



***Planning Proposal No. 19***

**57 Newton Street, Armidale Additional Permitted Use  
Lot 4 DP546075**

**March 2023**

**Armidale Regional Council**

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## Document Control

Revision	Date	Purpose
1.0	28/2/2023	Draft for internal review
1.1	11/3/2023	Updated draft for internal review

## EXECUTIVE SUMMARY

*Table 1 – Executive Summary Table*

Item	Planning Proposal Response
Site Address	57 Newton Street, Armidale
Real Property Description	Lot 4 DP546075
Existing Planning Controls	R1 General Residential Zone
Proposed Amendments	Additional permitted use for light industry
Technical Studies Relied Upon	<ul style="list-style-type: none"><li>• Armidale Industrial Land Study (AEC Group, 2013)</li><li>• New England Development Strategy (Worley Parsons, 2010)</li></ul>

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## INTRODUCTION

### The Planning Proposal Site

The site the subject of this Planning Proposal (PP) is Lot 4 DP 546075, which is known as 57 Newton 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 36 perches by title, which converts to 910.543m<sup>2</sup>. The site contains an existing commercial building sited on the northern and eastern boundaries of the site. The majority of the remainder of the site is hard paved and used for parking and manoeuvring. **Plate 1** and **Plate 2** shows the site from Newton Street and Dawson Avenue.



*Plate 1 - Subject site from Newton Street*





*Plate 2 – Subject Site from Dawson Avenue*





Figure 1 - Site Location





Figure 2 - Site Aerial



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

## History of the Site

In 1961 a bus depot was approved on the site, which is understood to have been a permissible land use at the time. In 1971 the building was extended to the west, which is understood to have been permitted through existing use provisions.

**Figure 3** provides an historic aerial photograph of the site from 1962.



*Figure 3 - Aerial Imagery 1962 (Source: Spatial Collaboration Portal)*

In 2011 Council granted development consent on the site for Alterations and Additions and Change of Use to Office and Storage for Construction Material. The assessment report indicated that the DA was granted on the basis of existing use rights with both the existing and proposed uses being Light Industrial land use.

A subsequent DA was approved by Council in 2017 for a change of use from Office, Workshop & Storage to Showroom/Office & Workshop.

## Site Context

The site is located to the north of the Armidale Central Business District (CBD), just to the east of the main arterial road (Marsh Street) that provides connection from the CBD to both the bypass road and Thalgarrah. As shown in **Figure 4** and **Figure 5**, the site is located in an area predominated by residential development, with commercial type land uses scattered along Marsh Street.





Figure 4 - Land Use



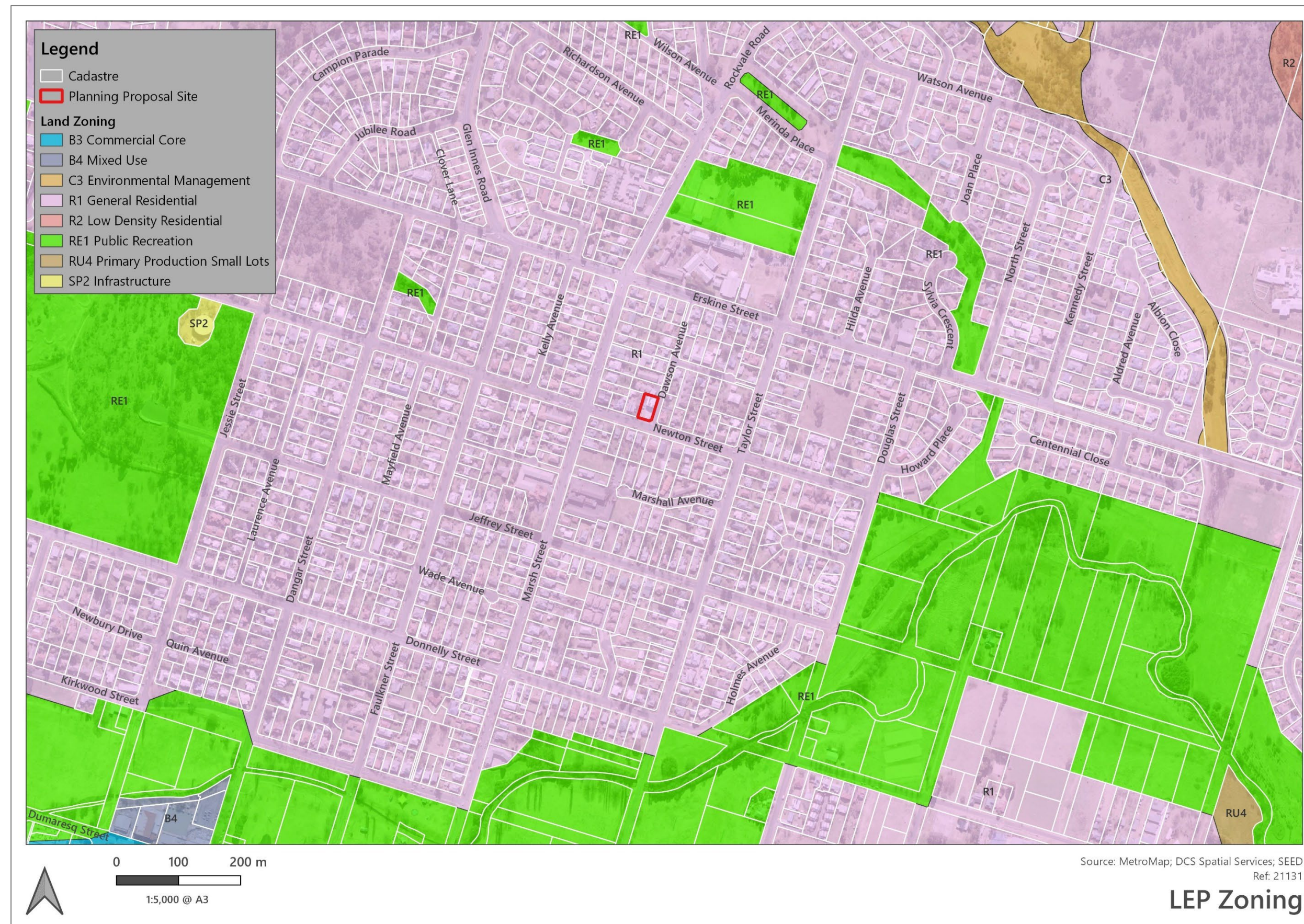


Figure 5 - LEP Zoning



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

### **Objective**

The objective of the Planning Proposal (PP) is to amend *Armidale Regional Local Environmental Plan 2012* (LEP) to regularise the permissibility of the light industrial land uses that have historically and continually been carried out at 57 Newton Street, Armidale.

## PART 2 - EXPLANATION OF PROVISIONS

The PP includes the following intended provisions:

- Amend the Armidale Regional LEP 2012 Schedule 1 to include an Additional Permitted Use for the site as follows:
  - “10 Use of certain land at 57 Newton Street, Armidale**
    - (1) This clause applies to land at 57 Newton Street, Armidale, being Lot 4 DP 546075.
    - (2) Development for the purposes of Light Industry is permitted with development consent.
- Amend the Armidale Regional 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 an endorsed LSPS, strategic study or report?**

**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 2 – Armidale Local Strategic Planning Statement: A Plan for 2040**

Table 2 – 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.

**Table 2 – 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>1c) Land for Housing</b>		
i) Undertake such studies as are required to: a) identify land required and suitable for residential and related purposes within and/or as a logical extension to existing settlements; 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 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>		

**Table 2 – 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
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.
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.

**Table 2 – Armidale Local Strategic Planning Statement: A Plan for 2040**

Table 2 – 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
2c) Agribusiness		
i) Undertake such studies as are required to: <ul style="list-style-type: none"> <li>a) identify opportunities to develop agribusiness and related facilities, and the appropriate circumstances for such development; and</li> <li>b) address the related land use planning implications.</li> </ul>	Short-term	Not relevant.
ii) Review and amend the merged LEP, in response to the above-mentioned study outcomes, to: <ul style="list-style-type: none"> <li>a) allow the development of agribusiness and related activities under the defined circumstances.</li> </ul>	Subject to related study timing.	Not relevant.
2d) Employment Land		
i) Undertake such studies as are required to: <ul style="list-style-type: none"> <li>a) identify land required and suitable for commercial or industrial and related purposes to support diversification of the local economy; and</li> <li>b) address the related land use planning implications.</li> </ul>	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: <ul style="list-style-type: none"> <li>(a) allow development of land identified as being required and suitable for commercial or industrial and related purposes.</li> </ul>	Subject to related study timing.	May form part of these future studies.

**Table 2 – Armidale Local Strategic Planning Statement: A Plan for 2040**

Table 2 – 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
2e) Tourism Facilities		
i) Undertake such studies as are required to: <ul style="list-style-type: none"> <li>a) identify opportunities to develop tourism 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 tourism and related facilities under the defined circumstances.</li> </ul>	Subject to related study timing.	Not relevant.
Theme 3. Infrastructure		
3a) Infrastructure		
i) Undertake such studies as are required to: <ul style="list-style-type: none"> <li>a) identify existing and likely future infrastructure requirements to achieve desired standards of service and to service projected growth and related development; and</li> <li>b) address the related land use planning implications.</li> </ul>	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: <ul style="list-style-type: none"> <li>a) facilitate the delivery of infrastructure to achieve desired standards of service and to service projected</li> </ul>	Subject to related study timing.	Not relevant.

**Table 2 – 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>growth and related development; and</p> <p>b) require development proponents to address infrastructure requirements.</p>		
<b>3b) Transport Corridors</b>		
<p>i) Undertake such studies as are required to:</p> <p>a) identify the existing and likely future operational requirements of major transport corridors and related infrastructure; and</p> <p>b) address the related land use planning implications.</p>	Medium-term	Not relevant.
<p>ii) Review and amended the merged LEP, as soon as practicable and/or in response to the above-mentioned study outcomes, to:</p> <p>a) protect the operation of major transport corridors, 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>	2021+	Not relevant.
<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</p>	2021+	Not relevant.



**Table 2 – 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>and/or in response to the above-mentioned study outcomes, to:</p> <ul style="list-style-type: none"> <li>a) facilitate and protect the operation of Armidale Regional Airport; and</li> <li>b) require development proponents to address Armidale Regional Airport operational requirements in areas impacting or potentially impacting such requirements.</li> </ul>		
<b>3d) Armidale Hospital</b>		
<ul style="list-style-type: none"> <li>i) Undertake such studies as are required to: <ul style="list-style-type: none"> <li>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</li> <li>b) address the related land use planning implications.</li> </ul> </li> </ul>	Medium-term	Not relevant.
<ul style="list-style-type: none"> <li>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> </li> </ul>	Subject to related study timing.	Not relevant.
<b>3e) Education Facilities</b>		
<ul style="list-style-type: none"> <li>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</li> </ul> </li> </ul>	Medium-term	Not relevant.

**Table 2 – 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
development; and b) address the related land use planning implications.		
ii) Review and amend the merged LEP, subject to the above-mentioned study outcomes, to: a) allow the development of education and related facilities under the defined circumstances.	Subject to related study timing.	Not relevant.
<b>3f) Facilities for Arts and Culture</b>		
i) Undertake such studies as are required to: a) identify opportunities to develop facilities that promote arts and culture, 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 facilities that promote arts and culture under the defined circumstances.	Subject to related study timing.	Not relevant.
<b>3g) Open Space and Recreation</b>		
i) Undertake such studies as are required to: a) identify opportunities to develop open space and recreation facilities, and the appropriate circumstances for such development; and b) address the related land use planning implications.	Medium-term	Not relevant.

**Table 2 – 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 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>		
<b>4a) Natural Environment</b>		
i) Undertake such studies as are required to: <ul style="list-style-type: none"> <li>a) identify areas of high or potential high natural environmental value; and</li> <li>b) address the related land use planning implications.</li> </ul>	Short-term	Not relevant.

**Table 2 – 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, as soon as practicable and/or in response to the above-mentioned study outcomes, to: <ul style="list-style-type: none"> <li>a) protect areas identified as being of high or potentially high natural environmental value; and</li> <li>b) require development proponents to address natural environmental values in areas containing or potentially containing such values.</li> </ul>	2021+	Not relevant.
<b>4b) Cultural Heritage</b>		
i) Undertake such studies as are required to: <ul style="list-style-type: none"> <li>a) identify sites or potential sites of cultural heritage value; and</li> <li>b) address the related land use planning implications.</li> </ul>	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: <ul style="list-style-type: none"> <li>a) protect sites identified as being of cultural heritage or potential cultural heritage value; and</li> <li>b) require development proponents to address cultural heritage values on sites containing or potentially containing such values.</li> </ul>	2021+	Not relevant.
<b>4c) Natural Hazards</b>		
i) Undertake such studies as are required to:	Short-term	Not relevant.

**Table 2 – 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
<ul style="list-style-type: none"> <li>a) identify areas impacted or potentially impacted by natural hazards, including flooding and bushfire; and</li> <li>b) address the related land use planning implications.</li> </ul>		
<ul style="list-style-type: none"> <li>ii) Review and amend the merged LEP, as soon as practicable and/or in response to the above-mentioned study outcomes, to: <ul style="list-style-type: none"> <li>a) restrict development in areas identified as being impacted or potentially impacted by natural hazards; and</li> <li>b) require development proponents to address natural hazards on sites / in areas impacted or potentially impacted by such hazards.</li> </ul> </li> </ul>	2021+	Not relevant.
<b>4d) Contaminated Land</b>		
<ul style="list-style-type: none"> <li>i) Undertake such studies as are required to: <ul style="list-style-type: none"> <li>a) identify sites impacted or potentially impacted by contamination; and</li> <li>b) address the related land use planning implications.</li> </ul> </li> </ul>	Short-term	Not relevant.
<ul style="list-style-type: none"> <li>ii) Review and amend the merged LEP, as soon as practicable and/or in response to the above-mentioned study outcomes, to: <ul style="list-style-type: none"> <li>a) manage development on sites identified as being impacted or potentially impacted by contamination; and</li> <li>b) require development proponents to address</li> </ul> </li> </ul>	2021+	Not relevant.

**Table 2 – 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
contamination on sites impacted or potentially impacted by contamination.		

## **New England Development Strategy (NEDS)**

The NEDS was prepared for the New England Strategic Alliance Councils, which included the former Armidale Dumaresq, Guyra, Uralla and Walcha LGAs. Specifically,

*The Strategy outlines key land use policies and principles for the four LGAs, and provides the planning context for the preparation of local environmental plan (LEP) provisions. The Strategy has a time frame of approximately 25 years, to 2032.*

*The intent of the Strategy is to:*

- *Recommend actions for achieving the vision prepared by each Council for its LGA*
- *Make recommendations for achieving sustainable land use in the Sub-region*
- *Facilitate preparation of a single LEP or consistent LEPs for the New England Sub-region to simplify the planning process and help ensure that the Councils take coordinated planning decisions (Worley Parsons, 2010)p. 7.*

The NEDS report notes in relation to industrial land:

### **Objectives – Industrial land provision**

*Provide adequate industrial land to meet demand for development and enable employment opportunities.*

### **Policies – Industrial land provision**

- *The LEP within the New England Sub-region will provide adequate industrial zoned land for each of the towns to meet demand for development and enable employment opportunities.*

The proposed PP is consistent with the retention of industrial land meeting the demand for development and will continue to provide employment opportunities.

## **Armidale Industrial Land Study: Armidale Dumaresq Council (AILS)**

The AILS was prepared to:

*assess the existing and future supply and demand for industrial land in Armidale to determine whether there is a need for additional industrial land release. The study provides recommendations on how Council can ensure the adequate supply of industrial land to meet demand for development and facilitate investment and employment opportunities (AEC Group, 2013)p.ii.*

The report identified that there was strong demand for industrial land and a lack of current supply. The report also identified areas for future industrial land release. Whilst the PP site is not within any of the identified areas, it is consistent with the report as it will formalise the continued use of the site for the historic and continuous use of the site in a light industrial manner.

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

The light industrial 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.



The second and preferred option is the PP option, which is to provide for an additional permitted use of “light industry” on the site. This option would permit the continued use of the site whilst allowing for modernisation and improving functionality/flexibility which cannot be reasonably achieved utilising option 1.

The third option would be to rezone the site to a IN2 Light Industrial Zoning, like has occurred at 351 Beardy Street and 15-25 Grafton Road. This option is potentially appropriate to apply to the site, 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. Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?**

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

The *New England North West Regional Plan 2041* (NSW Department of Planning & Environment, 2022) (‘NENW Regional Plan’) provides the strategic planning framework for the region for the next 20 years. The NENW Regional Plan provides an overarching framework to guide subsequent and more detailed land use plans, development proposals and infrastructure funding decisions.

The 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 2** 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.

The PP site is identified as “urban land” on Figure 11 of the NENW Regional Plan as replicated in **Figure 6**. The PP is consistent with this mapping.

*Table 3 – New England North West Regional Plan 2041*

OBJECTIVES & APPLICABLE STRATEGIES	Planning Proposal response – is the Proposal consistent with the Strategy? COMMENTS
<b>Part 1 Growth, change and opportunity</b>	
<b>Objective 1: Coordinate land use planning for future 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 this PP.
<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 utilise existing infrastructure installed in the area.
<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>	
<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> </ul>	Not relevant.

*Table 3 – 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>• 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> <li>• protect the integrity of existing and planned areas of intensive agriculture.</li> </ul>	
<p><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.</p>	Not relevant.
<b>OBJECTIVE 3: Expand agribusiness and food processing sectors</b>	
<p><b>Strategy 3.1</b> Facilitate agribusiness employment and income-generating opportunities through the regular review of planning and development controls.</p>	Not relevant.
<p><b>Strategy 3.2</b> Protect established agriculture clusters and identify expansion opportunities in local plans, avoiding land use conflicts, particularly with residential and rural residential land uses.</p>	Not relevant.
<p><b>Strategy 3.3</b> Investigate options to access secure water resources through the Regional Water Strategies and Dungowan and Malpas Dam Business Cases.</p>	Not relevant.
<b>OBJECTIVE 4: Responsibly manage mineral resources</b>	
<p><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:</p> <ul style="list-style-type: none"> <li>• identifying and protecting key areas of mineral, petroleum and energy resources potential</li> </ul>	Not relevant.

*Table 3 – 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>protecting related infrastructure, such as road and rail freight routes, from development that could affect current or future extraction.</li> </ul>	
<p><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.</p>	Not relevant.
<p><b>Strategy 4.3</b> Support diversification of mining economies. Strategic planning and local plans should consider opportunities to:</p> <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>	
<p><b>Strategy 5.1</b> Use strategic planning and land use plans to maintain and enhance the function of established 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> <li>maximising the transport and community facilities commensurate with the scale of the proposal.</li> </ul>	Not relevant.
<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> </ul>	Not relevant.

*Table 3 – 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>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><b>Strategy 5.3</b></p> <p>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>	Not relevant.
<p><b>Strategy 5.4</b></p> <p>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, open space linkages, infrastructure and built form outcomes for the area. It is prepared in consultation with local communities and Government stakeholders to improve public realm and green infrastructure including open spaces to enhance the vitality and viability of those centres.</p>	Not relevant.
<b>OBJECTIVE 6: Coordinate the supply of well-located employment land</b>	
<p><b>Strategy 6.1</b></p> <p>Use strategic planning and local plans to:</p> <ul style="list-style-type: none"> <li>generate, 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> <li>ensure the employment lands are supported by freight access, critical infrastructure and protected from encroachment by incompatible development</li> </ul>	The PP will aid with the retention of the existing employment lands on the site.

*Table 3 – 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>identify measures to safeguard against impact to the environment, transport networks and sensitive uses, such as schools and housing.</li> </ul>		
<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> <li>improve public access and connection to heritage through innovative interpretation.</li> </ul>		Not relevant.
<b>Strategy 7.2</b> Support a diverse visitor economy in national parks and Crown lands through collaboration between National Parks and Wildlife Service (NPWS), Crown Lands, 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 State-wide Natural Hazards package.		Not relevant.
<b>Strategy 8.2</b>		No significant known risk.

*Table 3 – New England North West Regional Plan 2041*

OBJECTIVES & APPLICABLE STRATEGIES	Planning Proposal response – is the Proposal consistent with the Strategy? COMMENTS
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. Hazard strategies should investigate options to minimise risk such as voluntary housing buy back schemes.	
<p><b>Strategy 8.3</b> Use local strategic planning and local plans to adapt to climate change and reduce exposure to natural hazards by:</p> <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 service providers, local emergency management committees and bush fire risk management committees</li> <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> <li>• updating flood studies and flood risk management plans after a major flood event incorporating new data and lessons learnt</li> <li>• communicate natural hazard risk through updated flood studies and strategic plans.</li> </ul>	Not relevant.
<p><b>Strategy 8.4</b> Resilience and adaptation plans should consider opportunities to:</p>	Not applicable to the PP.



*Table 3 – 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>encourage sustainable and resilient building design and materials (such as forest products) including the use of renewable energy to displace carbon intensive or fossil fuel intensive options</li> <li>promote sustainable land management including Ecologically Sustainable Forest Management (ESFM)</li> <li>address urban heat through building design at precinct scale that considers climate change and future climatic conditions to ensure that buildings and public spaces are designed to protect occupants in the event of heatwaves and extreme heat events</li> <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>promote economic diversity, improved environmental, health and well-being outcomes and opportunities for cultural and social connections to build more resilient places and communities</li> <li>protect vulnerable infrastructure assets and mitigate potential network failures.</li> </ul>	
<b>OBJECTIVE 9: Lead renewable energy technology and investment</b>	
<b>Strategy 9.1</b> When developing strategic plans: <ul style="list-style-type: none"> <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.
<b>Strategy 9.2</b> When reviewing LEPs and local strategic planning statements: <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> </ul>	Not relevant.

*Table 3 – 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>encourage energy efficient buildings and use of buildings materials which have been manufactured by some degree of renewable energy.</li> </ul>	
<b>OBJECTIVE 10: Support a circular economy</b>	
<b>Strategy 10.1</b> Support the development of circular economy, hubs, infrastructure and activities and consider employment opportunities that may arise from circular economies and industries that harness or develop renewable energy technologies and will aspire towards an employment profile that displays a level of economic self-reliance, and resilience to external forces.	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>Strategy 10.3</b> Consider freight access, capacity and interface issues. Facilities will need to be located to accommodate required freight movements.	Not relevant.
<b>OBJECTIVE 11: Sustainably manage and conserve water resources</b>	
<b>Strategy 11.1</b> Strategic planning and local plans should consider: <ul style="list-style-type: none"> <li>impacts to water quality from land use change</li> <li>water supply availability and issues, constraints and opportunities early in the planning process</li> <li>partnering with local Aboriginal communities to care for Country and waterways</li> <li>locating, designing, constructing and managing new developments to minimise impacts on water catchments, including downstream waterways and groundwater resources</li> </ul>	Not relevant to this PP.

*Table 3 – 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>possible future diversification of town water sources, including groundwater, stormwater harvesting and recycling</li> <li>promoting an integrated water cycle management approach to development</li> <li>encouraging the reuse of water in new developments for urban greening and for irrigation purposes</li> <li>improving provision for stormwater management and water sensitive urban design</li> <li>ensuring sustainable development of higher-water use industries by considering water availability and constraints, supporting more efficient water use and reuse, and locating development where water can be accessed without significantly impacting on other water users or the environment</li> <li>identifying and protecting drinking water catchments and storages in strategic planning and local plans.</li> </ul>	
<p><b>Strategy 11.2</b> Encourage a whole of catchment approach to land use and water management across the region that considers climate change, water security, sustainable demand and growth, the natural environment and investigate options for water management through innovation.</p>	Not relevant to this PP.
<b>OBJECTIVE 12: Protect regional biodiversity and areas of High Environmental Value</b>	
<p><b>Strategy 12.1</b> Protect, maintain and restore important environmental assets in strategic planning and local plans by:</p> <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 where appropriate</li> <li>identifying HEV land within the rezoning area at planning proposal stage through site investigations</li> <li>applying appropriate mechanisms such as conservation zones and Biodiversity Stewardship Agreements to protect HEV land within a rezoning area</li> <li>considering climate change risks to HEV land</li> </ul>	Not relevant to this PP.

*Table 3 – 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>considering riparian environments, water catchment areas and groundwater sources to avoid potential development impacts.</li> </ul>	
<p><b>Strategy 12.2</b> Support the Biodiversity Conservation Trust in delivering private land conservation programs 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> <li>supporting Aboriginal communities to participate.</li> </ul>	Not relevant to this PP.
<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 to this PP.
<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 to this PP.
<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 to this PP.

**Table 3 – New England North West Regional Plan 2041**

OBJECTIVES & APPLICABLE STRATEGIES	Planning Proposal response – is the Proposal consistent with the Strategy? COMMENTS
<b>Strategy 12.6</b> Strategic planning and local plans should consider opportunities to: <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>	Not relevant to this PP.
<b>Strategy 12.7</b> Protect biodiversity values in urban release areas. Strategic planning and local plans should consider opportunities to: <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 to this PP.
<b>Part 4 Housing and place</b>	
<b>OBJECTIVE 13: Provide well located housing options to meet demand</b>	
<b>Strategy 13.1</b> Local housing strategies are to be consistent with the Local Housing Strategy Guideline and the regional plan.	Not relevant to this PP.
<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.	Not relevant to this PP.
<b>Strategy 13.3</b> New rural residential housing is to be located on land which has been approved in an existing strategy endorsed	Not relevant to this PP.

*Table 3 – New England North West Regional Plan 2041*

OBJECTIVES & APPLICABLE STRATEGIES	Planning Proposal response – is the Proposal consistent with the Strategy? COMMENTS
by the Department of Planning and Environment	
<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 to this PP.
<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 to this PP.
<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 to this PP.
<b>Strategy 16.2</b> Councils consider engaging Aboriginal identified staff within their planning teams to facilitate strong relationship building between councils, Aboriginal communities and key stakeholders such as Local Aboriginal Land Councils and local Native Title holders.	Not relevant to this PP.
<b>Strategy 16.3</b> Partner with Aboriginal communities to align strategic planning and community aspirations including enhanced Aboriginal economic participation, enterprise and land management.	Not relevant to this PP.
<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	Not relevant to this PP.

**Table 3 – New England North West Regional Plan 2041**

OBJECTIVES & APPLICABLE STRATEGIES	Planning Proposal response – is the Proposal consistent with the Strategy? COMMENTS
statements in local plans and in accordance with the NSW Government's <i>Local Character and Place Guideline</i> .	
<b>Strategy 17.2</b> Celebrate buildings of local heritage significance by <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>	Not relevant to this PP.
<b>OBJECTIVE 18: Public spaces and green infrastructure support connected, inclusive and healthy communities</b>	
<b>Strategy 18.1</b> Councils should aim 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 for public spaces. This could include: <ul style="list-style-type: none"> <li>• planning for new and improved public space that supports the 10 principles for quality public space of the NSW Public Spaces Charter</li> <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</li> <li>• considering the location of existing educational facilities and their associated walking catchments</li> <li>• identifying walkable connectivity improvements and quality and access requirements that would improve use and enjoyment of existing infrastructure</li> <li>• consolidate, link and enhance high quality open spaces and recreational areas.</li> </ul>	Not relevant to this PP.
<b>Strategy 18.2</b>	Not relevant to this PP.

*Table 3 – New England North West Regional Plan 2041*

OBJECTIVES & APPLICABLE STRATEGIES	Planning Proposal response – is the Proposal consistent with the Strategy? COMMENTS
Public space improvements should consider the local conditions and users, including embracing opportunities for greening and applying water sensitive urban design principles.	
<b>Strategy 18.3</b> Encourage the use of council owned land for temporary community events and creative practices where appropriate by reviewing development controls.	Not relevant to this PP.
<b>Strategy 18.4</b> Strategic planning and local plans should consider opportunities to: <ul style="list-style-type: none"> <li>• increase urban tree cover in towns and centres including main streets and pedestrian areas</li> <li>• ensure new residential and urban release areas incorporate street tree plantings.</li> <li>• use local plant species for tree planting as a first preference when appropriate.</li> <li>• use koala feed tree species where appropriate in public open spaces, excluding roadsides.</li> <li>• provide well-designed built shade in playgrounds, sports and recreation facilities and public spaces.</li> </ul>	Not relevant to this PP.
<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 to this PP.
<b>Part 5 Connected and accessible</b>	
<b>OBJECTIVE 19: Leverage new and upgraded infrastructure</b>	



**Table 3 – New England North West Regional Plan 2041**

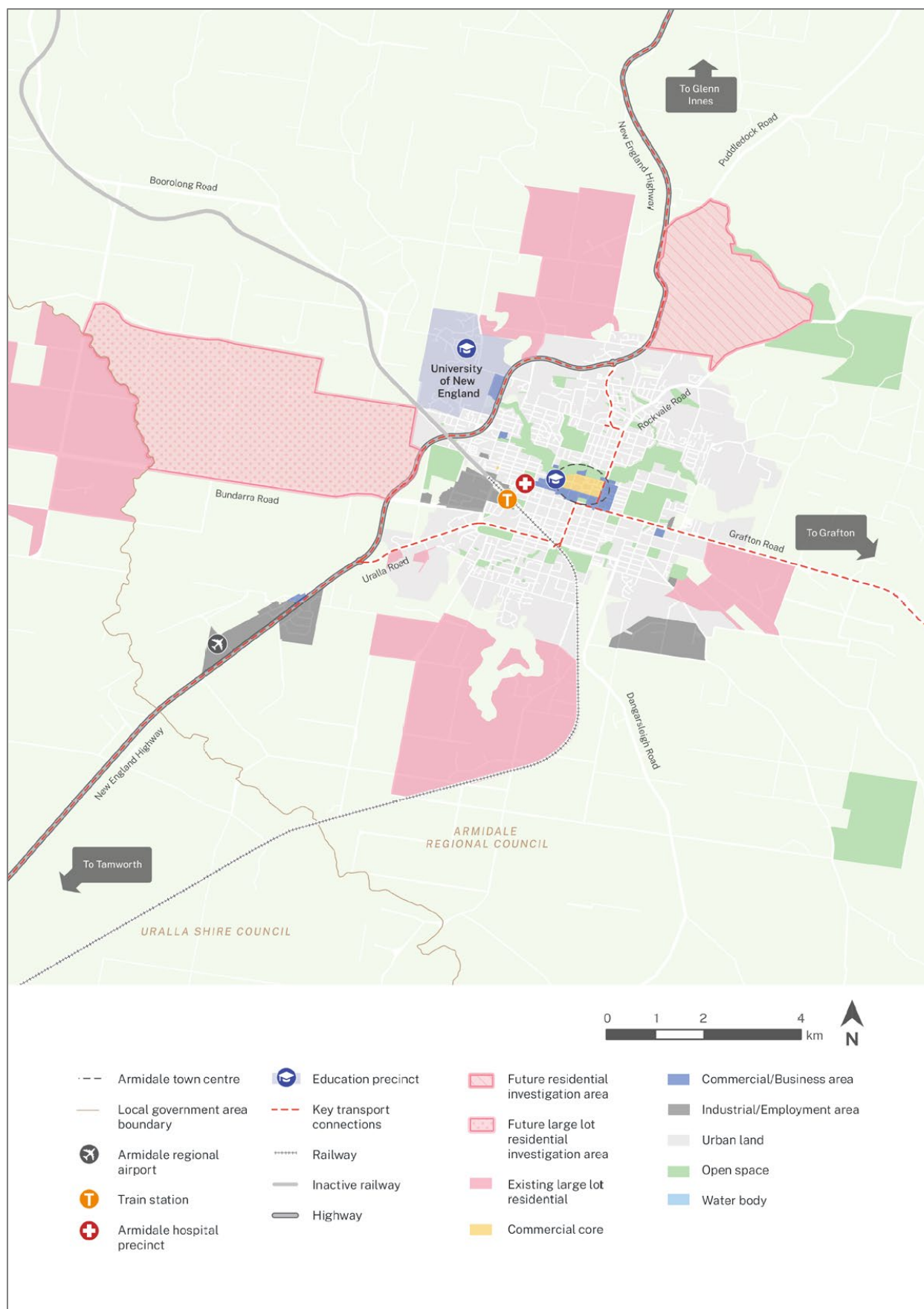
OBJECTIVES & APPLICABLE STRATEGIES	Planning Proposal response – is the Proposal consistent with the Strategy? COMMENTS
<b>Strategy 19.1</b> Apply zoning and development controls to: <ul style="list-style-type: none"> <li>• support the operation of Inland Rail and minimise land use conflicts which could limit network capacity.</li> <li>• capitalise on growth opportunities that arise outside the SAP boundaries.</li> </ul>	Not relevant to this PP.
<b>OBJECTIVE 20: Improve state and regional freight connectivity</b>	
<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> <li>• balancing land use conflict with the need to support efficient freight capacity.</li> </ul>	The PP would not impact on these matters.
<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 to this PP.
<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> </ul>	Not relevant to this PP.

*Table 3 – 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>delivering accessible transit stops and increasing convenience at interchanges to serve an ageing customer incorporating emerging anchors and commuting catchments in bus contract renewal</li> <li>integrating the active transport network with public transport facilities</li> <li>creating opportunities for new active transport corridors and links that deliver safe pedestrian and cycle infrastructure to and from existing and future schools.</li> </ul>	
<b>OBJECTIVE 22: Utilise emerging transport technology</b>	
<b>Strategy 22.2</b> Consider smart technology in the development of local plans.	Not relevant to this PP.
<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 to this PP.
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 to this PP.
Armidale Regional Airport as an opportunity for year-round tourism and a hub for state emergency services	Not relevant to this PP.
Upgrade the airport to ensure full functionality for the RFS fleet	Not relevant to this PP.
Support the development of employment lands such as the Airport Business Park and Acacia Park	Not relevant to this PP.
Using NBN fibre to the premises to grow businesses	Not relevant to this PP.
Support the sustainable and effective management of water resources to enable drought-proofing	Not relevant to this PP.
Encourage diversification in agriculture, horticulture and agribusiness to grow these sectors and harness domestic and international opportunities	Not relevant to this PP.

*Table 3 – New England North West Regional Plan 2041*

OBJECTIVES & APPLICABLE STRATEGIES	Planning Proposal response – is the Proposal consistent with the Strategy? COMMENTS
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 to this PP.
Implement place-based planning principles to build more liveable communities for residents	Not relevant to this PP.
Leverage the proposed REZ and to identify and promote wind, solar and other renewable energy production opportunities.	Not relevant to this PP.
Acknowledge and support new and emerging opportunities presented in the nationally significant greenhouse industry which will continue to grow and evolve at Guyra.	Not relevant to this PP.



**Figure 6 - Armidale Strategic Centre Plan (Figure 11 of NENW Regional Plan 2041)**

**Q4. Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan?**

As outlined in the response provided in Q1.

**Q5. Is the planning proposal consistent with any other applicable State and regional studies or strategies?**

No plans in addition to those already addressed.

**Q6. Is the planning proposal consistent with applicable SEPPs?**

**Attachment A** identifies those State Environmental Planning Policies (SEPPs) applying to the Armidale Regional local government area and includes commentary on whether the Planning Policy is consistent with these SEPPs.

Overall, there are no SEPPs that have provisions that are applicable to LEP amendments, however, the PP would not be inconsistent with any of the SEPPs.

**Q7. Is the planning proposal consistent with applicable Ministerial Directions (section 9.1 Directions)?**

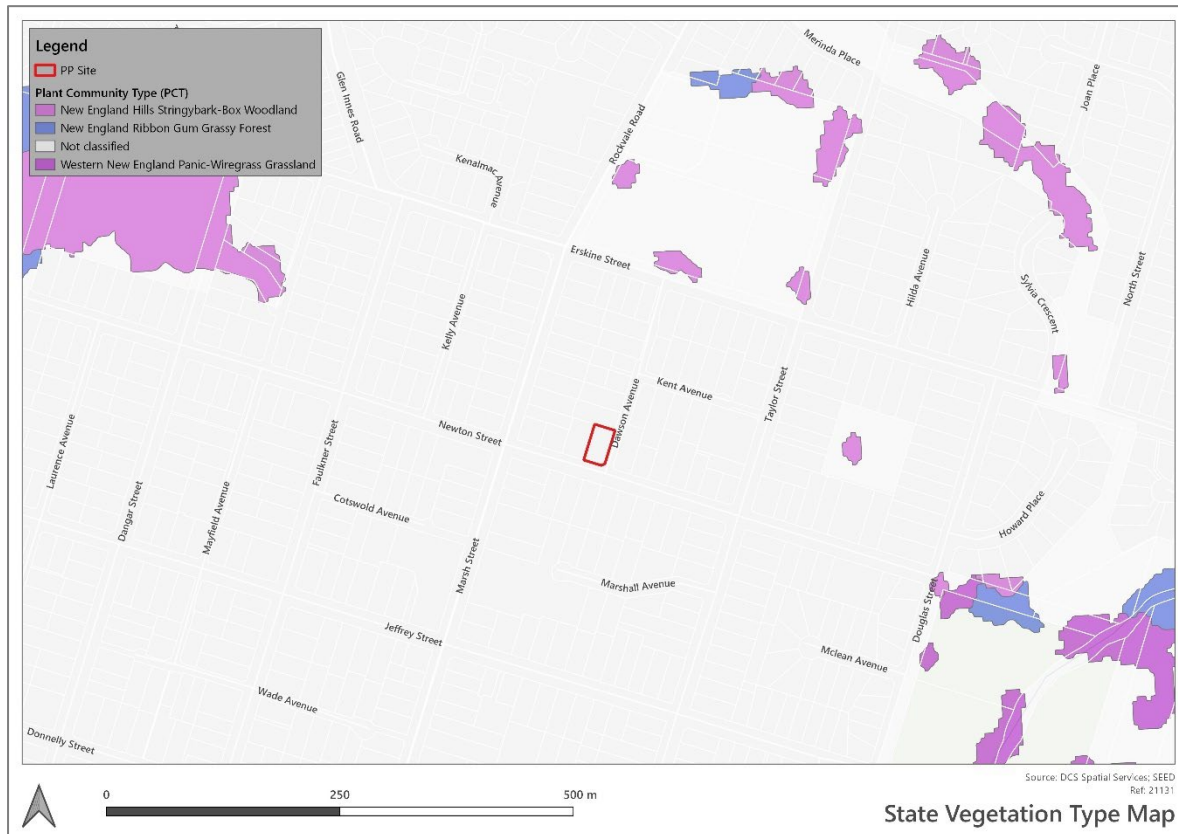
**Attachment B** identifies those Directions issued by the Minister for Planning under Section 9.1(2) of the *Environmental Planning and Assessment Act 1979*, and includes commentary on whether the Planning Proposal is consistent with these Directions.

The Planning Proposal is considered to be consistent with all applicable Section 9.1(2) directions.

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

**Q8. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal?**

The site and its surrounds are mapped as “not classified” on the State Vegetation Type Map (refer **Figure 7**).



**Figure 7 – State Vegetation Type Map**

The Site does not contain any land mapped as being of Biodiversity Value by the Office of Environment and Heritage (OEH) Biodiversity Values Map (refer **Figure 8**).

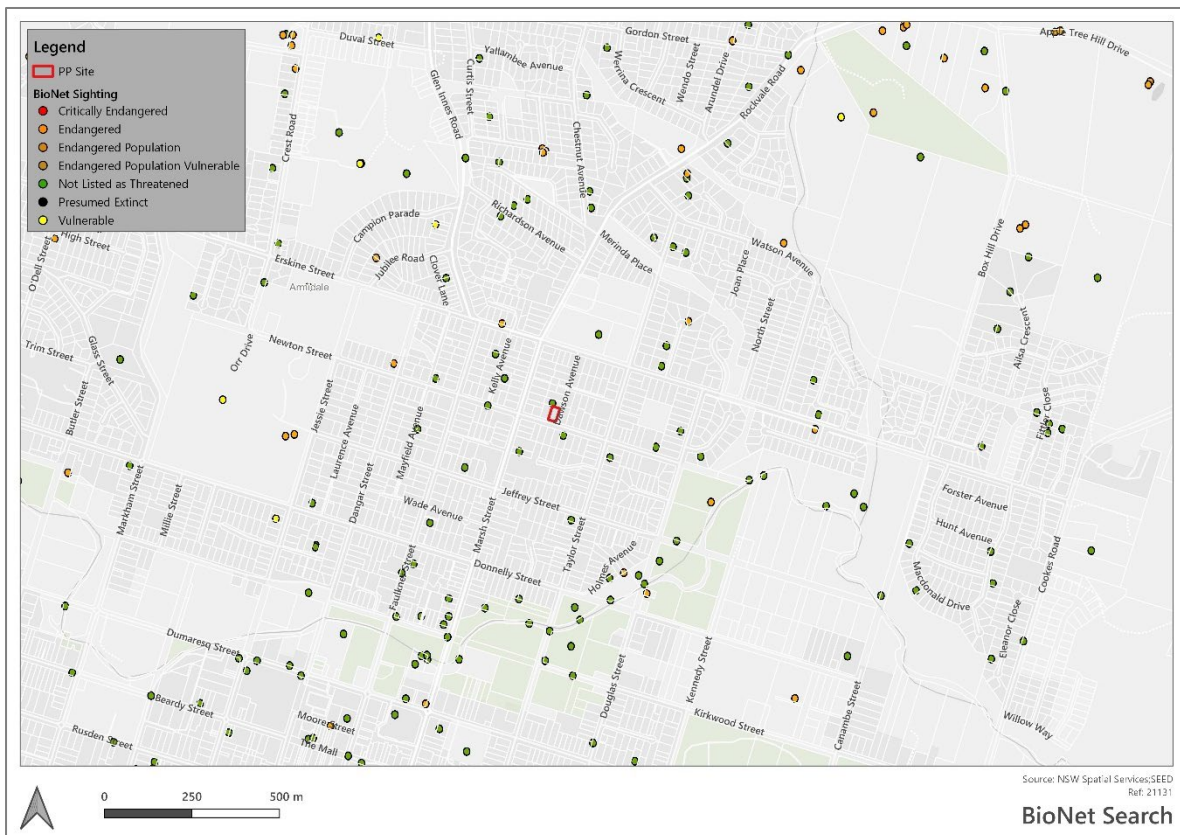
There are no threatened species mapped as recorded, by BioNet, as occurring on or near the site (refer **Figure 9**).

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.





**Figure 8 – Biodiversity Values Map**



**Figure 9 – BioNet Search**

**Q9. Are there any other likely environmental effects 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.

**Q10. 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 C**).

Based on the absence of items of heritage significance, it is not expected that the PP would be likely to 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 industrial centres**

The PP will regularise the lawfulness of the existing industrial use of the site. It is expected to have an immeasurable impact on the existing industrial zones within the Armidale area.

**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. Infrastructure (Local, State and Commonwealth)**

**Q.11 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 Newton Street, which is a two lane two way local street. The continued industrial use of the site is not expected to result in exceedances of the capacity of the local network.

**Section E - State and Commonwealth Interests**

**Q.12 What are the views of state and federal public authorities and government agencies consulted in order to inform 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 10 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.



**Figure 10 – Additional Permitted Use LEP Map**

## **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 4**.

<i>Table 4 - 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

- AEC Group. (2013). *Armidale Industrial Land Study: Armidale Dumaresq Council*. Armidale Regional Council.
- Armidale Regional Council. (2020). *Local Strategic Planning Statement: A Plan for 2040*. Armidale: Armidale Regional Council.
- NSW Department of Planning & Environment. (2022). *New England North West Regional Plan 2041*. NSW Planning & Environment.
- Worley Parsons. (2010). *New England Development Strategy*. Newcastle: Worley Parsons.

## **ATTACHMENTS**

## ATTACHMENT A: APPLICABLE STATE ENVIRONMENTAL PLANNING POLICIES

SEPP	Consistent	Comment
<b>Biodiversity &amp; Conservation SEPP (B&amp;C SEPP)</b>	YES	<p><b>Koala Habitat Protection 2021</b></p> <p>Chapter 4 of the B&amp;C applies to development within the ARC LGA, outside of the RU1, RU2 &amp; RU3 zones. There are no specific provisions relating to LEP amendments.</p> <p>Chapter 4 aims to:</p> <p><i>... encourage the conservation and management of areas of natural vegetation that provide habitat for koalas to ensure a permanent free living population over their present range and reverse the current trend of koala population decline.</i></p> <p>As there are no KPOMs within the LGA and the site has an area of less than 1 ha, Section 4.10 of the SEPP would be applicable to any future development of the site. This section requires Council to consider whether the land is core koala habitat. The Koala Habitat Suitability Model shows the site has a nil to low probability of providing suitable koala habitat. No koalas have been recorded on BioNet as being identified in the vicinity of the site.</p> <p>The Planning Proposal is not inconsistent with this SEPP.</p>
<b>Building Sustainability Index: BASIX 2004</b>	YES	<p>This SEPP operates in conjunction with the <i>Environmental Planning and Assessment Amendment (Building Sustainability Index: BASIX) Regulation 2004</i> to ensure the effective introduction and consistent implementation of BASIX in NSW by overriding competing provisions in other environmental planning instruments and development control plans. There are no specific provisions relating to LEP amendments.</p> <p>The Planning Proposal is not inconsistent with this SEPP.</p>
<b>Exempt and Complying Development Codes 2008</b>	YES	<p>This policy aims to provide streamlined assessment processes for development that complies with specified development standards by providing exempt and complying development codes that have state-wide application. There are no specific provisions relating to LEP amendments.</p> <p>The Planning Proposal is not inconsistent with this SEPP.</p>
<b>Housing SEPP 2021 (Housing SEPP)</b>	YES	<p>The Housing SEPP provides for:</p> <ul style="list-style-type: none"> <li>the development of diverse housing types, including purpose-built rental housing,</li> </ul>

SEPP	Consistent	Comment
		<ul style="list-style-type: none"> <li>the development of housing that will meet the needs of more vulnerable members of the community, including very low to moderate income households, seniors and people with a disability,</li> <li>short-term rental accommodation as a home-sharing activity and contributor to local economies, while managing the social and environmental impacts from this use</li> </ul> <p>There are no specific provisions relating to LEP amendments.</p> <p>The Planning Proposal is not inconsistent with this SEPP.</p>
<b>Industry &amp; Employment SEPP 2021</b>	Yes	<p>The I&amp;E SEPP provides planning controls for <i>inter alia</i> Advertising &amp; Signage (former SEPP 64). It aims to ensure that signage (including advertising) is compatible with the desired amenity and visual character of an area, provides effective communication in suitable locations, and is of high-quality design and finish.</p> <p>There are no specific provisions relating to LEP amendments.</p> <p>The Planning Proposal is not inconsistent with this SEPP.</p>
<b>SEPP No. 65 Design Quality of Residential Apartment Development</b>	Yes	<p>This SEPP aims to improve the design quality of residential apartment development in New South Wales.</p> <p>There are no specific provisions relating to LEP amendments.</p> <p>The Planning Proposal is not inconsistent with this SEPP.</p>
<b>Planning Systems SEPP 2021</b>	Yes	<p>The Planning Systems SEPP provides for identification of certain projects that are deemed to be state or regionally significant.</p> <p>There are no specific provisions relating to LEP amendments.</p> <p>The Planning Proposal is not inconsistent with this SEPP.</p>
<b>Primary Production SEPP 2021</b>	Yes	<p>The aim of the SEPP is to facilitate the orderly and economic use and development of primary production lands. There are no specific provisions relating to LEP amendments.</p> <p>The Planning Proposal is not inconsistent with this SEPP.</p>
<b>Resilience &amp; Hazards SEPP (R&amp;H SEPP)</b>	Yes	<p><b>Hazardous &amp; Offensive Development</b></p> <p>The PP will not facilitate any hazardous or offensive development.</p> <p>The Planning Proposal is not inconsistent with this SEPP.</p> <p><b>Remediation of Land</b></p>

SEPP	Consistent	Comment
		<p>R&amp;H SEPP provides State-wide planning controls for the remediation of contaminated land. There are no specific provisions relating to LEP amendments.</p> <p>Where a development will result in a change of use of the land, the following land is not to be included unless council has considered whether the land is contaminated and, if so, whether it requires remediation to be made suitable for any purpose permitted in the proposed zone:</p> <ul style="list-style-type: none"> <li>• Land that is within an investigation area. The Site is not within an investigation area.</li> <li>• 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>• The extent to which it is proposed to carry out development on the land for residential, educational, recreational or child care purposes or for the purposes of a hospital - land— <ul style="list-style-type: none"> <li>• in relation to which there is no knowledge (or incomplete knowledge) as to whether development for a purpose referred to in Table 1 to the contaminated land planning guidelines has been carried out, and</li> <li>• on which it would have been lawful to carry out such development during any period in respect of which there is no knowledge (or incomplete knowledge).</li> </ul> </li> </ul> <p>The PP will not facilitate any change in use. The property is not listed as a potentially contaminated site by council.</p> <p>The Planning Proposal is not inconsistent with this SEPP.</p>
<b>Resources &amp; Energy SEPP 2021</b>	Yes	<p>This SEPP aims to properly manage and develop mineral, petroleum and extractive material resources in NSW and includes provisions for the permissibility of mining and extractive industries. There are no specific provisions relating to LEP amendments.</p> <p>The Planning Proposal is not inconsistent with this SEPP.</p>
<b>Transport &amp; Infrastructure SEPP 2021</b>	Yes	<p><b>Infrastructure</b></p> <p>Chapter 2 of the SEPP permits certain infrastructure and services that are exempt development or development that may be carried out with or without consent where specific development standards and criteria are met. There are no specific provisions relating to LEP amendments.</p> <p>The Planning Proposal is not inconsistent with this SEPP.</p>



SEPP	Consistent	Comment
		<p><b>Educational Establishments and Child Care Facilities</b></p> <p>Chapter 3 of the SEPP includes provisions for the permissibility of educational establishments and child care facilities. There are no specific provisions relating to LEP amendments.</p> <p>The Planning Proposal is not inconsistent with this SEPP.</p>

## ATTACHMENT B: APPLICABLE MINISTERIAL DIRECTIONS (SECTION 9.1 DIRECTIONS)

### Focus Area 1: Planning Systems

Direction		Consistent	Comments
1.1	Implementation of Regional Plans	Yes	The PP is not inconsistent with the Regional Plan as outlined in Q3.
1.2	Development of Aboriginal Land Council land	N/A	The land is not shown on the Land Application Map of chapter 3 of the <i>State Environmental Planning Policy (Planning Systems) 2021</i> .
1.3	Approval and Referral Requirements	Yes	The PP does not: <ul style="list-style-type: none"> <li>include any requirements for concurrence, consultation or referral of development applications to a Minister or public authority.</li> <li>not identify development as designated development.</li> </ul>
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.
1.5	Parramatta Road Corridor Urban Transformation Strategy	N/A	Not applicable to the site.
1.6	Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	N/A	Not applicable to the site.
1.7	Implementation of Greater Parramatta Priority Growth Area Interim Land Use and	N/A	Not applicable to the site.

Direction		Consistent	Comments
Infrastructure Implementation Plan			
1.8	Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A	Not applicable to the site.
1.9	Implementation of Glenfield to Macarthur Urban Renewal Corridor	N/A	Not applicable to the site.
1.10	Implementation of the Western Sydney Aerotropolis Plan	N/A	Not applicable to the site.
1.11	Implementation of Bayside West Precincts 2036 Plan	N/A	Not applicable to the site.
1.12	Implementation of Planning Principles for the Cooks Cove Precinct	N/A	Not applicable to the site.
1.13	Implementation of St Leonards and Crows Nest 2036 Plan	N/A	Not applicable to the site.
1.14	Implementation of Greater Macarthur 2040	N/A	Not applicable to the site.
1.15	Implementation of the Pyrmont Peninsula Place Strategy	N/A	Not applicable to the site.
1.16	North West Rail Link Corridor Strategy	N/A	Not applicable to the site.
1.17	Implementation of the Bays West Place Strategy	N/A	Not applicable to the site.

Direction	Consistent	Comments
1.18 Implementation of the Macquarie Park Innovation Precinct	N/A	Not applicable to the site.
1.19 Implementation of the Westmead Place Strategy	N/A	Not applicable to the site.
1.20 Implementation of the Camellia-Rosehill Place Strategy	N/A	Not applicable to the site.
1.21 Implementation of South West Growth Area Structure Plan	N/A	Not applicable to the site.
1.22 Implementation of the Cherrybrook Station Place Strategy	N/A	Not applicable to the site.

## Focus Area 2: Design & Place

Direction	Consistent	Comments
Nil		

## Focus Area 3: Biodiversity & Conservation

Direction	Consistent	Comments
3.1 Conservation Zones	N/A	No change to conservation zones.
3.2 Heritage Conservation	Yes	There are no items, places, buildings, works, relics, moveable objects or precincts of environmental heritage significance, Aboriginal objects or Aboriginal places, or Aboriginal areas, Aboriginal objects, Aboriginal places or landscapes known to be affected by the PP.
3.3 Sydney Drinking Water Catchments	N/A	Not applicable to the site.

Direction	Consistent	Comments
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	N/A	Not applicable to the site.
3.5 Recreation Vehicle Areas	Yes	The PP does not enable land to be developed for the purpose of a recreation vehicle area.
3.6 Strategic Conservation Planning	N/A	The PP: <ul style="list-style-type: none"> <li>• Does not apply to avoided land identified under the State Environmental Planning Policy (Biodiversity and Conservation) 2021</li> <li>• Does not apply to strategic conservation area identified under the State Environmental Planning Policy (Biodiversity and Conservation) 2021</li> </ul>
3.7 Public Bushland	N/A	Not applicable to the site.
3.8 Willandra Lakes Region	N/A	Not applicable to the site.
3.9 Sydney Harbour Foreshores and Waterways Area	N/A	Not applicable to the site.
3.10 Water Catchment Protection	N/A	Not applicable to the site.

## Focus Area 4: Resilience & Hazards

Direction		Consistent	Comments
4.1	Flooding	N/A	The PP does not affect land that is identified as flood prone land.
4.2	Coastal Management	N/A	The PP does not affect land that is within the coastal zone.
4.3	Planning for Bushfire Protection	N/A	The PP does not affect land that is mapped as being within a bush fire prone area.
4.4	Remediation of Contaminated Land	N/A	<p>The PP does not affect:</p> <ul style="list-style-type: none"> <li>land that is within an investigation area within the meaning of the Contaminated Land Management Act 1997,</li> <li>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>the extent to which it is proposed to carry out development on it for residential, educational, recreational or childcare purposes, or for the purposes of a hospital – land: <ul style="list-style-type: none"> <li>in relation to which there is no knowledge (or incomplete knowledge) as to whether development for a purpose referred to in Table 1 to the contaminated land planning guidelines has been carried out, and</li> <li>on which it would have been lawful to carry out such development during any period in respect of which there is no knowledge (or incomplete knowledge).</li> </ul> </li> </ul>
4.5	Acid Sulfate Soils	N/A	The PP does not affect land having a probability of containing acid sulfate soils
4.6	Mine Subsidence and Unstable Land	N/A	<p>The PP does not affect:</p> <ul style="list-style-type: none"> <li>land that is within a declared mine subsidence district in the Coal Mine Subsidence Compensation Regulation 2017</li> <li>land that has been identified as unstable in a study, strategy or other 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.</li> </ul>

## Focus Area 5: Transport & Infrastructure

Direction		Consistent	Comments
5.1	Integrating Land Use and Transport	N/A	This PP does not create, alter or remove a zone or a provision relating to urban land, including land zoned for residential, business, industrial, village or tourist purposes.
5.2	Reserving Land for Public Purposes	Yes	<ul style="list-style-type: none"> <li>This PP does not create, alter or reduce existing zonings or reservations of land for public purposes</li> <li>The Minister or public authority has not requested a relevant planning authority to reserve land for a public purpose.</li> <li>The Minister or public authority has not requested a relevant planning authority to include provisions in a planning proposal to rezone and/or remove a reservation of any land that is reserved for public purposes because the land is no longer designated by that public authority for acquisition.</li> </ul>
5.3	Development Near Regulated Airports and Defence Airfields	N/A	The site is not 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.

## Focus Area 6: Housing

Direction	Consistent	Comments
6.1 Residential Zones	Yes	The PP will not impact on the provisions relating to housing.
6.2 Caravan Parks and Manufactured Home Estates	Yes	<ul style="list-style-type: none"> <li>The PP will not impact provisions that permit development for the purposes of a caravan park to be carried out on land.</li> <li>The PP does not change any provisions relating to suitable zones, locations and provisions for manufactured home estates (MHEs).</li> </ul>

## Focus Area 7: Industry & Employment

Direction	Consistent	Comments
7.1 Business and Industrial Zones	N/A	The PP will not affect land within an 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.
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	N/A	Not applicable to the site.

## Focus Area 8: Resources & Energy

Direction	Consistent	Comments
8.1 Mining, Petroleum Production and Extractive Industries	N/A	<p>The PP does not have the effect of:</p> <ul style="list-style-type: none"> <li>prohibiting the mining of coal or other minerals, production of petroleum, or winning or obtaining of extractive materials, or</li> <li>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>



## Focus Area 9: Primary Production

Direction		Consistent	Comments
9.1	Rural Zones	N/A	The PP does not impact on any rural zonings.
9.2	Rural Lands	N/A	The PP does not impact any rural or conservation zoned land.
9.3	Oyster Aquaculture	N/A	The PP is not located within a 'Priority Oyster Aquaculture Areas' or oyster aquaculture.
9.4	Farmland of State and Regional Significance on the NSW Far North Coast	N/A	Not applicable to the site.

## **ATTACHMENT C: AHIMS SEARCH**



## AHIMS Web Services (AWS) Search Result

Your Ref/PO Number : 21131

Client Service ID : 756579

Integrated Consulting

Date: 24 February 2023

PO Box 9026

Bathurst West New South Wales 2795

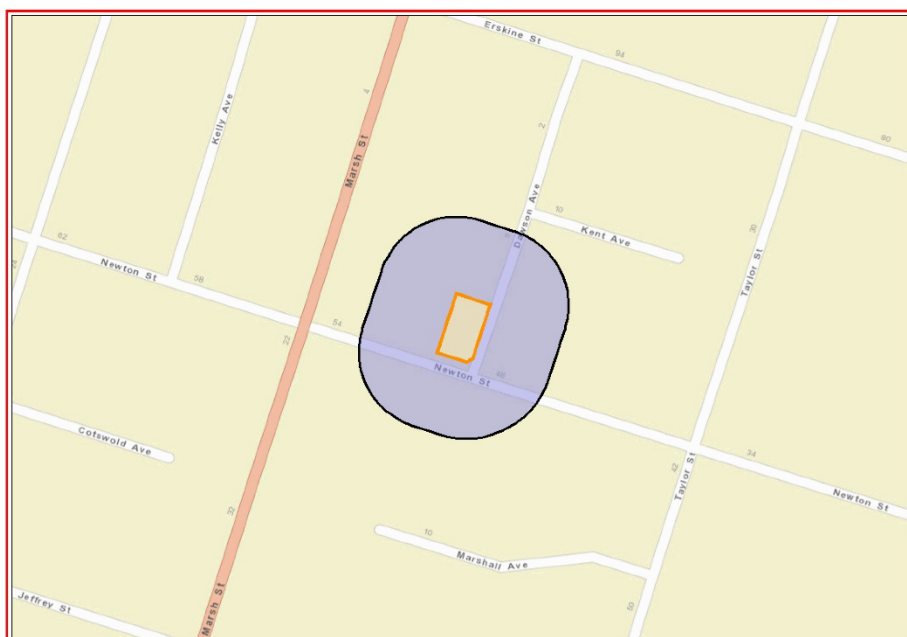
Attention: Erika Dawson

Email: erika@integratedconsulting.com.au

Dear Sir or Madam:

**AHIMS Web Service search for the following area at Lot : 4, DP:DP546075, Section : - with a Buffer of 50 meters, conducted by Erika Dawson on 24 February 2023.**

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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