'Dell Streets	Road reserve	Local	A016
Armidale	Site of Trim's Store	1–3 Claverie Street	Lot 1, DP 1179415	Local	A017
Armidale	Site of Roman Catholic Old Cathedral	130–136 Dangar Street	Lot 15, DP 1048143	Local	A018
Armidale	Site of Second Hospital	50 Butler Street	Lot 701, DP 1016546	Local	A019

Locality name	Item name	Address	Property description	Significance	Item no
Armidale	Site of Tysoe's Tannery	90 Dumaesq Street and 96 Taylor Street	Part Lot 1, DP 1125255	Local	A020
Armidale	Site of First Hospital	118 Dumaesq Street and 83–85 Faulkner Street	Lot 1, DP 744695; Lot 32, DP 1031471	Local	A021
Armidale	Site of Farrier's Arms Hotel	118 Dumaesq Street and 83–85 Faulkner Street	Lot 1, DP 744695; Lot 32, DP 1031471	Local	A022
Armidale	Site of Trim's Cottages	129 Dumaesq Street	Lot 34, DP 1031471; Lot 8, DP 565499	Local	A023
Armidale	Site of New England Flour Mill	137 and 141 Dumaesq Street	Lot 102, DP 1237922; Lot 103, DP 1237922	Local	A024
Armidale	Site of Mallaby's Soap Factory	179 Dumaesq Street	Lot 1, DP 1057304	Local	A025
Armidale	Site of Tuck's Brewery	219 Dumaesq Street	Lot 11, DP 596544	Local	A026
Armidale	Site of Traveller's Rest Hotel (1)	74 and 76 Faulkner Street	Lot 5, DP 630416; SP 41082; road reserve	Local	A027
Armidale	Site of Public Well	96–98 Faulkner Street	Lot 2, DP 1165697	Local	A028
Armidale	Site of Police Residential Complex— residence, barracks and stables	142–152 Faulkner Street	Lots 6 and 9, Section 30, DP 758032	Local	A029
Armidale	Site of National School, and Superior Public School—Girls Department	142–152 Faulkner Street	Lots 1, 2 and 5, Section 30, DP 758032	Local	A030
Armidale	Site of Old Burial Ground	142–152 Faulkner Street	Lot 1146, DP 821025; Lot 3, Section 30, DP 758032	Local	A031
Armidale	Site of Commissioners Waters Inn	553 Grafton Road	Lot 7021, DP 1071561	Local	A032
Armidale	Site of Abattoir, "Wongalea"	475 Grafton Road	Lot 1, DP 777437	Local	A033
Armidale	Site of Brookstead fellmongery and woolwashing works, "Eathorpe"	650 Grafton Road	Lot 171, DP 1123716	Local	A034
Armidale	Site of Olympic Hall	117A Jessie Street	Lot 3, DP 532766	Local	A035
Armidale	Site of railway cottage	124–130 Kentucky Street	Lot 3, DP 1055438	Local	A036

Locality name	Item name	Address	Property description	Significance	Item no
Armidale	Site of Roman Catholic Chapel	39 Kirkwood Street	Lot 4, DP 522525	Local	A037
Armidale	Site of Child's Brickworks	60 Madgwick Drive	Lot 1, DP 73498	Local	A038
Armidale	Site of Saint George's Church	15–23 Mann Street	Lot 225, DP 755808	Local	A039
Armidale	Site of Railway Cistern	92 Markham Street	Lot 20, DP 245363	Local	A040
Armidale	Site of Jenkin's (Herzog's) Cordial Factory and Cottage	136 Markham Street	Lot 1, DP 196798	Local	A041
Armidale	Site of First Presbyterian Church	68 Marsh Street	Lot 1, DP 660683	Local	A042
Armidale	Site of First Presbyterian Manse	70 Marsh Street	Lot 1, DP 37827	Local	A043
Armidale	Site of Robert Kirkwood's Mill	75 Marsh Street	Lot 4, Section 178, DP 758032	Local	A044
Armidale	Site of Trim's Store—3 buildings	82 Marsh Street	Lot 1, DP 83558; Lot 7310, DP 1146456; Lot 33, DP 1031471; Part Lot 701, DP 94054	Local	A045
Armidale	Site of Armidale Inn	82 Marsh Street; 115 Dumaresq Street; 117 Dumaresq Street; Marsh Street road reserve	Lot 100, DP 1199785; Lot 2, DP 1158729; Lot 1, DP 1170619; road reserve	Local	A046
Armidale	Site of Markham's House	82 Marsh Street	Lot 100, DP 1199785	Local	A047
Armidale	Site of Trim's Bridge	82 Marsh Street; Dumaresq Creek	Lot 4, DP 1131397; Part Lot 701, DP 94054	Local	A048
Armidale	Site of McLean's Corner Complex— (Archaeological Excavation)	90–96 Marsh Street	Lot 1, DP 1110413	Local	A049
Armidale	Site of: Gold Digger's Arms Hotel; Tattersalls Hotel; White Horse Hotel; Australian Hotel	145 Marsh Street	Lot C, DP 159153	Local	A050
Armidale	Site of International Hotel	140 Miller Street	SP 93208	Local	A051
Armidale	Site of Goal	122–132 Mossman Street	Lot 78, DP 905545	Local	A052

Locality name	Item name	Address	Property description	Significance	Item no
Armidale	Site of Pearson's Flour Mill	122, 124, 126, 128, and 130 Niagara Street	Lots 5, 4, 3, 2, and 1, DP 38151	Local	A053
Armidale	Site of Crown Inn	102-104 Rusden Street	Lot 1, DP 567726	Local	A054
Armidale	Site of First Anglican Church	122 Rusden Street	Lot 100, DP 869687	Local	A055
Armidale	Site of Great Northern Hotel	156 Rusden Street	Lot 14, Section 7, DP 758032	Local	A056
Armidale	Site of Commercial Hotel	160 and 162 Rusden Street	Lot 101, DP 1103862; Lot 9, DP 825227; road reserve	Local	A057
Armidale	Site of Borland's Cordial Factory	169 Rusden Street; 240 and 240A Beardy Street	Lot Y, DP 162463; Lot 16, DP 802100	Local	A058
Armidale	Site of Electricity Station	175 Rusden Street	Lot 1, DP 999194; road reserve	Local	A059
Armidale	Site of Sportsman's Arms	191 and 191A Rusden Street	Lot 2, DP 1026380; Lot C, DP 389160	Local	A060
Armidale	Site of Plough Inn	202 and 204 Rusden Street	Lots 2 and 3, DP 22210	Local	A061
Armidale	Site of Trim's Chaff Factory and Sawmill	230-234 Rusden Street	SP 75032	Local	A062
Armidale	Domed Beehive Cistern	237 Rusden Street	Lot 24, DP 716036	Local	A063
Armidale	Site of BA Moses' Tannery	9-19 Tancredi Street	Lot 4, DP 590416	Local	A064
Ben Lomond	Disused slaughterhouse	1081 Ben Lomond Road	Lot 196, DP 657841	Local	A065
Ben Lomond	Watermill remains	120 Streeters Road	Lot 11, DP 751436; Lot 1, DP 1184364	Local	A066
Black Mountain	Former Butter Factory	19 Toms Gully Road	Lot 2, DP 321864	Local	A067
Guyra	Early police station site	187 Falconer Street	Lot 10, Section 15, DP 758497	Local	A068
Guyra	Former Dr Harris residence	67 Malpas Street	Lot 100, DP 600734	Local	A069
Guyra	Disused railway line	Corridor heading east from just north of intersection of New England Highway and Sole Street, starting at 4 Falconer Road	Railway reserve; Lot 4, DP 1153810; Lot 5, DP 1153810; Lot 2, DP 1076415; Lot A, DP 188045; Lot B, DP 188045; Lot E, DP 188045;	Local	A070

Locality name	Item name	Address	Property description	Significance	Item no
			Lot C, DP 188045; Lot 1, DP 183685; Lot D, DP 188045; Lot 2, DP 183685; Lot 4, DP 183685; Lot 5, DP 183685; Lot 1, DP 184325; Lot 7, DP 183685; Lot 9, DP 183685; Lot 1013, DP 1172679; Lot 7307, DP 1162755; Lot 2, DP 1168370; Lot 4, DP 1192272; Lot 3, DP 1192272; Lot 108, DP 755848; Lot 7300, DP 1133284; Lot 1, DP 1024242; Lot 3, DP 185228; Lot 1, DP 1065472; Lot 2, DP 185228; Lot 1, DP 185228; Lot 2, DP 1024242; Lot 1, DP 1024241; Lot 2, DP 1024241		
Guyra	Disused rail stockyards	Western side of New England Highway, 830m north of Falconer Road-New England Highway intersection	Railway reserve	Local	A071
Guyra	Demolished Gatekeeper's Cottage site	Corner Ollera and Bradley Streets	Railway reserve to the rear (east) of Lot 1, Section 19, DP 758497	Local	A072
Guyra	Urandangie Hatchery	238 Urandangie Road	Lot 24, DP 755824	Local	A073
Guyra; Falconer	Disused railway bridge	Wards Mistake Road; 105 Wards Mistake Road; 200 Wards Mistake Road	Railway reserve; Lot 2, DP 1168370; Lot 4, DP 1192272	Local	A074
Llangothlin	Llangothlin railway siding site	Corner Whans Road and Llangothlin Road, adjacent New England Highway	Railway reserve	Local	A075

Locality name	Item name	Address	Property description	Significance	Item no
New Valley	Moredun Dams	818 Moredun Dams Road	Lot 101, DP 753679	Local	A076
New Valley; Tingha Note: Part of the site is now within the Inverell Shire Council Local Government Area	Water race	Northern side of Moredun Creek from the broken dam on Lot 101, DP 753679 to the abandoned tin mines south of Tingha	Road reserves; Lot 3, DP 1227747; Lot 7303, DP 1166909; Lot 96, DP 753667; Lot 4, DP 753667; Lot 101, DP 753667; Lot 109, DP 753667; Lot 27, DP 753673; Lot 2, DP 1223828; Lot 22, DP 753673; Lot 107, DP 753667; Lot 108, DP 753667; Lot 106, DP 753667; Lot 105, DP 753667; Lot 78, DP 753667;	Local	A077

Part 4 Aboriginal objects or Aboriginal places of heritage significance

Item name	Significance	Item no
Reba, Mount Boral, Black Mountain Area	Local	AH01
Tingha Stone Woman	Local	AH02
Note. The precise location of these Aboriginal objects and places of heritage significance has not been disclosed.		