



***Planning Proposal No. 19 – 242 Rusden Street, Armidale Additional Permitted Use***  
**Lot A DP 329168**

**September 2022**

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## Document Control

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2.0	13/7/2022	For Council endorsement for Gateway Application
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## INTRODUCTION

### The Planning Proposal Site

The site the subject of this Planning Proposal (PP) is Lot A DP 329168, which is known as 242 Rusden Street, Armidale. The location of the site is shown in **Figure 1** and an aerial photograph provided in **Figure 2**.

The site has an area of 35 ¼ perches by title, which converts to 891.5m<sup>2</sup>. The site contains an existing commercial building sited on the western boundary of the site and a detached shed in the southwestern corner of the site. The remainder of the site is undeveloped; however, the eastern part of the site is encumbered by sewerage infrastructure. **Plate 1** and **Plate 2** shows the site from Rusden Street.



*Plate 1: Subject site (western side)*



**Plate 2: Subject site (eastern side)**

The site is zoned R1 General Residential under *Armidale Dumaresq Local Environmental Plan 2012* (LEP).

## **History of the Site**

A review of historic aerial imagery for the site shows the building was in existence from at least in 1956 (refer **Plate 3**).

Council records indicate that on 20 December 2001 consent was granted for a change of use from a butcher's shop (approved in the 1960s) to a commercial premises for food preparation. Council granted consent for a retail clothing outlet on the site on 27 March 2006.

It is considered that the current use being undertaken from the premises at 242 Rusden Street, benefits from 'Existing Use' rights, as the original use was permissible in the zone when it was approved under a previous LEP.





Figure 1: Site Location





Figure 2: Site Aerial





Source: (NSW Government, 2022)

**Plate 3: Aerial Imagery 1956**

## Site Context

The site is located in a hub of commercial type uses (refer **Figure 3**) at the intersection of Rusden and Ohio Streets, despite being with a R1 zone (refer **Figure 4**). This hub comprises the Grand Hotel (**Plate 3**) on the north-eastern corner, a hairdresser (**Plate 4**) to the immediate east of the hotel, a curtain shop (**Plate 5**) on the south-western corner which is adjacent to the subject site. Drummond Public School is located on the south-western corner of the intersection. These commercial land uses have been in existence for quite some time as evidenced by the 1956 aerial image (**Plate 3**) which shows the hotel, corner shop and subject site building.





Figure 3: Land Use



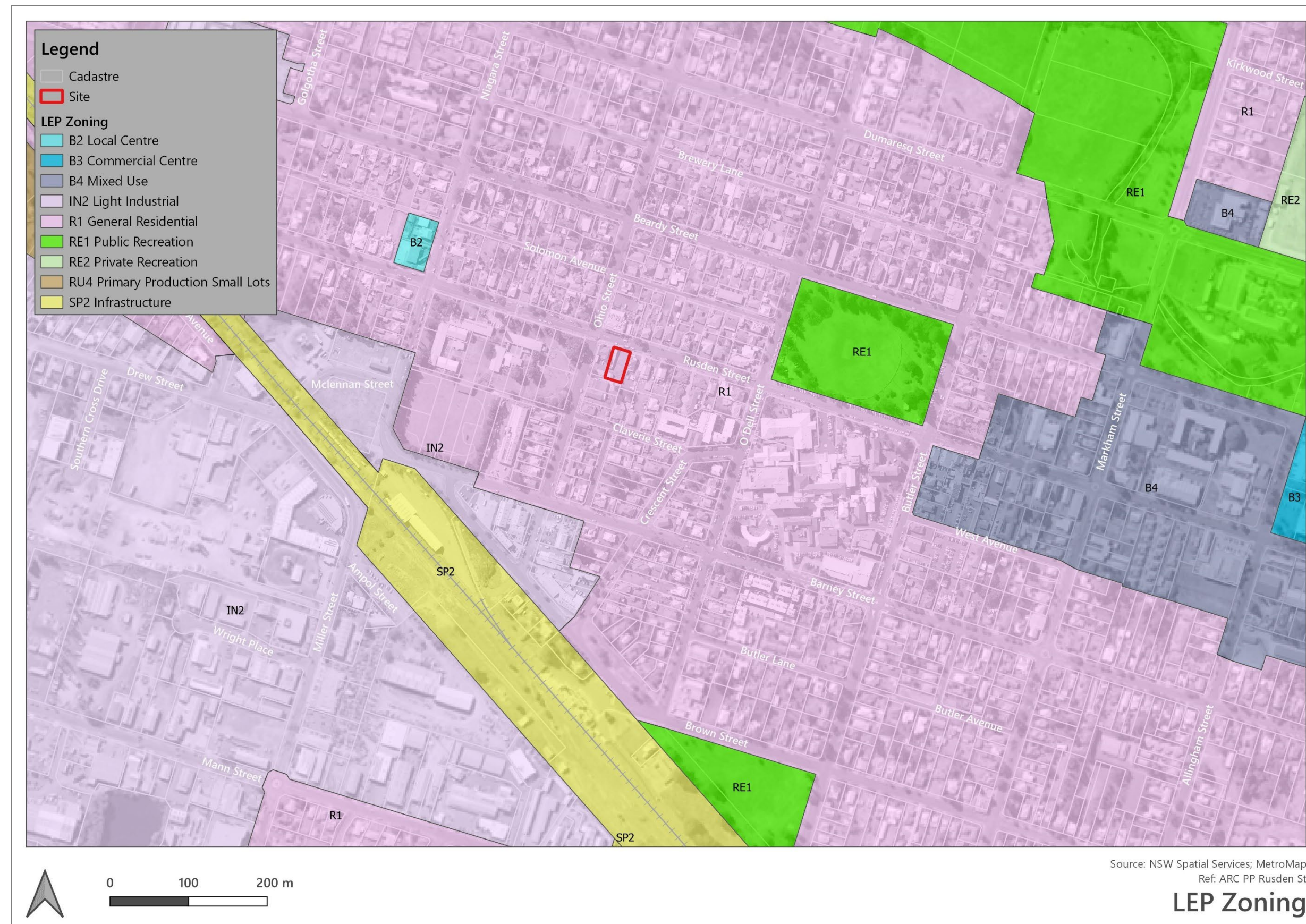


Figure 4: LEP Zoning





***Plate 4: The Grand Hotel – 251 Rusden Street***



***Plate 5: Hairdresser adjacent to the Grand Hotel – 249 Rusden Street***





**Plate 6: Curtain Shop adjacent to the subject site – 244 Rusden Street**



***Plate 7: Northern Inland Catering Equipment – 97-99 Ohio Street***

## **PART 1 – OBJECTIVES OR INTENDED OUTCOMES**

The objective of the PP is:

- To amend the *Armidale Dumaresq Local Environmental Plan 2012* to regularise the permissibility of the retail premises land uses that have historically and continually been carried out at 242 Rusden Street, Armidale.

## PART 2 - EXPLANATION OF PROVISIONS

The PP includes the following intended provisions:

- Amend the Armidale Dumaresq LEP 2012 Schedule 1 to include an Additional Permitted Use for the site as follows:
  - “7 Use of certain land at 242 Rusden Street, Armidale**
  - (1) This clause applies to land at 242 Rusden Street, Armidale, being Lot A DP 329168.
  - (2) Development for the purposes of Retail Premises is permitted with development consent.
  - (3) The retail floor area of the retail premises must not exceed 150 square metres.”
- Amend the Armidale Dumaresq LEP 2012 Additional Permitted Uses Map to include the site.

## PART 3 - JUSTIFICATION

### Section A. Need for the planning proposal

**Q1. Is the planning proposal a result of any strategic study or report?**

No.

**Q2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?**

The retail use of the site has been continuing to operate under existing use rights since the permissible uses of the site were changed in 2008.

There are considered to be three (3) options to achieve the outcomes of the PP. The first is to retain the status quo and rely upon existing use rights for continued retail operations on site. By virtue of the limitations surrounding existing use rights within the *Environmental Planning & Assessment Regulation 2021*, such a use can only extend to minor alterations and additions, and does not permit rebuilding of premises or significant intensification of the land use. The existing use rights are also limited by continuance of use provisions. Due to the condition and small size of the existing building on site, it significantly limits continued use of the site and certainly prohibits any significant investment to modernise the building.

The second and preferred option is the PP option, which is to provide for an additional permitted use of “retail premises” on the site. This option would permit the continued use of the site whilst allowing for modernisation of the building and improving functionality/flexibility which cannot be reasonably achieved utilising option 1. This option would also limit the scale of the use to ensure it remains an appropriate scale for its context.

The third option would be to rezone the site to a B2 Local Centre Zoning, like has occurred at 118-120 Niagara Street. This option is potentially appropriate to apply to the site and the adjacent existing commercial uses within the intersection hub, however, it would require more detailed consideration to ensure the blanket rezoning is appropriate. This option is considered to be a long term strategy to consider, however, would not enable more immediate reuse of the site due to the time to appropriate the require studies.

### Section B. Relationship to strategic planning framework

**Q3. Is the planning proposal consistent with the objectives and actions of the applicable regional, sub-regional or district plan or strategy (including any exhibited draft plans or strategies)?**

#### New England North West Regional Plan 2036

The *New England North West Regional Plan 2036* (‘NENW Regional Plan’) (NSW Planning & Environment, 2017) will guide the NSW Government’s land use planning priorities and decisions in the region up to 2036. The NENW Regional Plan provides an overarching framework to guide subsequent and more detailed land use plans, development proposals and infrastructure funding decisions and is accompanied by an Implementation Plan.

The goals of the NENW Regional Plan are:

- A strong and dynamic regional economy
- A healthy environment with pristine waterways
- Strong infrastructure and transport networks for a connected future
- Attractive and thriving communities.

For each goal the NENW Regional Plan identifies directions and associated actions to assist in achieving the goal.

**Table 1** below summarises the directions of the NENW Regional Plan, provides comment on the directions and actions of the Plan that are directly relevant to the Planning Proposal, and indicates whether the Proposal is considered to be consistent or inconsistent with the Plan.

**Table 1: New England North West Regional Plan**

DIRECTIONS & APPLICABLE ACTIONS	TIMEFRAME OF IMPLEMENTATION	Planning Proposal response – is the Proposal consistent with the Strategy?
		COMMENTS
Goal 1: A strong and dynamic regional economy		
D1: Expand agribusiness and food processing sectors.	Immediate to ongoing	Not relevant.
D2: Build agricultural productivity.	Medium term to ongoing	Not relevant.
D3: Protect and enhance productive agricultural lands.	Immediate to medium term to ongoing	Not relevant.
D4: Sustainably manage mineral resources.	Ongoing	Not relevant.
D5: Grow New England North West as the renewable energy hub of NSW.	Short term to ongoing	Not relevant.
D6: Deliver new industries of the future.	Immediate to ongoing	Not relevant.
D7: Build strong economic centres.	Ongoing	<p>The PP is considered to be consistent with the Plan as it is consistent with the Interim Settlement Planning Principles by virtue of:</p> <ul style="list-style-type: none"><li>• Design and locate land uses to minimise the need to travel; to maximise opportunity for efficient public transport and pedestrian access options; and to encourage energy and resource efficiency.</li><li>• Provide for local services that meet the day to day needs of residents.</li></ul> <p>Furthermore it will facilitate economic activity around industry anchors, such as health and education facilities, through planning controls that encourage clusters of complementary uses and address infrastructure needs (7.4).</p>



<b>Table 1: New England North West Regional Plan</b>		
<b>DIRECTIONS &amp; APPLICABLE ACTIONS</b>	<b>TIMEFRAME OF IMPLEMENTATION</b>	<b>Planning Proposal response – is the Proposal consistent with the Strategy?</b>
		<b>COMMENTS</b>
D8: Expand tourism and visitor opportunities.	<i>Ongoing</i>	Not relevant.
D9: Coordinate growth in the cities of Armidale and Tamworth.	<i>Immediate to ongoing</i>	Not relevant.
<b>Goal 2 : A healthy environment with pristine waterways</b>		
D10: Sustainably manage and conserve water resources.	<i>Medium term to Ongoing</i>	Not relevant.
D11: Protect areas of potential high environmental value.	<i>Ongoing</i>	Not relevant.
D12: Adapt to natural hazards and climate change.	<i>Ongoing to long term</i>	Not relevant.
<b>Goal 3: Strong infrastructure and transport networks for a connected future</b>		
D13: Expand emerging industries through freight and logistics connectivity.	<i>Medium term to ongoing</i>	Not relevant.
D14: Enhance transport and infrastructure networks.	<i>Short term to ongoing</i>	Not relevant.
D15: Facilitate air and public transport infrastructure.	<i>Ongoing</i>	Not relevant.
D16: Coordinate infrastructure delivery.	<i>Short term to ongoing</i>	Not relevant.
<b>Goal 4: Attractive and thriving communities.</b>		
D17: Strengthen community resilience.	<i>Short term to medium term to ongoing</i>	Not relevant.
D18: Provide great places to live.	<i>Immediate to short term to ongoing</i>	<p>The PP is considered to be consistent with the Plan as it is consistent with the Interim Settlement Planning Principles by virtue of:</p> <ul style="list-style-type: none"> <li>• Design and locate land uses to minimise the need to</li> </ul>



**Table 1: New England North West Regional Plan**

DIRECTIONS & APPLICABLE ACTIONS	TIMEFRAME OF IMPLEMENTATION	Planning Proposal response – is the Proposal consistent with the Strategy?
		COMMENTS
		<p>travel; to maximise opportunity for efficient public transport and pedestrian access options; and to encourage energy and resource efficiency.</p> <ul style="list-style-type: none"> <li>• Provide for local services that meet the day to day needs of residents.</li> </ul>
D19: Support healthy, safe, socially engaged and well connected communities.	<i>Immediate to short term to ongoing</i>	Not relevant.
D20: Deliver greater housing diversity to suit changing needs.	<i>Immediate to medium term to ongoing</i>	Not relevant.
D21: Deliver well planned rural residential housing.	<i>Ongoing</i>	Not relevant.
D22: Increase the economic self-determination of Aboriginal communities.	<i>Short term to medium term to ongoing</i>	Not relevant.
D23: Collaborate with Aboriginal communities to respect and protect Aboriginal culture and heritage.	<i>Immediate to ongoing</i>	Not relevant.
D24: Protect the region's historic heritage assets.	<i>Ongoing</i>	Not relevant.

### **Draft New England North West Regional Plan 2041**

The NENW Regional Plan 2036 is in the process of being reviewed in accordance with the required five yearly review. The Draft NENW Regional Plan 2041 was exhibited from 22 November 2021 to 18 February 2022. The draft plan has not yet been finalised.

The vision of the Draft NENW Regional Plan 2041 is:

*Healthy and thriving communities, supported by a vibrant and dynamic economy that builds on the region's strengths.*

The Draft NENW Regional Plan 2041 is provided in five (5) parts, each of which have overarching objectives and subsequent strategies in order to achieve the objective and overall vision.

**Table 1** below summarises the directions of the NENW Regional Plan, provides comment on the strategies of the Plan that are directly relevant to the Planning Proposal, and indicates whether the Proposal is considered to be consistent or inconsistent with the Plan.

<b>Table 2: Draft New England North West Regional Plan 2041</b>	
<b>OBJECTIVES &amp; APPLICABLE STRATEGIES</b>	<b>Planning Proposal response – is the Proposal consistent with the Strategy?</b>
	<b>COMMENTS</b>
<b>Part 1 Growth, change and opportunity</b>	
<b>Objective 1: Coordinate land use planning for future population growth, community need and regional economic development</b>	
<b>Strategy 1.1</b> Land use planning strategies should consider the four key settlement planning principles outlined in the Regional Plan and be referred to the Department of Planning, Industry and Environment for endorsement.	Not relevant.
<b>Strategy 1.2</b> Maximise the cost-effective and efficient use of infrastructure by focusing development around existing infrastructure and promote co-location of new infrastructure.	Consistent. Will facilitate infill development.
<b>Strategy 1.3</b> Undertake infrastructure service planning to establish that land can be feasibly serviced prior to rezoning.	Not relevant.
<b>Strategy 1.4</b> Foster resilience and lower emissions in infrastructure planning at a local, intra-regional and cross border scale.	Not relevant.
<b>Strategy 1.5</b> When updating a LSPS or land use strategy, councils should concurrently prepare infrastructure strategies with a schedule of the major infrastructure items for any employment or residential release area.	Not relevant.
<b>Part 2 Productive and innovative</b>	
<b>OBJECTIVE 2: Protect the viability and integrity of rural land</b>	

**Table 2: Draft New England North West Regional Plan 2041**

OBJECTIVES & APPLICABLE STRATEGIES	Planning Proposal response – is the Proposal consistent with the Strategy?
	COMMENTS
<b>Strategy 2.1</b> Use local strategic planning to: <ul style="list-style-type: none"> <li>• protect the productive capacity of important agricultural land</li> <li>• supplement State and regional mapping and policy implementation</li> <li>• minimise land use conflict that may restrict the use of important agricultural land</li> <li>• identify initiatives to protect and enhance the future viability of important agricultural land</li> </ul> protect the integrity of existing and planned areas of intensive agriculture.	Not relevant.
<b>Strategy 2.2</b> Ensure land use planning provisions are proportionate to the quality of the land for agriculture and the scarcity of productive agricultural land in the region.	Not relevant.
<b>OBJECTIVE 3: Expand agribusiness and food processing sectors</b>	
<b>Strategy 3.1</b> Facilitate agribusiness employment and income-generating opportunities through the regular review of planning and development controls.	Not relevant.
<b>Strategy 3.2</b> Use local plans to protect intensive agriculture clusters, identify expansion opportunities and avoid land use conflicts, particularly with residential and rural residential land uses.	Not relevant.
<b>Strategy 3.3</b> Investigate options to access secure water resources through the Namoi Regional Water Strategy and Dungowan Dam Business Case.	Not relevant.

<b>Table 2: Draft New England North West Regional Plan 2041</b>	
<b>OBJECTIVES &amp; APPLICABLE STRATEGIES</b>	<b>Planning Proposal response – is the Proposal consistent with the Strategy?</b>
	<b>COMMENTS</b>
<b>OBJECTIVE 4: Sustainably manage mineral resources</b>	
<b>Strategy 4.1</b> Use local strategic planning and planning proposals to consider the ongoing operation of mining and resource extraction and future development of known resources by: <ul style="list-style-type: none"> <li>identifying and protecting key areas of mineral, petroleum and energy resources potential</li> <li>protecting related infrastructure, such as road and rail freight routes, from development that could affect current or future extraction.</li> </ul>	Not relevant.
<b>Strategy 4.2</b> Consult with the NSW Division of Mining Exploration and Geoscience when assessing applications for land use changes (strategic land use planning, rezoning and planning proposals) and new developments or expansions.	Not relevant.
<b>Strategy 4.3</b> Support diversification of mining economies. Strategic planning and local plans should consider opportunities to: <ul style="list-style-type: none"> <li>identify future mine closure dates</li> <li>understand potential changes in water availability, economic/skill profiles and demographics</li> <li>consider land use changes and mine rehabilitation activities to maximise future economic opportunities.</li> </ul>	Not relevant.
<b>OBJECTIVE 5: Enhance the diversity and strength of Central Business Districts and town centres</b>	
<b>Strategy 5.1</b> Use strategic planning and land use plans to maintain and enhance the function of established	The PP is considered to be consistent with the Plan as it will maintain and enhance the existing centre.

**Table 2: Draft New England North West Regional Plan 2041**

OBJECTIVES & APPLICABLE STRATEGIES	Planning Proposal response – is the Proposal consistent with the Strategy?
	COMMENTS
<p>commercial centres by:</p> <ul style="list-style-type: none"> <li>• simplifying planning controls</li> <li>• developing active city streets that retain local character</li> <li>• facilitating a broad range of uses within centres in response to the changing retail environment</li> </ul> <p>maximising the transport and community facilities commensurate with the scale of the proposal.</p>	
<p><b>Strategy 5.2</b> Strengthen the function of CBDs by focussing future commercial and retail activity in existing commercial centres, unless:</p> <ul style="list-style-type: none"> <li>• there is a demonstrated need</li> <li>• there is a lack of suitable sites elsewhere within existing centres</li> <li>• there is positive social and economic benefit to locate activity elsewhere.</li> </ul> <p>Where out-of-centre commercial areas are proposed, they must be of an appropriate size for their service catchment.</p>	<p>The PP is considered to be consistent with the Plan as it will maintain and enhance the existing centre.</p>
<p><b>Strategy 5.3</b> Facilitate economic activity around industry anchors, such as health and education facilities, through planning controls that encourage clusters of complementary uses and address infrastructure needs.</p>	<p>The PP is considered to be consistent with the Plan as it will continue to reinforce the local centre, including around the existing health and education facilities.</p>
<p><b>Strategy 5.4</b> Undertake place-based precinct planning for commercial centres to guide development of the area over time. A place-based precinct plan will set out the intended future land uses, infrastructure and built form outcomes for the area. It is prepared in consultation with local</p>	<p>The PP is considered to be consistent with the Plan as it will continue to reinforce the existing centre. Further precinct planning will be carried out in the future for the centre.</p>

**Table 2: Draft New England North West Regional Plan 2041**

OBJECTIVES & APPLICABLE STRATEGIES	Planning Proposal response – is the Proposal consistent with the Strategy?
	COMMENTS
communities and Government stakeholders to improve public realm and green infrastructure including open spaces to enhance the vitality and viability of those centres.	
<b>OBJECTIVE 6: Coordinate the supply of well-located employment land</b>	
<b>Strategy 6.1</b> Use strategic planning and local plans to: <ul style="list-style-type: none"> <li>• retain, manage and safeguard significant employment lands</li> <li>• respond to characteristics of the resident workforce and those working in the LGA and neighbouring LGAs</li> <li>• identify local and subregional specialisations</li> <li>• identify future employment lands and align infrastructure to support these lands</li> <li>• provide flexibility in local planning controls</li> <li>• respond to future changes in industry to allow a transition to new opportunities.</li> </ul>	The PP is considered to be consistent with the Plan as it will continue to reinforce the existing centre.
<b>OBJECTIVE 7: Support a diverse visitor economy</b>	
<b>Strategy 7.1</b> Use local plans to: <ul style="list-style-type: none"> <li>• enhance the amenity, vibrancy and safety of centres and township precincts</li> <li>• create green and open spaces and enhance existing green infrastructure, such as local and regional parks, for tourist and recreation facilities</li> <li>• support the development of places for artistic and cultural activities</li> <li>• protect heritage, biodiversity and agriculture to enhance cultural tourism, agritourism and eco-tourism</li> <li>• provide flexibility in planning controls to allow sustainable agritourism and ecotourism</li> </ul>	The PP is considered to be consistent with the Plan as it will provide certainty of permissible uses to facilitate further investment in the precinct.

Table 2: Draft New England North West Regional Plan 2041	
OBJECTIVES & APPLICABLE STRATEGIES	Planning Proposal response – is the Proposal consistent with the Strategy?
	COMMENTS
<ul style="list-style-type: none"> <li>improve public access and connection to heritage through innovative interpretation.</li> </ul>	
<b>Strategy 7.2</b> Support a diverse visitor economy in national parks through collaboration between National Parks and Wildlife Service (NPWS), Destination NSW, destination networks, councils and local tourism organisations to encourage and welcome visitors.	Not relevant.
<b>Part 3: Sustainable and resilient</b>	
<b>OBJECTIVE 8: Adapt to climate change and natural hazards and increase climate resilience</b>	
<b>Strategy 8.1</b> When preparing local strategic plans, be consistent with and adopt the principles outlined in the draft State-wide Natural Hazards package.	Not considered to be inconsistent.
<b>Strategy 8.2</b> Where significant risk from natural hazard is known or presumed, complete or update hazard strategies to inform new land use strategies and consult with emergency service providers and local emergency management committees.	No significant risk.
<b>Strategy 8.3</b> Where naturally occurring asbestos occurs, councils are encouraged to map the extent of asbestos and develop an asbestos policy to manage associated risks.	Not relevant.
<b>Strategy 8.4</b> Use local strategic planning and local plans to adapt to climate change and reduce exposure to natural hazards by: <ul style="list-style-type: none"> <li>taking a risk-based-approach to determining natural hazard risk in local strategic planning by using the best available science in consultation with the NSW Government, emergency</li> </ul>	The site is not affected by natural hazards.



**Table 2: Draft New England North West Regional Plan 2041**

OBJECTIVES & APPLICABLE STRATEGIES	Planning Proposal response – is the Proposal consistent with the Strategy?
	COMMENTS
<p>service providers, local emergency management committees and bush fire risk management committees</p> <ul style="list-style-type: none"> <li>• locating development away from areas of known high bushfire risk and flood risk to reduce the community's exposure to natural hazards</li> <li>• identifying industries and locations that would be negatively impacted as a result of climate change and natural hazards and preparing strategies to mitigate negative impacts and identify new paths for growth</li> <li>• considering changes to flood hazards resulting from major infrastructure projects (such as Inland Rail and other significant road upgrades) on existing and future land use, flood mitigation options, feasibility studies and updates to floodplain risk management plans</li> <li>• preparing, reviewing and implementing flood risk management plans in existing and new growth areas to improve community resilience to the impacts of flooding and to enable flood constraints to be incorporated into planning processes early for future development.</li> </ul>	
<p><b>Strategy 8.5</b> Reduce the compounded risks of heat more thoroughly, and mitigate these through passive urban design, improved thermal performance and building resilience actions (e.g. minimum standard of building thermal performance without active cooling to mitigate risk to health of occupants in event of heatwave and power/infrastructure failure).</p>	Not relevant.
<p><b>Strategy 8.6</b> Resilience and adaptation plans should consider opportunities to:</p> <ul style="list-style-type: none"> <li>• encourage sustainable and resilient building design and materials including the use of renewable energy</li> <li>• promote economic diversity and prosperity, improving liveability and strengthening the</li> </ul>	Not relevant.

**Table 2: Draft New England North West Regional Plan 2041**

OBJECTIVES & APPLICABLE STRATEGIES	Planning Proposal response – is the Proposal consistent with the Strategy?
	COMMENTS
<p>health, wellbeing and social cohesion of a place</p> <ul style="list-style-type: none"> <li>integrate emergency management and recovery needs into new and existing urban areas including evacuation planning, safe access and egress for emergency services personnel, buffer areas, building back better, whole-of-life cycle maintenance and operation costs for critical infrastructure for emergency management</li> <li>recognise the benefits of social connectivity and social cohesion to community resilience.</li> </ul>	
<b>OBJECTIVE 9: Lead renewable energy technology and investment</b>	
<p><b>Strategy 9.1</b> When developing strategic plans, the Department of Planning, Industry and Environment, and councils, should:</p> <ul style="list-style-type: none"> <li>accelerate development of the New England REZ and the Queensland to NSW Interconnector</li> <li>support the development of renewable energy storage options and distributed energy systems that are located close to their point of use</li> <li>support effective early community consultation.</li> </ul>	Not relevant.
<p><b>Strategy 9.2</b> When reviewing LEPs and local strategic planning statements:</p> <ul style="list-style-type: none"> <li>ensure current land use zones encourage and promote new renewable energy infrastructure</li> <li>identify and mitigate impacts on views, local character and heritage where appropriate</li> <li>undertake detailed hazard studies</li> <li>encourage energy efficient buildings and use of buildings materials which have been</li> </ul>	Not relevant.

Table 2: Draft New England North West Regional Plan 2041	
OBJECTIVES & APPLICABLE STRATEGIES	Planning Proposal response – is the Proposal consistent with the Strategy?
	COMMENTS
manufactured by some degree of renewable energy.	
<b>OBJECTIVE 10: Support a circular economy</b>	
<b>Strategy 10.1</b> Support the development of circular economy, hubs, infrastructure and activities.	Not relevant.
<b>Strategy 10.2</b> Use strategic planning and waste management strategies to support a circular economy, including dealing with waste from natural disasters and opportunities for new industry specialisations.	Not relevant.
<b>OBJECTIVE 11: Sustainably manage and conserve water resources</b>	
<b>Strategy 11.1</b> Water for communities is essential for their health and prosperity. Strategic planning and local plans should consider opportunities to: <ul style="list-style-type: none"> <li>consider water quality and supply issues and opportunities throughout the planning process</li> <li>locate, design, construct and manage new developments to minimise impacts on water catchments, including downstream impacts and groundwater resources</li> <li>encourage the reuse of water in new development, for urban greening and for irrigation purposes</li> <li>improve provision for stormwater management and water sensitive urban design</li> <li>ensure sustainable development of higher-water use industries by supporting more efficient water use and reuse, and in locations where water can be accessed without significantly impacting on other water users or the environment</li> </ul>	Not relevant.

<b>Table 2: Draft New England North West Regional Plan 2041</b>	
<b>OBJECTIVES &amp; APPLICABLE STRATEGIES</b>	<b>Planning Proposal response – is the Proposal consistent with the Strategy?</b>
	<b>COMMENTS</b>
<ul style="list-style-type: none"> <li>identify and protect drinking water catchments and storages in strategic planning and local plans.</li> </ul>	
<b>Strategy 11.2</b> Adopt an integrated approach to water cycle management across the region that considers climate change, water security, sustainable demand and growth, and the natural environment.	Not relevant.
<b>Strategy 11.3</b> Councils should investigate options for water management through innovation including encouraging water efficiency and whole-of-cycle-water-management to be integral parts of future developments and public realm improvements.	Not relevant.
<b>OBJECTIVE 12: Protect regional biodiversity and areas of High Environmental Value</b>	
<b>Strategy 12.1</b> Protect, maintain and restore important environmental assets in strategic planning and local plans by: <ul style="list-style-type: none"> <li>focusing land-use intensification away from HEV land and implementing the ‘avoid, minimise and offset’ hierarchy in strategic plans, local environmental plans and planning proposals.</li> <li>updating existing biodiversity mapping with new mapping in local environmental plans</li> <li>identifying HEV land at planning proposal stage through site investigation</li> <li>applying appropriate environmental zones to HEV land identified through site investigation at planning proposal stage.</li> </ul>	Not relevant.
<b>Strategy 12.2</b> Support the Biodiversity Conservation Trust in delivering private land conservation programs	Not relevant.

<b>Table 2: Draft New England North West Regional Plan 2041</b>	
<b>OBJECTIVES &amp; APPLICABLE STRATEGIES</b>	<b>Planning Proposal response – is the Proposal consistent with the Strategy?</b>
	<b>COMMENTS</b>
<p>by:</p> <ul style="list-style-type: none"> <li>educating landholders on conservation outcomes and financial opportunities available through conservation agreements on private land</li> <li>encouraging and supporting landholders to participate in private land conservation</li> <li>encouraging landholders to prioritise investment in biodiversity corridors and linkages.</li> </ul>	
<p><b>Strategy 12.3</b> Protect, maintain and enhance HEV on public land by assessing council managed land for the presence of HEV to identify land suitable for conservation agreements.</p>	Not relevant.
<p><b>Strategy 12.4</b> Consider the needs of climate refugia for threatened species and other key species in strategic planning including biodiversity and conservation planning.</p>	Not relevant.
<p><b>Strategy 12.5</b> Councils should preserve, enhance and link existing and potential biodiversity corridors across the region and avoid further fragmentation of these linkages, by:</p> <ul style="list-style-type: none"> <li>including biodiversity corridor mapping in LEPs as a map overlay with associated clause</li> <li>identifying land with connectivity values and opportunities for landholders to voluntarily participate in corridor enhancement/ active rehabilitation/ restoration projects that strengthen and enhance regional connectivity</li> <li>review land zonings on land where there are opportunities to protect high priority corridor areas.</li> </ul>	Not relevant.
<p><b>Strategy 12.6</b> Strategic planning and local plans should consider opportunities to:</p>	Not relevant.

**Table 2: Draft New England North West Regional Plan 2041**

OBJECTIVES & APPLICABLE STRATEGIES	Planning Proposal response – is the Proposal consistent with the Strategy?
	COMMENTS
<ul style="list-style-type: none"> <li>• use available TSR mapping and categorisation methods to identify potential biodiversity corridors and linkages in the local landscape</li> <li>• establish relevant partnerships with LALCs and other councils to protect and manage TSRs</li> <li>• include TSRs in biodiversity corridor mapping in LEPs.</li> </ul>	
<p><b>Strategy 12.7</b> Protect biodiversity values in urban release areas. Strategic planning and local plans should consider opportunities to:</p> <ul style="list-style-type: none"> <li>• incorporate validated and up-to-date environmental data</li> <li>• encourage biodiversity certification by councils at the precinct scale for high growth areas and by individual landholders at the site scale, where appropriate</li> <li>• focus land use intensification away from areas of identified HEV and protect HEV with planning controls</li> <li>• use buffers to separate or manage incompatible land uses and thereby minimise impacts on biodiversity.</li> </ul>	Not relevant.
<b>Part 4 Housing and place</b>	
<b>OBJECTIVE 13: Provide well located housing options to meet demand</b>	
<p><b>Strategy 13.1</b> Where a council chooses to prepare a local housing strategy, it is to be consistent with the Local Housing Strategy Guideline.</p>	Not relevant.
<p><b>Strategy 13.2</b> Ensure local plans encourage and facilitate a range of housing options in well located areas to accommodate the projected household change.</p>	Not relevant.

<b>Table 2: Draft New England North West Regional Plan 2041</b>	
<b>OBJECTIVES &amp; APPLICABLE STRATEGIES</b>	<b>Planning Proposal response – is the Proposal consistent with the Strategy?</b>
	<b>COMMENTS</b>
<b>Strategy 13.3</b> Only approve rural residential housing on land which has been approved in a strategy endorsed by the Department of Planning, Industry and Environment	Not relevant.
<b>OBJECTIVE 14: Provide more affordable and low cost housing</b>	
<b>Strategy 14.1</b> Assess the potential to renew social housing to increase and diversify social housing stock.	Not relevant.
<b>OBJECTIVE 15: Understand, respect and integrate Aboriginal culture and heritage</b>	
<b>Strategy 15.1</b> Consider applying dual names to important places, features or local infrastructure.	Not relevant.
<b>OBJECTIVE 16: Support the aspirations of Aboriginal people and communities in local planning</b>	
<b>Strategy 16.1</b> Provide opportunities for the region's LALCs to interact with and utilise the NSW planning system and the planning pathways available to achieve development aspirations.	Not relevant.
<b>OBJECTIVE 17: Celebrate local character</b>	
<b>Strategy 17.1</b> Ensure strategic planning and local plans recognise and enhance local character through use of local character statements in local plans and in accordance with the NSW Government's Local Character and Place Guideline.	Not relevant.
<b>Strategy 17.2</b> Celebrate buildings of local heritage significance by	Not relevant.

**Table 2: Draft New England North West Regional Plan 2041**

OBJECTIVES & APPLICABLE STRATEGIES	Planning Proposal response – is the Proposal consistent with the Strategy?
	COMMENTS
<ul style="list-style-type: none"> <li>retaining the existing use where possible</li> <li>establishing a common understanding of appropriate reuses</li> <li>exploring history and significance</li> <li>considering temporary uses</li> <li>designing for future change of use options</li> </ul>	
<b>OBJECTIVE 18: Public spaces and green infrastructure support connected and healthy communities</b>	
<b>Strategy 18.1</b> Encourage councils to undertake public space needs analysis and develop public space infrastructure strategies for improving access and quality of all public space to meet community need. This could include: <ul style="list-style-type: none"> <li>drawing on community feedback to identify the quantity, quality and the type of public space required</li> <li>prioritising the delivery of new and improved quality public space to areas of most need</li> <li>considering the needs of future and changing populations (i.e. influx or decline of residents, ageing populations, decreasing household size etc.)</li> <li>identifying walkable connectivity improvements and quality access requirements to encourage use and enjoyment of existing infrastructure.</li> </ul>	Not relevant.
<b>Strategy 18.2</b> Public space improvements should consider the local conditions.	Not relevant.
<b>Strategy 18.3</b> Encourage the use of council owned land for temporary community events and creative practices by reviewing development controls so that applications are straight forward.	Not relevant.



<b>Table 2: Draft New England North West Regional Plan 2041</b>	
<b>OBJECTIVES &amp; APPLICABLE STRATEGIES</b>	<b>Planning Proposal response – is the Proposal consistent with the Strategy?</b>
	<b>COMMENTS</b>
<b>Strategy 18.4</b> Increase urban tree canopy cover across the public and private domain by strategically planting on streets and open spaces, and reviewing development controls for private land.	Not relevant.
<b>Strategy 18.5</b> Local environmental plan amendments that propose to reclassify public open space must consider the following: <ul style="list-style-type: none"> <li>the role or potential role of the land within the open space network</li> <li>how the reclassification is strategically supported by local strategies such as open space or asset rationalisation strategies</li> <li>where land sales are proposed, details of how sale of land proceeds will be managed</li> <li>the net benefit or net gain to open space.</li> </ul>	Not relevant.
<b>Part 5 Connected and accessible</b>	
<b>OBJECTIVE 19: Leverage new and upgraded infrastructure</b>	
<b>Strategy 19.1</b> Apply zoning and development controls to: <ul style="list-style-type: none"> <li>support the operation of Inland Rail and minimise land use conflicts which could limit network capacity.</li> <li>capitalise on growth opportunities that arise outside the SAP boundaries.</li> </ul>	Not relevant.
<b>Strategy 20.1</b> Optimise the efficiency and effectiveness of the freight network by: <ul style="list-style-type: none"> <li>protecting, maintaining and improving the existing and emerging freight transport network</li> </ul>	Not relevant.

<b>Table 2: Draft New England North West Regional Plan 2041</b>	
<b>OBJECTIVES &amp; APPLICABLE STRATEGIES</b>	<b>Planning Proposal response – is the Proposal consistent with the Strategy?</b>
	<b>COMMENTS</b>
balancing land use conflict with the need to support efficient freight capacity.	
<b>Strategy 20.2</b> Support the operation of regional airports and aerodromes in local planning to: <ul style="list-style-type: none"> <li>• manage and protect airport and aerodrome land uses and airspace to support aviation operations (including regular public and private transport, air freight and medical services) and related business</li> <li>• limit the encroachment of incompatible development</li> <li>• identify and activate employment lands surrounding airports and aerodromes with flexible planning controls</li> <li>• provide for the future potential expansion of airports and aerodromes.</li> </ul>	Not relevant.
<b>OBJECTIVE 21: Improve active and public transport networks</b>	
<b>Strategy 21.1</b> Encourage active and public transport use by: <ul style="list-style-type: none"> <li>• prioritising pedestrian amenity within centres</li> <li>• providing a legible, connected and accessible network of pedestrian and cycling facilities</li> <li>• delivering accessible transit stops and increasing convenience at interchanges to serve an ageing customer</li> <li>• incorporating emerging anchors and commuting catchments in bus contract renewals</li> <li>• integrating the active transport network with public transport facilities.</li> </ul>	The PP is consistent with the Plan as it will reinforce the centre and bus route.
<b>OBJECTIVE 22: Utilise emerging transport technology</b>	
<b>Strategy 22.2</b>	Not relevant.

<b>Table 2: Draft New England North West Regional Plan 2041</b>	
<b>OBJECTIVES &amp; APPLICABLE STRATEGIES</b>	<b>Planning Proposal response – is the Proposal consistent with the Strategy?</b>
	<b>COMMENTS</b>
Consider how smart technology can improve planning processes including community engagement and information sharing.	
<b>Local Government Narratives</b>	
Deliver a variety of housing options in Armidale and promote development that contributes to the unique character of Ben Lomond, Black Mountain, Guyra, Ebor, Hillgrove, Llangothlin and Wollomombi	Not relevant.
Foster the growth of knowledge-based services, high-order education services and health-related industries in Armidale CBD and around the Armidale Rural Referral Hospital and University of New England	Not relevant.
Armidale Regional Airport as an opportunity for year-round tourism and a hub for state emergency services	Not relevant.
Support the development of employment lands such as the Airport Business Park and Acacia Park	Not relevant.
Using NBN fibre to the premises to grow businesses	Not relevant.
Support the sustainable and effective management of water resources to enable drought-proofing	Not relevant.
Encourage diversification in agriculture, horticulture and agribusiness to grow these sectors and harness domestic and international opportunities	Not relevant.
Support the New England Regional Arts Museum and other arts organisations to position the LGA as a recognised arts and cultural centre in regional Australia	Not relevant.
Implement place-based planning principles to build more liveable communities for residents	Not relevant.

**Table 2: Draft New England North West Regional Plan 2041**

OBJECTIVES & APPLICABLE STRATEGIES	Planning Proposal response – is the Proposal consistent with the Strategy?
	COMMENTS
Leverage the proposed REZ and to identify and promote wind, solar and other renewable energy production opportunities.	Not relevant.

## Planning for the future of retail | Discussion Paper

The DPE prepared the *Planning for the future of retail | Discussion Paper* (NSW Department of Planning & Environment, 2018). It "... describes how the NSW planning system could address the State's increasingly dynamic retail sector (NSW Department of Planning & Environment, 2018)". The Discussion Paper provides three directions for modernising the retail planning framework and achieving the right balance of customer and community amenity. Each of these is addressed below in relation to the PP.

**Table 3: Directions**

Direction	PP Response
<b>Direction 1: Better local strategic planning for retail</b>	
<p>Retail planning will place greater emphasis on strategic planning and local place-based outcomes to guide retail land use objectives and decisions. In practice, this could mean:</p> <ul style="list-style-type: none"> <li>Establishing long-term place based outcomes for retail at the local level consistent with local strategic planning statements.</li> <li>Updating local retail strategies to reflect current and future trends in the retail sector and the implications these have for floor space requirements and other planning considerations such as accessibility.</li> <li>Aligning strategic narrative and statutory planning controls.</li> </ul>	<p>Council's LSPS has longer term intentions to carry out a local retail strategy. This PP intends to provide an interim solution to regularise the existing uses that have been carried out on the site since it was initially developed in the 1960s. The PP will limit the scale of the use to ensure in the interim it does not detract from the integrity of the town centre whilst providing some certainty for continued use and investment into the site.</p>
<b>Direction 2: A modern approach to retail development that reflects a range of retail formats in centres</b>	
<p>While most retail will remain well-suited to traditional centre-based development, retail is an important activity in other locations. The emergence of retail clusters in some locations will require an appropriate strategic planning and infrastructure response. In practice this could mean:</p> <ul style="list-style-type: none"> <li>Transitioning clusters of retail into an emerging centre in accordance with principles of planning for centre development.</li> <li>Ensuring appropriate levels of investment in infrastructure, accessibility and amenity are commensurate with the development of an emerging centre.</li> <li>Renewing main streets through greater coordination and targeting of investment in social and cultural infrastructure to help support local place-making, tourism and cohesion, particularly for regional towns.</li> <li>Providing guidance to support councils in planning for retail.</li> </ul>	<p>The PP intends to regularise the existing uses that have been carried out on the site since it was initially developed in the 1960, and within an existing retail cluster/hub as outlined in the <b>Site Context</b> section.</p> <p>Being an existing development and being within an existing retail cluster/hub, the site is considered to have adequate existing infrastructure.</p> <p>The PP will provide for renewal of the existing hub through providing certainty in land use permissibility to enable investment into the redevelopment of the site in order to modernise the existing building.</p>

**Table 3: Directions**

Direction	PP Response
<b>Direction 3: Adaptability and certainty for retail</b>	
<p>A greater emphasis on strategic planning for controlling retail land use outcomes will need to be matched with changes to the current statutory controls, many of which are complicated and burdensome. In practice this could mean:</p> <ul style="list-style-type: none"> <li>Controlling permissibility by setting open zones.</li> <li>Establishing a retail innovation provision to allow a proposal that involves an undefined or prohibited use to be evaluated and potentially permitted.</li> <li>In the longer term, introducing a strategic plan aligned zoning framework as part of a comprehensive review of all zones.</li> </ul>	Not relevant to this PP.

### **Integrating Land Use and Transport**

*Integrating Land Use And Transport | The Right Place for Business and Services — Planning policy* “aims to encourage a network of vibrant, accessible mixed use centres which are closely aligned with and accessible by public transport, walking and cycling” (NSW Department of Urban Affairs and Planning, 2001). Whilst the policy is more focussed on the development assessment stage of the planning process, the principles are applicable to PPs. The policy considerations are outlined below in relation to the PP.

**Table 4: Policy Considerations**

Direction	PP Response
<b>Objectives</b>	
<ul style="list-style-type: none"> <li>locate trip-generating development which provides important services in places that: <ul style="list-style-type: none"> <li>help reduce reliance on cars and moderate the demand for car travel</li> <li>encourage multi-purpose trips</li> <li>encourage people to travel on public transport, walk or cycle</li> <li>provide people with equitable and efficient access</li> </ul> </li> </ul>	<p>Rusden Street and other surrounding streets form part of the local bus network (refer <b>Attachment 3</b>).</p> <p>The site is located within a cluster/hub of retail uses. It is also located adjacent to an existing school and in close proximity to the hospital precinct. The site and surrounds are interconnected by footpath infrastructure.</p> <p>The site is therefore located in an accessible area to all forms of transport.</p>
<ul style="list-style-type: none"> <li>minimise dispersed trip-generating development that can only be accessed by cars</li> </ul>	
<ul style="list-style-type: none"> <li>ensure that a network of viable, mixed use centres closely aligned with the public transport system accommodates and creates opportunities for business growth and service delivery</li> </ul>	

**Table 4: Policy Considerations**

Direction	PP Response
<ul style="list-style-type: none"><li>• protect and maximise community investment in centres, and in transport infrastructure and facilities</li></ul>	The PP will reinforce the existing retail hub, thus encouraging investment in the hub.
<ul style="list-style-type: none"><li>• encourage continuing private and public investment in centres, and ensure that they are well designed, managed and maintained</li></ul>	
<ul style="list-style-type: none"><li>• foster growth, competition, innovation and investment confidence in centres, especially in the retail and entertainment sectors, through consistent and responsive decision making.</li></ul>	
Structure	
<ul style="list-style-type: none"><li>• <b>The right location</b> — locating trip-generating activities and development in places that optimise accessibility, limit the demand for travel, encourage and facilitate public transport use, and reduce car travel and reliance on cars</li></ul>	The PP site is accessible by all forms of transport, including for pedestrians, cyclists, public transport and private motor vehicles. It is located within a permeable and interconnected road and footpath network, making it easily accessible.
<ul style="list-style-type: none"><li>• <b>The right centre</b> — supporting a viable network of mixed use centres of a variety of sizes and functions to accommodate activities and services, foster the greater use of public transport, walking and cycling, and encourage multi-purpose trips</li></ul>	The site is located in an area with a cluster of non-residential uses as well as being in a wider residential based area. The site has and, with this PP, will enable such development to lawfully continue to serve the needs of its local community.

**Q4. Is the planning proposal consistent with a Council's local strategy or other local strategic plan?****Armidale Local Strategic Planning Statement: A Plan for 2040**

The Armidale Regional LSPS:

- Provides a 20 year land use vision for the Armidale Regional Council Local Government Area;
- Directs where further investigations are to be undertaken to identify how future growth and change will be managed;
- Identifies where further strategic land use planning is required; and
- Explains how the planning priorities and related actions will be implemented.

The LSPS vision is:

*The Armidale Regional Council local government area is an exemplary sustainable region of New England, defined by its rich agricultural lands and its attractive natural environment, complemented by a series of well serviced interconnected communities, with the city of Armidale as the regional hub.*

*The Armidale area offers a positive, healthy and vibrant country lifestyle. Its identity is founded on its diverse economy, cultural heritage, civic and educational institutions and strong sense of community (Armidale Regional Council, 2020).*

The Armidale Regional Local Strategic Planning Statement aims to meet the community's future social, economic and environmental needs by addressing important strategic land use planning and development issues. The LSPS identifies priorities for the Armidale Regional Local Government Area that will support and

develop the local identity, values and opportunities. It will shape the land use over time and the development standards we use. Immediate, short, medium and long term actions have been developed as part of the LSPS to help deliver on these priorities and the vision for the future.

**Table 2** below summarises the directions of the LSPS, provides comment on the directions and actions of the Plan that are directly relevant to the Planning Proposal, and indicates whether the Proposal is considered to be consistent or inconsistent with the LSPS.



**Table 5: Armidale Local Strategic Planning Statement: A Plan for 2040**

DIRECTIONS & APPLICABLE ACTIONS	TIMEFRAME OF IMPLEMENTATION	Planning Proposal response – is the Proposal consistent with the Strategy?
		COMMENTS
Theme 1. Community		
1a) Population Growth		
i) Endorse the NSW Population Projections as the basis for all Council strategic planning activities.	Immediate: 2020	Not relevant.
ii) Use the current version of the NSW Population Projections as the basis for all Council strategic planning activities.	Ongoing	Not relevant.
1b) Settlement Network		
i) Prepare a place-based strategy to guide future growth and development of each of the following villages and immediate surrounds consistent with the desired future character of the relevant village: a) Ben Lomond; b) Black Mountain; c) Ebor; d) Hillgrove; and e) Wollomombi.	Immediate: 2020/21	Not relevant.
ii) Prepare a place-based strategy to guide future growth and development of Guyra and immediate surrounds consistent with the desired future character of the centre.	Immediate: 2021/22	Not relevant.
iii) Prepare a place-based strategy to guide future growth and development of Armidale and immediate surrounds consistent with “regional city” status.	Immediate: 2022/23	Not relevant.
iv) Review and amend the merged LEP in response to the above-mentioned strategy findings.	Subject to related strategy timing.	Not relevant.
1c) Land for Housing		
i) Undertake such studies as are required to: a) identify land required and suitable for residential and	Short-term	Not relevant.

**Table 5: Armidale Local Strategic Planning Statement: A Plan for 2040**

DIRECTIONS & APPLICABLE ACTIONS	TIMEFRAME OF IMPLEMENTATION	Planning Proposal response – is the Proposal consistent with the Strategy?
		COMMENTS
related purposes within and/or as a logical extension to existing settlements; and b) address the related land use planning implications.		
ii) Review and amend the merged LEP, in response to the above-mentioned study outcomes, to: a) allow development of land identified as being required and suitable for residential and related purposes.	Subject to related study timing.	Not relevant.
<b>1d) Housing Options</b>		
i) Undertake such studies as are required to: a) identify housing options designed to respond to existing and projected future community needs; and b) address the related land use planning implications.	Short-term	Not relevant.
ii) Review and amend the merged LEP, in response to the above-mentioned study outcomes, to: a) allow the development of housing options identified as being required to meet existing and projected future community needs.	Subject to related study timing.	Not relevant.
<b>Theme 2. Economy</b>		
<b>2a) Armidale CBD</b>		
i) Undertake such studies as are required to: a) identify opportunities to facilitate revitalisation of the Armidale central business district consistent with “regional city” status; and b) address the related land use planning implications.	Short-term	Not relevant.

**Table 5: Armidale Local Strategic Planning Statement: A Plan for 2040**

DIRECTIONS & APPLICABLE ACTIONS	TIMEFRAME OF IMPLEMENTATION	Planning Proposal response – is the Proposal consistent with the Strategy?
		COMMENTS
ii) Review and amend the merged LEP, subject to the above-mentioned study outcomes to: (a) allow development designed to revitalise the Armidale central business district.	Subject to related study timing.	Not relevant.
<b>2b) Agricultural Land</b>		
i) Undertake such studies as are required to: a) identify areas of important or potentially important agricultural land; and b) address the related land use planning implications.	Short-term	Not relevant.
ii) Review and amend the merged LEP, as soon as practicable and/or in response to the above-mentioned study outcomes, to: a) protect areas identified as being important or potentially important agricultural land; and b) require development proponents to address important agricultural land values in areas containing or potentially containing such values.	2021+	Not relevant.
<b>2c) Agribusiness</b>		
i) Undertake such studies as are required to: a) identify opportunities to develop agribusiness and related facilities, and the appropriate circumstances for such development; and b) address the related land use planning implications.	Short-term	Not relevant.
ii) Review and amend the merged LEP, in response to the above-mentioned study outcomes, to:	Subject to related study timing.	Not relevant.

**Table 5: Armidale Local Strategic Planning Statement: A Plan for 2040**

DIRECTIONS & APPLICABLE ACTIONS	TIMEFRAME OF IMPLEMENTATION	Planning Proposal response – is the Proposal consistent with the Strategy?
		COMMENTS
a) allow the development of agribusiness and related activities under the defined circumstances.		
<b>2d) Employment Land</b>		
i) Undertake such studies as are required to: a) identify land required and suitable for commercial or industrial and related purposes to support diversification of the local economy; and b) address the related land use planning implications.	Short-term	May form part of these future studies.
ii) Review and amend the merged LEP, in response to the above-mentioned study outcomes, to: (a) allow development of land identified as being required and suitable for commercial or industrial and related purposes.	Subject to related study timing.	May form part of these future studies.
<b>2e) Tourism Facilities</b>		
i) Undertake such studies as are required to: a) identify opportunities to develop tourism and related facilities, and the appropriate circumstances for such development; and b) address the related land use planning implications.	Medium-term	Not relevant.
ii) Review and amend the merged LEP, subject to the above-mentioned study outcomes, to: a) allow the development of tourism and related facilities under the defined circumstances.	Subject to related study timing.	Not relevant.
<b>Theme 3. Infrastructure</b>		

**Table 5: Armidale Local Strategic Planning Statement: A Plan for 2040**

DIRECTIONS & APPLICABLE ACTIONS	TIMEFRAME OF IMPLEMENTATION	Planning Proposal response – is the Proposal consistent with the Strategy?
		COMMENTS
<b>3a) Infrastructure</b>		
i) Undertake such studies as are required to: a) identify existing and likely future infrastructure requirements to achieve desired standards of service and to service projected growth and related development; and b) address the related land use planning implications.	Short-term	Not relevant.
ii) Review and amend the merged LEP, as soon as practicable and/or in response to the above-mentioned study outcomes, to: a) facilitate the delivery of infrastructure to achieve desired standards of service and to service projected growth and related development; and b) require development proponents to address infrastructure requirements.	Subject to related study timing.	Not relevant.
<b>3b) Transport Corridors</b>		
i) Undertake such studies as are required to: a) identify the existing and likely future operational requirements of major transport corridors and related infrastructure; and b) address the related land use planning implications.	Medium-term	Not relevant.
ii) Review and amended the merged LEP, as soon as practicable and/or in response to the above-mentioned study outcomes, to: a) protect the operation of major transport corridors,	2021+	Not relevant.

**Table 5: Armidale Local Strategic Planning Statement: A Plan for 2040**

DIRECTIONS & APPLICABLE ACTIONS	TIMEFRAME OF IMPLEMENTATION	Planning Proposal response – is the Proposal consistent with the Strategy?
		COMMENTS
<p>including related infrastructure; and</p> <p>b) require development proponents to address major transport corridor operational requirements in areas impacting or potentially impacting such requirements.</p>		
<b>3c) Regional Airport</b>		
<p>i) Undertake such studies as are required to:</p> <p>a) identify the existing and likely future operational requirements of Armidale Regional Airport; and</p> <p>b) address the related land use planning implications.</p>	Short-term	Not relevant.
<p>ii) Review and amend the merged LEP, as soon as practicable and/or in response to the above-mentioned study outcomes, to:</p> <p>a) facilitate and protect the operation of Armidale Regional Airport; and</p> <p>b) require development proponents to address Armidale Regional Airport operational requirements in areas impacting or potentially impacting such requirements.</p>	2021+	Not relevant.
<b>3d) Armidale Hospital</b>		
<p>i) Undertake such studies as are required to:</p> <p>a) identify whether opportunities exist to cluster development related to the Armidale Rural Referral Hospital near the Hospital site, and if so, under what circumstances; and</p> <p>b) address the related land use planning implications.</p>	Medium-term	Not relevant.

**Table 5: Armidale Local Strategic Planning Statement: A Plan for 2040**

DIRECTIONS & APPLICABLE ACTIONS	TIMEFRAME OF IMPLEMENTATION	Planning Proposal response – is the Proposal consistent with the Strategy?
		COMMENTS
ii) Review and amend the merged LEP, subject to the above-mentioned study outcomes, to: <ul style="list-style-type: none"> <li>a) allow the clustering of related development near the Armidale Rural Referral Hospital site under the defined circumstances.</li> </ul>	Subject to related study timing.	Not relevant.
<b>3e) Education Facilities</b>		
i) Undertake such studies as are required to: <ul style="list-style-type: none"> <li>a) identify opportunities to develop education and related facilities, and the appropriate circumstances for such development; and</li> <li>b) address the related land use planning implications.</li> </ul>	Medium-term	Not relevant.
ii) Review and amend the merged LEP, subject to the above-mentioned study outcomes, to: <ul style="list-style-type: none"> <li>a) allow the development of education and related facilities under the defined circumstances.</li> </ul>	Subject to related study timing.	Not relevant.
<b>3f) Facilities for Arts and Culture</b>		
i) Undertake such studies as are required to: <ul style="list-style-type: none"> <li>a) identify opportunities to develop facilities that promote arts and culture, and the appropriate circumstances for such development; and</li> <li>b) address the related land use planning implications.</li> </ul>	Medium-term	Not relevant.
ii) Review and amend the merged LEP, subject to the above-mentioned study outcomes, to: <ul style="list-style-type: none"> <li>a) allow the development of facilities that promote arts</li> </ul>	Subject to related study timing.	Not relevant.

**Table 5: Armidale Local Strategic Planning Statement: A Plan for 2040**

DIRECTIONS & APPLICABLE ACTIONS	TIMEFRAME OF IMPLEMENTATION	Planning Proposal response – is the Proposal consistent with the Strategy?
		COMMENTS
and culture under the defined circumstances.		
<b>3g) Open Space and Recreation</b>		
i) Undertake such studies as are required to: <ul style="list-style-type: none"> <li>a) identify opportunities to develop open space and recreation facilities, and the appropriate circumstances for such development; and</li> <li>b) address the related land use planning implications.</li> </ul>	Medium-term	Not relevant.
ii) Review and amend the merged LEP, subject to the above-mentioned study outcomes, to: <ul style="list-style-type: none"> <li>a) allow the development of open space and recreation facilities under the defined circumstances; and</li> <li>b) facilitate the development of the open space network.</li> </ul>	Subject to related study timing.	Not relevant.
<b>3h) Renewable Energy</b>		
i) Undertake such studies as are required to: <ul style="list-style-type: none"> <li>a) identify whether opportunities exist to develop renewable energy production facilities, and if so, under what circumstances; and</li> <li>b) address the related land use planning implications.</li> </ul>	Medium-term	Not relevant.
ii) Review and amend the merged LEP, subject to the above-mentioned study outcomes, to: <ul style="list-style-type: none"> <li>a) allow the development of renewable energy production facilities under the defined circumstances.</li> </ul>	Subject to related study timing.	Not relevant.
<b>Theme 4. Environment</b>		



**Table 5: Armidale Local Strategic Planning Statement: A Plan for 2040**

DIRECTIONS & APPLICABLE ACTIONS	TIMEFRAME OF IMPLEMENTATION	Planning Proposal response – is the Proposal consistent with the Strategy?
		COMMENTS
<b>4a) Natural Environment</b>		
i) Undertake such studies as are required to: a) identify areas of high or potential high natural environmental value; and b) address the related land use planning implications.	Short-term	Not relevant.
ii) Review and amend the merged LEP, as soon as practicable and/or in response to the above-mentioned study outcomes, to: a) protect areas identified as being of high or potentially high natural environmental value; and b) require development proponents to address natural environmental values in areas containing or potentially containing such values.	2021+	Not relevant.
<b>4b) Cultural Heritage</b>		
i) Undertake such studies as are required to: a) identify sites or potential sites of cultural heritage value; and b) address the related land use planning implications.	Short-term	Not relevant.
ii) Review and amend the merged LEP, as soon as practicable and/or in response to the above-mentioned study outcomes, to: a) protect sites identified as being of cultural heritage or potential cultural heritage value; and b) require development proponents to address cultural heritage values on sites containing or potentially	2021+	Not relevant.

**Table 5: Armidale Local Strategic Planning Statement: A Plan for 2040**

DIRECTIONS & APPLICABLE ACTIONS	TIMEFRAME OF IMPLEMENTATION	Planning Proposal response – is the Proposal consistent with the Strategy?
		COMMENTS
containing such values.		
<b>4c) Natural Hazards</b>		
i) Undertake such studies as are required to: a) identify areas impacted or potentially impacted by natural hazards, including flooding and bushfire; and b) address the related land use planning implications.	Short-term	Not relevant.
ii) Review and amend the merged LEP, as soon as practicable and/or in response to the above-mentioned study outcomes, to: a) restrict development in areas identified as being impacted or potentially impacted by natural hazards; and b) require development proponents to address natural hazards on sites / in areas impacted or potentially impacted by such hazards.	2021+	Not relevant.
<b>4d) Contaminated Land</b>		
i) Undertake such studies as are required to: a) identify sites impacted or potentially impacted by contamination; and b) address the related land use planning implications.	Short-term	Not relevant.
ii) Review and amend the merged LEP, as soon as practicable and/or in response to the above-mentioned study outcomes, to: a) manage development on sites identified as being	2021+	Not relevant.

**Table 5: Armidale Local Strategic Planning Statement: A Plan for 2040**

DIRECTIONS & APPLICABLE ACTIONS	TIMEFRAME OF IMPLEMENTATION	Planning Proposal response – is the Proposal consistent with the Strategy?
		COMMENTS
b) impacted or potentially impacted by contamination; and require development proponents to address contamination on sites impacted or potentially impacted by contamination.		

### **New England Development Strategy**

The *New England Development Strategy* (Worley Parsons, 2010) ('NEDS') was prepared for Armidale Dumaresq, Guyra Shire, Uralla Shire and Walcha Councils. The Strategy outlines key land use policies and principles for the four council areas and provided the planning context for the preparation of the Standard LEP Instruments for each local government area. The Strategy, which has a timeframe up to 2032, was adopted by the four councils and endorsed by the Director-General of the Department of Planning & Infrastructure.

The proposed PP is considered to be consistent with the NEDS. It will facilitate the lawful continuation of existing uses within the neighbourhood hub.

#### **Q5. Is the planning proposal consistent with applicable State Environmental Planning Policies?**

Consideration of each of the State Environmental Planning Policies (SEPPs) is provided in **Attachment 1**. There are none that have any provisions that are specifically applicable to the PP.

#### **Q6. Is the planning proposal consistent with applicable Ministerial Directions (section 9.1 directions)?**

The Ministerial Directions are considered in **Attachment 2**. The PP is not considered to be inconsistent with any of the Ministerial Directions.

### **Section C. Environmental, social, and economic impacts**

#### **Q7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?**

As shown on the mapping in **Attachment 4**,

- the site is not mapped as being on the Biodiversity Values Map
- The site is not mapped as containing native vegetation
- There are no threatened species mapped as recorded, by BioNet, as occurring on or near the site.

The site is highly modified through previous use of the site, as shown in **Plate 1** and **Plate 2**. It does not contain any significant or remnant vegetation. Based on this, it is not expected that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the PP.

#### **Q8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?**

There are no other likely environmental effects as a result of the PP.

#### **Q9. Has the planning proposal adequately addressed any social and economic effects?**

##### **Heritage**

A search of the State Heritage Inventory has revealed the site is not mapped as containing any items of non-Aboriginal heritage significance. An Aboriginal Heritage Information Management System (AHIMS) Search has identified that no items of Aboriginal heritage significance have been identified on the site (refer **Attachment 5**).

Based on the absence of items of heritage significance, it is not expected that the PP would impact on any items/areas of heritage significance.

##### **Estimate the number of jobs**

The PP will regularise the lawfulness of the existing retail use of the site. This will provide certainty for existing and future employment on the site.

**Identify the impact on existing social infrastructure**

Given the existing use of the site, the PP is not expected result in a measurable impact on existing social infrastructure.

**Identify the need for public open space or impacts on green infrastructure**

The PP is not expected to result in an increased need for public open space or green infrastructure.

**Identify the impact on existing retail centres**

The PP will regularise the lawfulness of the existing retail use of the site. This would reinforce the commercial hub that is located at the intersection of Rusden and Ohio Streets. It is expected to have an immeasurable impact on the Armidale CBD.

**Measures to mitigate any adverse social or economic impacts, where necessary, and whether additional studies are required**

Nil required.

**Public Benefits**

On balance of issues, the PP is expected to result in a net public benefit through the certainty it will provide in continued use of the site and services provided to the local community.

**Section D. State and Commonwealth interests**

**Q.10 Is there adequate public infrastructure for the planning proposal?**

The site has existing connections to reticulated potable water supply and sewerage infrastructure. The use is in existence on the site. Given this it is understood that site has access to adequate existing public infrastructure.

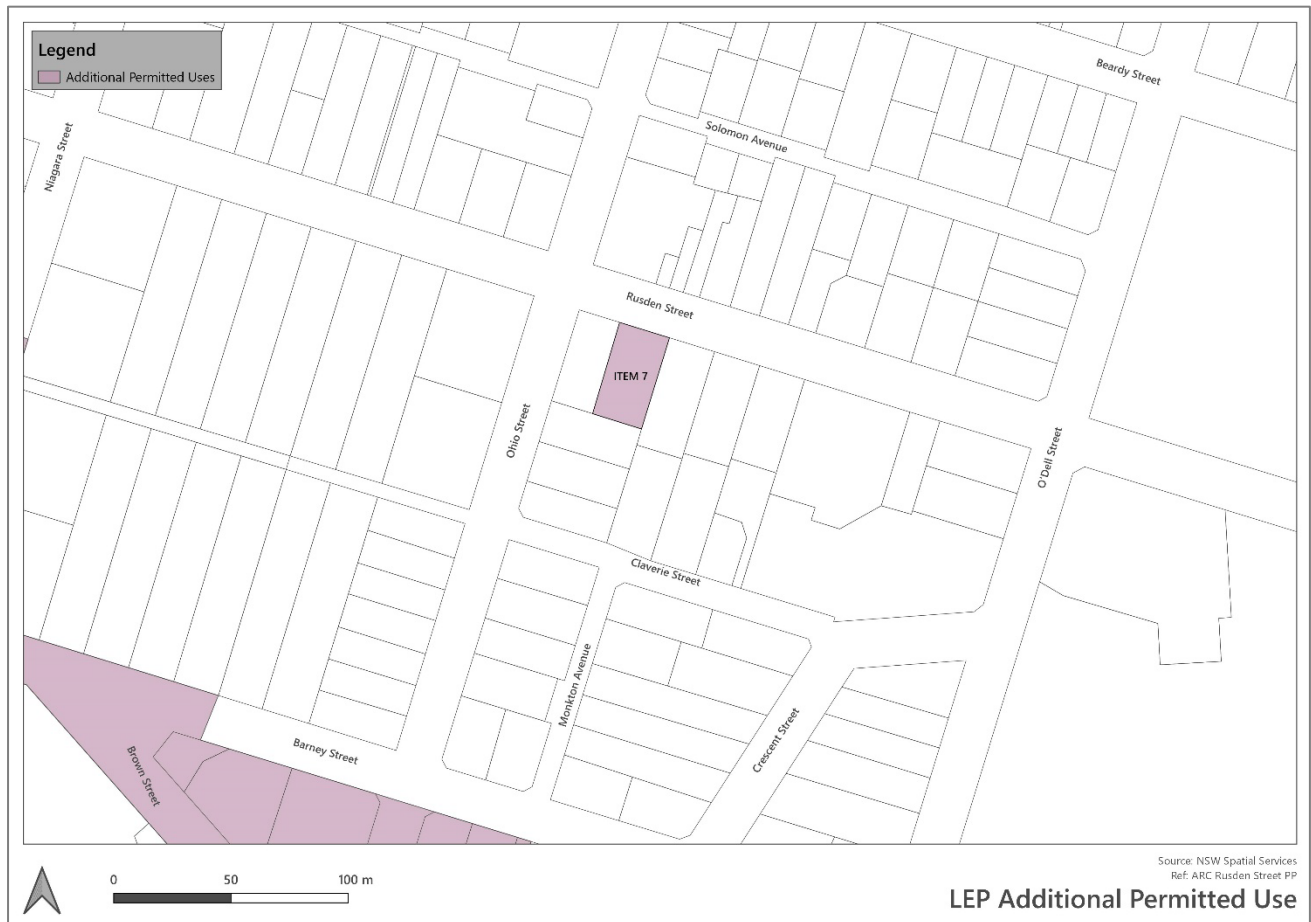
The site has direct access to Rusden Street, which is a two lane two way local street. The continued retail use of the site is not expected to result in exceedances of the capacity of the local network.

**Q.11 What are the views of State and Commonwealth Public Authorities consulted in accordance with the gateway determination?**

There are no State or Commonwealth Public Authorities deemed to be required to be consulted as part of this PP unless DPE determines otherwise.

## PART 4 – MAPPING

The LEP “Additional Permitted Uses Map – Sheet APU\_002AA” is to be amended to include the site as Item 7 as generally shown below. Council’s GIS Officer will finalise these in the standard technical format required by the Department prior to finalisation of the PP.



## **PART 5 – COMMUNITY CONSULTATION**

Preliminary consultation with DPE indicated the PP could be undertaken as a Basic Category which requires a maximum of 10 working days public exhibition.

Notification of the PP would be undertaken in the following manner:

- In a newspaper that circulates in the area affected by the PP
- On the Planning Portal
- On council's website
- In writing to affected and adjoining landowners.

## PART 6 – PROJECT TIMELINE

The anticipated project timeline for completion of the Planning Proposal is outlined in **Table 3**.

<i>Table 6: Project timeline</i>	
Task	Anticipated Timeframe
Date of Gateway Determination	TBA
Completion of technical information, studies if required	Not required
Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination)	Not required
Commencement and completion dates for public exhibition.	10 business days exhibition
Dates for public hearing if required.	Not required
Timeframe for the consideration of submissions	30 days
Timeframe for the consideration of the PP post exhibition	30 days
Date of submission to the Department to finalise the LEP.	TBA following council endorsement meeting
Anticipated date council will make the plan (if delegated).	TBA following council endorsement meeting
Anticipated date council will forward to the Department for notification.	TBA following council endorsement meeting



## REFERENCES

- Armidale Regional Council. (2020). *Local Strategic Planning Statement: A Plan for 2040*. Armidale: Armidale Regional Council.
- NSW Department of Planning & Environment. (2018). *Planning for the future of retail | Discussion Paper*. Sydney: DPE.
- NSW Department of Urban Affairs and Planning. (2001). *Integrating Land Use And Transport | The Right Place for Business and Services — Planning policy*. Sydney: NSW DUAP.
- NSW Government. (2022). *Historical Imagery*. Retrieved from Spatial Collaboration Portal.
- NSW Planning & Environment. (2017). *New England North West Regional Plan 2036*. Tamworth: NSW Planning & Environment.
- Worley Parsons. (2010). *New England Development Strategy*. Newcastle: Worley Parsons.

## **ATTACHMENTS**

## Attachment 1: APPLICABLE STATE ENVIRONMENTAL PLANNING POLICIES

The following table considers the applicability of each of the State Environmental Planning Policies (SEPPs).

<i>Table 7: State Environmental Planning Policies</i>		
SEPP	Consistent	Comment
Biodiversity and Conservation 2021	N/A	No provisions applicable to the PP.
Building Sustainability Index: (BASIX) 2004	N/A	No BASIX affected buildings.
Exempt and Complying Development Codes 2008	N/A	Provides for exempt and complying development provisions. No provisions applicable to the PP.
Housing 2021	N/A	No housing included or proposed. No provisions applicable to the PP.
Industry and Employment 2021		No provisions applicable to the PP.
No 65—Design Quality of Residential Apartment Development	N/A	No residential apartment development provided. No provisions applicable to the PP.
Planning Systems 2021		No provisions applicable to the PP.
Precincts—Central River City 2021	N/A	Not applicable to the site.
Precincts—Eastern Harbour City 2021	N/A	Not applicable to the site.
Precincts—Regional 2021		No provisions applicable to the PP.
Precincts—Western Parkland City 2021	N/A	Not applicable to the site.
Primary Production 2021	N/A	No provisions applicable to the PP.
Resilience and Hazards 2021		No provisions applicable to the PP.
Resources and Energy 2021		No provisions applicable to the PP.
Transport and Infrastructure 2021		No provisions applicable to the PP.

## Attachment 2: APPLICABLE MINISTERIAL DIRECTIONS (SECTION 9.1 DIRECTIONS)

The following table contains the Ministerial Directions and outlines the applicability and consistency of the PP with each.

<i>Table 8: Section 9.1 Ministerial Directions</i>		
Direction	Consistent	Comments
<b>Focus area 1: Planning Systems</b>		
1.1 Implementation of Regional Plans	Yes	As outlined in under Question 3 of Section B.
1.2 Development of Aboriginal Land Council land	N/A	Not on land shown on the land application map of Chapter 3 in <i>State Environmental Planning Policy (Planning Systems) 2021</i> .
1.3 Approval and Referral Requirements	Yes	The PP does not include any provisions requiring concurrence, consultation or referral of development applications to a Minister or public authority. The PP does not identify any designated development.
1.4 Site Specific Provisions	Yes	The development will regularise the lawfulness of existing uses on the site without reliance on existing use right provisions. It will achieve this by provision of an additional permitted use on the site within the existing zoning and without imposing developments standards/requirements in addition to those already contained in the LEP. The PP does not contain any or refer to any drawings showing the details of the proposed development.
<b>Focus area 1: Planning Systems – Place-based</b>		
1.5 Parramatta Road Corridor Urban Transformation Strategy	N/A	Not applicable to the site/LGA.
1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	N/A	Not applicable to the site/LGA.
1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A	Not applicable to the site/LGA.
1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A	Not applicable to the site/LGA.
1.9 Implementation of Glenfield to	N/A	Not applicable to the site/LGA.

**Table 8: Section 9.1 Ministerial Directions**

Direction	Consistent	Comments
Macarthur Urban Renewal Corridor		
1.10 Implementation of the Western Sydney Aerotropolis Plan	N/A	Not applicable to the site/LGA.
1.11 Implementation of Bayside West Precincts 2036 Plan	N/A	Not applicable to the site/LGA.
1.12 Implementation of Planning Principles for the Cooks Cove Precinct	N/A	Not applicable to the site/LGA.
1.13 Implementation of St Leonards and Crows Nest 2036 Plan	N/A	Not applicable to the site/LGA.
1.14 Implementation of Greater Macarthur 2040	N/A	Not applicable to the site/LGA.
1.15 Implementation of the Pyrmont Peninsula Place Strategy	N/A	Not applicable to the site/LGA.
1.16 North West Rail Link Corridor Strategy	N/A	Not applicable to the site/LGA.
1.17 Implementation of the Bays West Place Strategy	N/A	Not applicable to the site/LGA.
<b>Focus area 2: Design and Place</b>		
Nil		
<b>Focus area 3: Biodiversity and Conservation</b>		
3.1 Conservation Zones	N/A	The PP will not impact any land that is identified as an environmentally sensitive area or land within a conservation zone or land otherwise identified for environment conservation/protection purposes in a LEP.
3.2 Heritage Conservation	N/A	<p>The PP site is not known to contain any</p> <ul style="list-style-type: none"> <li>(a) items, places, buildings, works, relics, moveable objects or precincts of environmental heritage significance to an area, in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item, area, object or place, identified in a study of the environmental heritage of the area,</li> <li>(b) Aboriginal objects or Aboriginal places that are protected under the National Parks and Wildlife Act 1974, and</li> <li>(c) Aboriginal areas, Aboriginal objects, Aboriginal places or landscapes identified</li> </ul>

**Table 8: Section 9.1 Ministerial Directions**

Direction		Consistent	Comments
			by an Aboriginal heritage survey prepared by or on behalf of an Aboriginal Land Council, Aboriginal body or public authority and provided to the relevant planning authority, which identifies the area, object, place or landscape as being of heritage significance to Aboriginal culture and people.
3.3	Sydney Drinking Water Catchments	N/A	Not applicable to the site/LGA.
3.4	Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	N/A	Not applicable to the site/LGA.
3.5	Recreation Vehicle Areas	N/A	The PP does not include development for the purpose of a recreation vehicle area.
<b>Focus area 4: Resilience and Hazards</b>			
4.1	Flooding	N/A	The PP does not create, removes or alter a zone or a provision that affects flood prone land.
4.2	Coastal Management	N/A	The PP does not apply to land that is within the coastal zone.
4.3	Planning for Bushfire Protection	N/A	The PP will not affect, or not be in proximity to, land mapped as bushfire prone land.
4.4	Remediation of Contaminated Land	N/A	The PP site is not: <ul style="list-style-type: none"> <li>(a) land that is within an investigation area within the meaning of the Contaminated Land Management Act 1997,</li> <li>(b) land on which development for a purpose referred to in Table 1 to the contaminated land planning guidelines is being, or is known to have been, carried out,</li> <li>(c) for residential, educational, recreational or childcare purposes, or for the purposes of a hospital.</li> </ul>
4.5	Acid Sulfate Soils	N/A	The PP site is not land having a probability of containing acid sulfate soils as shown on the Acid Sulfate Soils Planning Maps held by the Department of Planning and Environment.
4.6	Mine Subsidence and Unstable Land	N/A	The PP site is not located within a declared mine subsidence district in the Coal Mine Subsidence Compensation Regulation 2017 pursuant to section 20 of the Coal Mine Subsidence Compensation Act 2017, or has been identified as unstable in a study, strategy or other

**Table 8: Section 9.1 Ministerial Directions**

Direction	Consistent	Comments
		assessment undertaken by or on behalf of the relevant planning authority or by or on behalf of a public authority and provided to the relevant planning authority.
<b>Focus area 5: Transport and Infrastructure</b>		
5.1 Integrating Land Use and Transport	Yes	The PP will regularise the lawfulness of the existing retail land use of the site. The PP would not be inconsistent with aims, objectives and principles of: (a) Improving Transport Choice – Guidelines for planning and development (DUAP 2001), and (b) The Right Place for Business and Services – Planning Policy (DUAP 2001).
5.2 Reserving Land for Public Purposes	N/A	The PP does not create, alter or reduce existing zonings or reservations of land for public purposes.
5.3 Development Near Regulated Airports and Defence Airfields	N/A	The PP will not create, alter or remove a zone or a provision relating to land near a regulated airport.
5.4 Shooting Ranges	N/A	The PP will not affect, create, alter or remove a zone or a provision relating to land adjacent to and/ or adjoining an existing shooting range.
<b>Focus area 6: Housing</b>		
6.1 Residential Zones	Yes	The PP will regularise the lawfulness of the existing retail uses on site, thus making use of the existing infrastructure and services. It will not impact on the choice of building types/locations available, or impact on the consumption of land for housing and associated urban development on the urban fringe. Furthermore it will not impact on the density of residential development.
6.2 Caravan Parks and Manufactured Home Estates	N/A	The PP does not identify suitable zones, locations and provisions for caravan parks or manufactured home estates.
<b>Focus area 7: Industry and Employment</b>		
7.1 Business and Industrial Zones	N/A	The PP will not impact on any existing or proposed business or industrial zone.
7.2 Reduction in non-hosted short-term rental accommodation period	N/A	Not applicable to the site/LGA.

**Table 8: Section 9.1 Ministerial Directions**

Direction		Consistent	Comments
7.3	Commercial and Retail Development along the Pacific Highway, North Coast	N/A	Not applicable to the site/LGA.
<b>Focus area 8: Resources and Energy</b>			
8.1	Mining, Petroleum Production and Extractive Industries	N/A	The PP would not have the effect of: <ul style="list-style-type: none"> <li>(a) prohibiting the mining of coal or other minerals, production of petroleum, or winning or obtaining of extractive materials, or</li> <li>(b) restricting the potential development of resources of coal, other minerals, petroleum or extractive materials which are of State or regional significance by permitting a land use that is likely to be incompatible with such development.</li> </ul>
<b>Focus area 9: Primary Production</b>			
9.1	Rural Zones	N/A	The PP does not rezone land from a rural zone to a residential, business, industrial, village or tourist zone.
9.2	Rural Lands	N/A	The PP does not: <ul style="list-style-type: none"> <li>(a) will affect land within an existing or proposed rural or conservation zone (including the alteration of any existing rural or conservation zone boundary) or</li> <li>(b) changes the existing minimum lot size on land within a rural or conservation zone.</li> </ul>
9.3	Oyster Aquaculture	N/A	The PP does not apply to a 'Priority Oyster Aquaculture Areas' or oyster aquaculture outside such an area as identified in the NSW Oyster Industry Sustainable Aquaculture Strategy (2006).
9.4	Farmland of State and Regional Significance on the NSW Far North Coast	N/A	Not applicable to the site/LGA.



***Attachment 3: BUS SERVICES***

# Timetable

## Armidale & Uralla

**EDWARDS**  
Making travel easier.

- 480** Uralla/Armidale Loop
- 481** Armidale to UNE
- 482** via Gurraveen
- 485** Armidale to UNE
- via Gurraveen & Colleges.
- 483** Armidale to South Hill
- (Loop Service)
- via East.
- 484** Armidale to
- North Hill (Loop Service)
- via Erskine St & McDonald Dr.



Effective November 2020



Buses do not operate on Sundays or Public Holidays.  
All scheduled services are wheelchair accessible.

### Uralla/Armidale Loop **480**

Monday to Friday

Route	Armidale Mall to Uralla	Uralla Visitor Info to Armidale
480 am	7.35S	8.50
480 am	8.20H	
480 pm	12.25	12.50
480 pm	2.40S	3.50
480 pm	3.25	

Explanations:

H - School holidays only.  
S - School days only.

Saturday

Route	Armidale Mall to Uralla	Uralla Visitor Info to Armidale
480 am	8.45	9.15
480 pm	1.15	1.45

Important Note:

Trip time Uralla &  
Armidale - allow up to  
30 minutes



Routes

**481, 482, 485**

## UNE Bus timetable

**une**  
University of  
New England

### Town to UNE **481, 482, 485**

includes Colleges and Elm Ave

Monday to Friday



am	7.35	481
am	8.10	482
am	8.35	481
am	9.15	482
am	9.45	481
am	10.45	481
am	11.45	482
pm	12.45	481
pm	1.45	481
pm	2.15	482
pm	2.50	481
pm	3.20	482
pm	3.50	481
pm	4.20	482
pm	4.50	481
pm	5.20	482
pm	5.50	485R
pm	6.50	481
pm	7.45	481
pm	8.45	481

Saturday		
am	8.35	481N
am	9.45	481
am	10.45	481
am	11.45	481
pm	12.45	481
pm	1.45	481
pm	2.45	481
pm	3.45	481
pm	4.50	481

Friday & Saturday Nights		
pm	6.50	481
pm	7.45	481
pm	8.45	481
pm	9.45	481
pm	10.45	481
pm	11.45	481

### UNE to Town **481, 482, 485**

includes Colleges and Elm Ave

Monday to Friday



am	7.50	485R/S
am	8.25	485N
am	8.50	485N
am	9.30	482
am	10.00	481N
am	11.00	481N
pm	12.00	482N
pm	1.00	481N
pm	2.05	481N
pm	2.30	482
pm	3.05	481N
pm	3.35	482
pm	4.05	481N
pm	4.35	482
pm	5.05	481N
pm	5.35	482
pm	6.05	481N
pm	7.05	481N
pm	8.00	481
pm	9.00	481

Saturday		
am	8.15	485N/R
am	8.50	485N
am	10.00	481N
am	11.00	481N
pm	12.00	481N
pm	1.00	481N
pm	2.00	481N
pm	3.00	481N
pm	4.00	481N
pm	5.05	481N

Friday & Saturday Nights		
pm	7.05	481N
pm	8.00	481
pm	9.00	481
pm	10.00	481
pm	11.00	481
am	12.00	481

Explanations:

AM normal type/PM bold type R - via Railway Station  
on request  
N - via Newling Campus S - via South Hill.



UNE buses do connect with  
route 483/484 and visa versa.

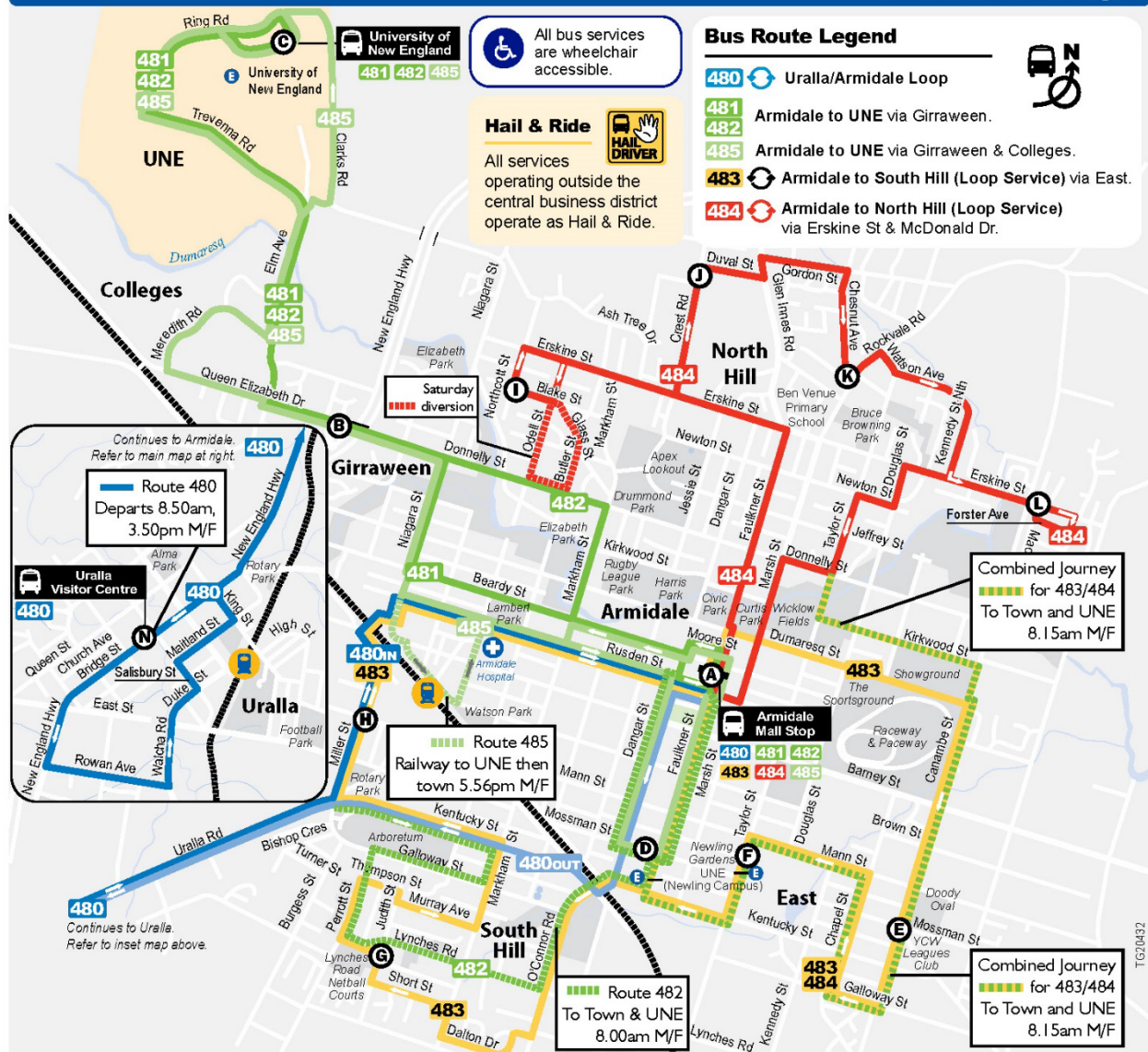
Important Notes:

Passengers in South Hill may catch the  
482 via town to UNE at approximately  
8.00am. Refer to map for details.

**EDWARDS**
[www.edwardscoaches.com.au](http://www.edwardscoaches.com.au) | 02 6772 3116

*Making travel easier.*

## Bus Route Map



### East & South **483**

Monday to Friday

Route	Depart Mail Stop	YCW	Newling Gardens	Netball Courts	Cnr Man & Miller Sts	Finish Mail Stop
	<b>A</b>	<b>E</b>	<b>F</b>	<b>G</b>	<b>H</b>	<b>A</b>
483 am	7.55B	8.25	8.27	....	....	8.30
483 am	9.15	9.19	9.21	9.25	9.35	9.40
483 am	11.15	11.19	11.21	11.25	11.35	11.40
483 pm	1.15	1.19	1.21	1.25	1.35	1.40
483 pm	3.45	3.49	3.52	4.00	4.05	4.10
483 pm	4.50	4.55	4.57	5.00	5.05	5.10
<b>Saturday</b>						
483 am	9.15	9.19	9.21	9.25	9.30	9.40
483 pm	12.15	12.19	12.21	12.25	12.30	12.40
483 pm	2.15	2.19	2.21	2.25	2.30	2.40
483 pm	4.15	4.19	4.21	4.25	4.30	4.40

### North **484**

Monday to Friday

Route	Depart Mail Stop	Blake St	Duval HS	Mount View	McDonald Dr	Finish Mail Stop
	<b>A</b>	<b>I</b>	<b>J</b>	<b>K</b>	<b>L</b>	<b>A</b>
484 am	7.55B	8.00	8.08	8.09	8.14	8.30
484 am	10.15	10.19	10.21	10.23	10.29	10.40
484 pm	12.15	12.19	12.21	12.23	12.29	12.40
484 pm	2.20	2.24	2.26	2.28	2.34	2.40
484 pm	5.20	5.24	5.26	5.28	5.34	5.45
<b>Saturday</b>						
484 am	8.15	8.19	8.21	8.25	8.29	8.40
484 am	10.15	10.19	10.21	10.25	10.29	10.40
484 pm	1.15	1.19	1.21	1.25	1.29	1.40
484 pm	3.15	3.19	3.21	3.25	3.29	3.40

**Important Note:** Saturdays the 484 North Bus will travel around Autumn Lodge. Check map and timetable for details.

**483/484 Explanations:** B - Bus is the 483/484 combined service and does not go to South Hill, check timetable for details.



## Attachment 4: BIODIVERSITY MAPPING





Planning Proposal No. 19 – 242 Rusden Street Armidale Additional Permitted Use







**Attachment 5: AHIMS Search**



## AHIMS Web Services (AWS) Search Result

Your Ref/PO Number : 21131

Client Service ID : 691648

Integrated Consulting

Date: 14 June 2022

PO Box 9026

Bathurst West New South Wales 2795

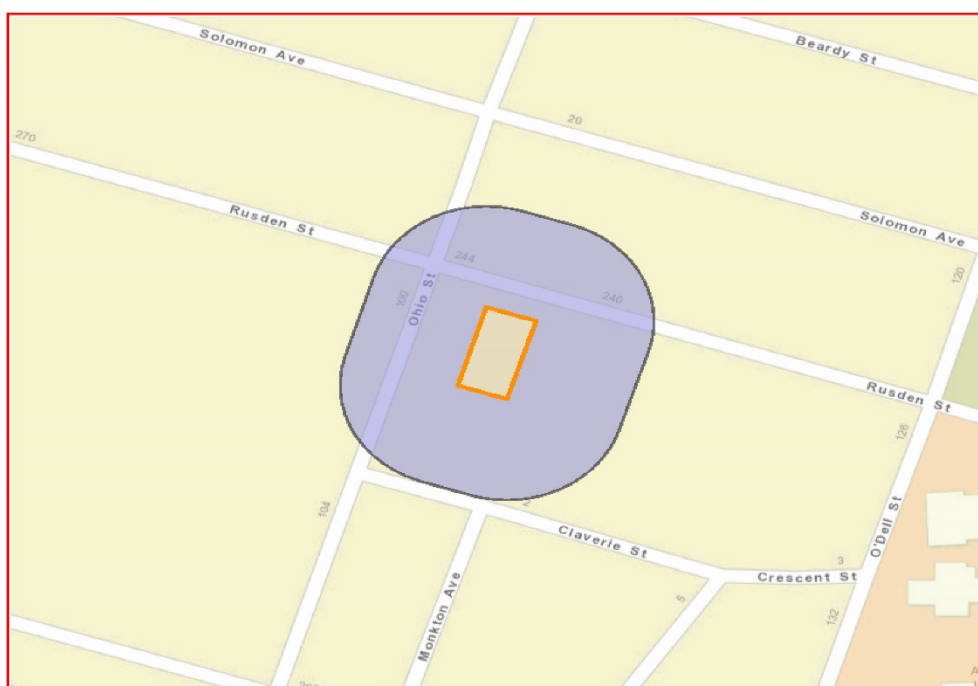
Attention: Erika Dawson

Email: erika@integratedconsulting.com.au

Dear Sir or Madam:

**AHIMS Web Service search for the following area at Lot : A, DP:DP329168, Section : - with a Buffer of 50 meters, conducted by Erika Dawson on 14 June 2022.**

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

**If your search shows Aboriginal sites or places what should you do?**

- You must do an extensive search if AHIMS has shown that there are Aboriginal sites or places recorded in the search area.
- If you are checking AHIMS as a part of your due diligence, refer to the next steps of the Due Diligence Code of practice.
- You can get further information about Aboriginal places by looking at the gazettal notice that declared it. Aboriginal places gazetted after 2001 are available on the [NSW Government Gazette \(https://www.legislation.nsw.gov.au/gazette\)](https://www.legislation.nsw.gov.au/gazette) website. Gazettal notices published prior to 2001 can be obtained from Heritage NSW upon request

**Important information about your AHIMS search**

- The information derived from the AHIMS search is only to be used for the purpose for which it was requested. It is not to be made available to the public.
- AHIMS records information about Aboriginal sites that have been provided to Heritage NSW and Aboriginal places that have been declared by the Minister;
- Information recorded on AHIMS may vary in its accuracy and may not be up to date. Location details are recorded as grid references and it is important to note that there may be errors or omissions in these recordings,
- Some parts of New South Wales have not been investigated in detail and there may be fewer records of Aboriginal sites in those areas. These areas may contain Aboriginal sites which are not recorded on AHIMS.
- Aboriginal objects are protected under the National Parks and Wildlife Act 1974 even if they are not recorded as a site on AHIMS.
- This search can form part of your due diligence and remains valid for 12 months.

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