



Planning Proposal No. 28

Temporary Workers' Accommodation

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Armidale Regional Council

135 Rusden Street, Armidale

New South Wales 2350

Telephone +61 2 6770 3600

Email council@armidale.nsw.gov.au

Document Control

Revision	Date	Purpose
1.0	22/10/2025	Draft for Council Endorsement
2.0	8/1/2026	Post Gateway Version as amended by conditions 1 (a) & (b) of the Gateway determination dated 12/12/2025

Executive Summary

Table 1 – Executive Summary Table

Item	Planning Proposal Response
Site Address	Armidale Regional LGA
Real Property Description	LGA
Existing Planning Controls	Nil
Proposed Amendments	Insertion of new local provision to: • Provide a definition for temporary workers’ accommodation • Provide for permissibility of temporary worker’s accommodation in certain zonings within the Armidale Regional LGA • Provide for development controls to ensure the suitable location of Temporary Workers’ Accommodation.
Technical Studies Relied Upon	Nil

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INTRODUCTION

Overview

This Planning Proposal (PP) has been prepared in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and the Department of Planning, Industry & Environment's *"Local Environmental Plan Making Guideline"* (NSW Department of Planning & Environment, 2022). The PP seeks to amend the *Armidale Regional Local Environmental Plan 2012* (LEP 2012).

This PP seeks to amend the LEP 2012 by introducing new provisions relating to permissibility and planning controls relating to Temporary Workers Accommodation.

Background

Armidale Regional Local Government Area (LGA) is experiencing significant demand for accommodation for workforces that do not live locally. This demand originates from developments that require specialised workforces and/or require workers to be located in close proximity for fatigue management reasons, such as mining, renewables and specialised agriculture, such as Controlled Environment Horticulture (CEH). The accommodation for such workers is therefore not always practicable to be located within existing urban centres.

The nature of the accommodation does not currently fall within the definition of residential accommodation nor tourist and visitor accommodation, under the Standard Instrument LEP. Temporary Workers Accommodation is not a defined land use in either ARLEP 2012 or the *Standard Instrument—Principal Local Environmental Plan* (Standard Instrument). Consequentially, such a use becomes an innominate land use, and the permissibility of which is determined by the structure of the land use tables within the LEP.

In 2023, the then Department of Planning & Environment (DPE) publicly exhibited documents relating to proposed Temporary and Seasonal Workers Accommodation Toolkit. The intent of this package was to propose:

*... amendments that are intended to simplify the planning pathway for accommodation for temporary and seasonal workers*¹.

The proposed changes included:

- Changes to the Standard Instrument to include a standard definition of Temporary Workers' Accommodation, and
- Changes to include specific provisions for construction accommodation in certain Renewable Energy Zones².

The feedback received by DPE during the public exhibition revealed that there were many competing needs relating to this area and quite complex issues.

As a result, DPE proceeded with only the second component which has been included in the *State Environmental Planning Policy (Housing) 2021* (Housing SEPP). This provides for accommodation for "relevant construction workers", however, only applies to relevant electricity infrastructure

¹ <https://www.planningportal.nsw.gov.au/draftplans/exhibition/temporary-seasonal-workers-accommodation-toolkit>

² https://shared-drupal-s3fs.s3.ap-southeast-2.amazonaws.com/master-test/fapub_pdf/NSW+Planning+Portal+Exhibitions/ECD3555+Explanation+of+Intended+Effect+Draft+v3.pdf

development and specified State Significant Development (SSD) and State Significant Infrastructure (SSI) projects within the Renewable Energy Zones (REZ).

This has left a gap in provisions for all other Temporary Worker’s Accommodation. The Housing Policy & Codes team within the Department of Planning, Housing & Infrastructure (DPHI) has advised that they will continue to support Councils that wish to progress their own LEP clauses for such accommodation³.

This PP intends to provide suitable provisions relating to the permissibility of Temporary Workers’ Accommodation.

³ Email from Mary O’Neil (DPHI) to Erika Dawson (Integrated Consulting) dated 15/01/2025.

PART 1 – OBJECTIVES OR INTENDED OUTCOMES

Objective

The objective of the Planning Proposal is to amend the LEP 2012 to provide for and ensure the suitable location of Temporary Workers’ Accommodation.

Intended Outcomes

The intended outcomes of the PP are:

- To provide for a land use definition of Temporary Workers’ Accommodation,
- To provide for permissibility of Temporary Workers’ Accommodation in certain zonings within the Armidale Regional LGA, and
- To provide development controls to ensure the suitable location of Temporary Workers’ Accommodation.

PART 2 - EXPLANATION OF PROVISIONS

The objectives and intended outcomes as described in Part 1 will be achieved by amending the LEP in the following manner:

- Inserting a new ‘Additional Local Provision’ into Part 6 of the LEP to enable development for the purposes of Temporary Workers Accommodation in certain zonings within the Armidale Regional LGA, excluding the application of the new local provision within the RU3 Forestry Zone and all recreation and conservation zones.

The actual wording of the new Provision will be determined by Parliamentary Counsel’s Office.

PART 3 – JUSTIFICATION OF STRATEGIC & SITE SPECIFIC MERIT

Section A. Need for the planning proposal

Q1. Is the planning proposal a result of an endorsed LSPS, strategic study or report?

Local Strategic Planning Statement (LSPS)

- The LSPS identifies (p. 21) that both the rental housing stock and tourist and visitor accommodation have been filling the void of temporary workers accommodation, to the detriment of the ability to host tourists and large-scale events, as a result of the demand for such accommodation.
- Action B1.4 - Develop temporary workers accommodation precincts within Armidale and Guyra to support horticulture and REZ jobs growth opportunities.
- Action B1.4(c) - Amend the LEP to incorporate the temporary workers accommodation clause.

Local Housing Strategy (LHS)

- The LHS identifies (p. 12) the following challenges/opportunities/trends:
 - o Ensuring an adequate supply of residential accommodation is brought online in a logical sequence and is available when the engine industries are operational will be critical to ensure workers have a place to live and work.
 - o The region is particularly vulnerable to spikes in demand caused by seasonal or temporary workers
 - o The region lies at the centre of the New England Renewable Energy Zone, projected to generate 1,250 short-term/temporary construction jobs. Armidale will provide the required housing and temporary accommodation for the majority of REZ generation and infrastructure projects due to its scale and location. During the construction phase of renewable projects, there is an influx of temporary workers which impacts on rentals, hotels, short-term rental accommodation and caravan parks which impacts residents and tourism.
 - o Seasonal workers associated with the Controlled Environment Horticulture industry places significant pressure on permanent, affordable and visitor accommodation particularly in Guyra which has already seen the impacts of the additional demand placed on rental and tourist accommodation by seasonal works.
 - o Temporary and seasonal worker accommodation solutions need to be identified that also contribute to a legacy of permanent dwellings or infrastructure that will activate latent zoned land.
- Action 5.1(b) Adopt the Temporary and Seasonal workers LEP Clause proposed by DPHI when available.

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

Consideration has been given to alternative methods of achieving the objectives and intended outcomes of the Planning Proposal. These include the following:

Considering the accommodation as “Residential Accommodation” and amending the land use table to provide permissibility

This would potentially have the unintended consequence of permitting other forms of residential accommodation within rural areas, which would be inappropriate. The proposed PP approach is considered to provide a far more unconvoluted and controlled approach to regulating temporary workers’ accommodation developments.

Including a new definition in the Dictionary and provide for permissibility through the land use tables

It is understood that the DPHI will not permit the insertion of a new land use definition into the dictionary of the LEP. Therefore, this approach cannot be utilised, and instead the approach of the proposed PP is considered to be the best option.

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.

Table 2 – New England North West Regional Plan 2041

OBJECTIVES & APPLICABLE STRATEGIES	Planning Proposal response – is the Proposal consistent with the Strategy? COMMENTS
Part 1 Growth, change and opportunity	
Objective 1: Coordinate land use planning for future growth, community need and regional economic development	
Strategy 1.1 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 to this PP.
Strategy 1.2 Maximise the cost-effective and efficient use of infrastructure by focusing development around existing infrastructure and promote co-location of new infrastructure.	Not relevant to this PP.
Strategy 1.3 Undertake infrastructure service planning to establish that land can be feasibly serviced prior to rezoning.	Not relevant to this PP.
Strategy 1.4 Foster resilience and lower emissions in infrastructure planning at a local, intra-regional and cross border scale.	Not relevant to this PP.
Strategy 1.5 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 to this PP.

Table 2 – New England North West Regional Plan 2041

OBJECTIVES & APPLICABLE STRATEGIES	Planning Proposal response – is the Proposal consistent with the Strategy? COMMENTS
Part 2 Productive and innovative	
OBJECTIVE 2: Protect the viability and integrity of rural land	
Strategy 2.1 Use local strategic planning to: • protect the productive capacity of important agricultural land • supplement State and regional mapping and policy implementation • minimise land use conflict that may restrict the use of important agricultural land • identify initiatives to protect and enhance the future viability of important agricultural land • protect the integrity of existing and planned areas of intensive agriculture.	Consistent. The PP will ensure these matters are considered as part of any DA.
Strategy 2.2 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.	Consistent. The PP will ensure these matters are considered as part of any DA.
OBJECTIVE 3: Expand agribusiness and food processing sectors	
Strategy 3.1 Facilitate agribusiness employment and income-generating opportunities through the regular review of planning and development controls.	Not relevant to this PP.
Strategy 3.2 Protect established agriculture clusters and identify expansion opportunities in local plans, avoiding land use conflicts, particularly with residential and rural residential land uses.	Consistent. The PP will ensure these matters are considered as part of any DA.
Strategy 3.3 Investigate options to access secure water resources through the Regional Water Strategies and Dungowan and Malpas Dam Business Cases.	Not relevant to this PP.

Table 2 – New England North West Regional Plan 2041

OBJECTIVES & APPLICABLE STRATEGIES	Planning Proposal response – is the Proposal consistent with the Strategy? COMMENTS
OBJECTIVE 4: Responsibly manage mineral resources	
Strategy 4.1 Use local strategic planning and planning proposals to consider the ongoing operation of mining and resource extraction and future development of known resources by: - identifying and protecting key areas of mineral, petroleum and energy resources potential - protecting related infrastructure, such as road and rail freight routes, from development that could affect current or future extraction.	Not inconsistent. Any future DA would be required to consider these matters.
Strategy 4.2 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 to this PP as no specific site proposed.
Strategy 4.3 Support diversification of mining economies. Strategic planning and local plans should consider opportunities to: - identify future mine closure dates - understand potential changes in water availability, economic/skill profiles and demographics - consider land use changes and mine rehabilitation activities to maximise future economic opportunities.	Not relevant to this PP.
OBJECTIVE 5: Enhance the diversity and strength of Central Business Districts and town centres	
Strategy 5.1 Use strategic planning and land use plans to maintain and enhance the function of established commercial centres by: - simplifying planning controls - developing active city streets that retain local character - facilitating a broad range of uses within centres in response to the changing retail environment - maximising the transport and community facilities commensurate with the scale of the proposal.	Not relevant to this PP.

Table 2 – New England North West Regional Plan 2041

OBJECTIVES & APPLICABLE STRATEGIES	Planning Proposal response – is the Proposal consistent with the Strategy? COMMENTS
Strategy 5.2 Strengthen the function of CBDs by focussing future commercial and retail activity in existing commercial centres, unless: • there is a demonstrated need • there is a lack of suitable sites elsewhere within existing centres • there is positive social and economic benefit to locate activity elsewhere. Where out-of-centre commercial areas are proposed, they must be of an appropriate size for their service catchment.	Not relevant to this PP.
Strategy 5.3 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.	Not relevant to this PP.
Strategy 5.4 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.	Not relevant to this PP.

Table 2 – New England North West Regional Plan 2041

OBJECTIVES & APPLICABLE STRATEGIES	Planning Proposal response – is the Proposal consistent with the Strategy? COMMENTS
OBJECTIVE 6: Coordinate the supply of well-located employment land	
Strategy 6.1 Use strategic planning and local plans to: • generate, retain, manage and safeguard significant employment lands • respond to characteristics of the resident workforce and those working in the LGA and neighbouring LGAs • identify local and subregional specialisations • identify future employment lands and align infrastructure to support these lands • provide flexibility in local planning controls • respond to future changes in industry to allow a transition to new opportunities • ensure the employment lands are supported by freight access, critical infrastructure and protected from encroachment by incompatible development • identify measures to safeguard against impact to the environment, transport networks and sensitive uses, such as schools and housing.	Not relevant to this PP.
OBJECTIVE 7: Support a diverse visitor economy	
Strategy 7.1 Use local plans to: • enhance the amenity, vibrancy and safety of centres and township precincts • create green and open spaces and enhance existing green infrastructure, such as local and regional parks, for tourist and recreation facilities • support the development of places for artistic and cultural activities • protect heritage, biodiversity and agriculture to enhance cultural tourism, agritourism and eco-tourism • provide flexibility in planning controls to allow sustainable agritourism and ecotourism • improve public access and connection to heritage through innovative interpretation.	Not relevant to this PP.

Table 2 – New England North West Regional Plan 2041

OBJECTIVES & APPLICABLE STRATEGIES	Planning Proposal response – is the Proposal consistent with the Strategy? COMMENTS
Strategy 7.2 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 to this PP.
Part 3: Sustainable and resilient	
OBJECTIVE 8: Adapt to climate change and natural hazards and increase climate resilience	
Strategy 8.1 When preparing local strategic plans, be consistent with and adopt the principles outlined in the State-wide Natural Hazards package.	Not relevant to this PP.
Strategy 8.2 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.	Not relevant to this PP.

Table 2 – New England North West Regional Plan 2041

OBJECTIVES & APPLICABLE STRATEGIES	Planning Proposal response – is the Proposal consistent with the Strategy? COMMENTS
Strategy 8.3 Use local strategic planning and local plans to adapt to climate change and reduce exposure to natural hazards by: • 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 • locating development away from areas of known high bushfire risk and flood risk to reduce the community's exposure to natural hazards • 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 • 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 • 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 • updating flood studies and flood risk management plans after a major flood event incorporating new data and lessons learnt • communicate natural hazard risk through updated flood studies and strategic plans.	Not relevant to this PP.

Table 2 – New England North West Regional Plan 2041

OBJECTIVES & APPLICABLE STRATEGIES	Planning Proposal response – is the Proposal consistent with the Strategy? COMMENTS
Strategy 8.4 Resilience and adaptation plans should consider opportunities to: • 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 • promote sustainable land management including Ecologically Sustainable Forest Management (ESFM) • 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 • 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 • promote economic diversity, improved environmental, health and well-being outcomes and opportunities for cultural and social connections to build more resilient places and communities • protect vulnerable infrastructure assets and mitigate potential network failures.	Not relevant to this PP.
OBJECTIVE 9: Lead renewable energy technology and investment	
Strategy 9.1 When developing strategic plans: • support the development of renewable energy storage options and distributed energy systems that are located close to their point of use • support effective early community consultation.	Not relevant to this PP.

Table 2 – New England North West Regional Plan 2041

OBJECTIVES & APPLICABLE STRATEGIES	Planning Proposal response – is the Proposal consistent with the Strategy? COMMENTS
Strategy 9.2 When reviewing LEPs and local strategic planning statements: • ensure current land use zones encourage and promote new renewable energy infrastructure • identify and mitigate impacts on views, local character and heritage where appropriate • undertake detailed hazard studies • encourage energy efficient buildings and use of buildings materials which have been manufactured by some degree of renewable energy.	Not relevant to this PP.
OBJECTIVE 10: Support a circular economy	
Strategy 10.1 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 to this PP.
Strategy 10.2 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 to this PP.
Strategy 10.3 Consider freight access, capacity and interface issues. Facilities will need to be located to accommodate required freight movements.	Not relevant to this PP.

Table 2 – New England North West Regional Plan 2041

OBJECTIVES & APPLICABLE STRATEGIES	Planning Proposal response – is the Proposal consistent with the Strategy? COMMENTS
OBJECTIVE 11: Sustainably manage and conserve water resources	
Strategy 11.1 Strategic planning and local plans should consider: • impacts to water quality from land use change • water supply availability and issues, constraints and opportunities early in the planning process • partnering with local Aboriginal communities to care for Country and waterways • locating, designing, constructing and managing new developments to minimise impacts on water catchments, including downstream waterways and groundwater resources • possible future diversification of town water sources, including groundwater, stormwater harvesting and recycling • promoting an integrated water cycle management approach to development • encouraging the reuse of water in new developments for urban greening and for irrigation purposes • improving provision for stormwater management and water sensitive urban design • 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 • identifying and protecting drinking water catchments and storages in strategic planning and local plans.	Not relevant to this PP.
Strategy 11.2 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.	Not relevant to this PP.

Table 2 – New England North West Regional Plan 2041

OBJECTIVES & APPLICABLE STRATEGIES	Planning Proposal response – is the Proposal consistent with the Strategy? COMMENTS
OBJECTIVE 12: Protect regional biodiversity and areas of High Environmental Value	
Strategy 12.1 Protect, maintain and restore important environmental assets in strategic planning and local plans by: • 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 • updating existing biodiversity mapping with new mapping in local environmental plans where appropriate • identifying HEV land within the rezoning area at planning proposal stage through site investigations • applying appropriate mechanisms such as conservation zones and Biodiversity Stewardship Agreements to protect HEV land within a rezoning area • considering climate change risks to HEV land • considering riparian environments, water catchment areas and groundwater sources to avoid potential development impacts.	Not relevant to this PP.
Strategy 12.2 Support the Biodiversity Conservation Trust in delivering private land conservation programs by: • educating landholders on conservation outcomes and financial opportunities available through conservation agreements on private land • encouraging and supporting landholders to participate in private land conservation • encouraging landholders to prioritise investment in biodiversity corridors and linkages. • supporting Aboriginal communities to participate.	Not relevant to this PP.
Strategy 12.3 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.	Not relevant to this PP.

Table 2 – New England North West Regional Plan 2041

OBJECTIVES & APPLICABLE STRATEGIES	Planning Proposal response – is the Proposal consistent with the Strategy? COMMENTS
Strategy 12.4 Consider the needs of climate refugia for threatened species and other key species in strategic planning including biodiversity and conservation planning.	Not relevant to this PP.
Strategy 12.5 Councils should preserve, enhance and link existing and potential biodiversity corridors across the region and avoid further fragmentation of these linkages, by: - including biodiversity corridor mapping in LEPs as a map overlay with associated clause - 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 - review land zonings on land where there are opportunities to protect high priority corridor areas.	Not relevant to this PP.
Strategy 12.6 Strategic planning and local plans should consider opportunities to: - use available TSR mapping and categorisation methods to identify potential biodiversity corridors and linkages in the local landscape - establish relevant partnerships with LALCs and other councils to protect and manage TSRs - include TSRs in biodiversity corridor mapping in LEPs.	Not relevant to this PP.
Strategy 12.7 Protect biodiversity values in urban release areas. Strategic planning and local plans should consider opportunities to: - incorporate validated and up-to-date environmental data - encourage biodiversity certification by councils at the precinct scale for high growth areas and by individual landholders at the site scale, where appropriate - focus land use intensification away from areas of identified HEV and protect HEV with planning controls - use buffers to separate or manage incompatible land uses and thereby minimise impacts on biodiversity.	Not relevant to this PP.

Table 2 – New England North West Regional Plan 2041

OBJECTIVES & APPLICABLE STRATEGIES		Planning Proposal response – is the Proposal consistent with the Strategy?
		COMMENTS
Part 4 Housing and place		
OBJECTIVE 13: Provide well located housing options to meet demand		
Strategy 13.1 Local housing strategies are to be consistent with the Local Housing Strategy Guideline and the regional plan.		Not relevant to this PP.
Strategy 13.2 Ensure local plans encourage and facilitate a range of housing options in well located areas to accommodate the projected household change.		Consistent. Action 6 states: Release a standard planning pathway and development assessment guide to help councils plan for and manage accommodation options for seasonal and itinerant workers. The PP is consistent with the DPHI approach to support local Councils to individually address this requirement.
Strategy 13.3 New rural residential housing is to be located on land which has been approved in an existing strategy endorsed by the Department of Planning and Environment		Not relevant to this PP.
OBJECTIVE 14: Provide more affordable and low cost housing		
Strategy 14.1 Assess the potential to renew social housing to increase and diversify social housing stock.		Not relevant to this PP.
OBJECTIVE 15: Understand, respect and integrate Aboriginal culture and heritage		
Strategy 15.1 Consider applying dual names to important places, features or local infrastructure.		Not relevant to this PP.

Table 2 – New England North West Regional Plan 2041

OBJECTIVES & APPLICABLE STRATEGIES	Planning Proposal response – is the Proposal consistent with the Strategy? COMMENTS
OBJECTIVE 16: Support the aspirations of Aboriginal people and communities in local planning	
Strategy 16.1 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.
Strategy 16.2 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.
Strategy 16.3 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.
OBJECTIVE 17: Celebrate local character	
Strategy 17.1 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 <i>Local Character and Place Guideline</i> .	Not relevant to this PP.
Strategy 17.2 Celebrate buildings of local heritage significance by • retaining the existing use where possible • establishing a common understanding of appropriate reuses • exploring history and significance • considering temporary uses • designing for future change of use options	Not relevant to this PP.

Table 2 – New England North West Regional Plan 2041

OBJECTIVES & APPLICABLE STRATEGIES	Planning Proposal response – is the Proposal consistent with the Strategy? COMMENTS
OBJECTIVE 18: Public spaces and green infrastructure support connected, inclusive and healthy communities	
Strategy 18.1 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: • planning for new and improved public space that supports the 10 principles for quality public space of the NSW Public Spaces Charter • drawing on community feedback to identify the quantity, quality and the type of public space required • prioritising the delivery of new and improved quality public space to areas of most need • considering the needs of future and changing populations • considering the location of existing educational facilities and their associated walking catchments • identifying walkable connectivity improvements and quality and access requirements that would improve use and enjoyment of existing infrastructure • consolidate, link and enhance high quality open spaces and recreational areas.	Not relevant to this PP.
Strategy 18.2 Public space improvements should consider the local conditions and users, including embracing opportunities for greening and applying water sensitive urban design principles.	Not relevant to this PP.
Strategy 18.3 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.

Table 2 – New England North West Regional Plan 2041

OBJECTIVES & APPLICABLE STRATEGIES	Planning Proposal response – is the Proposal consistent with the Strategy? COMMENTS
Strategy 18.4 Strategic planning and local plans should consider opportunities to: • increase urban tree cover in towns and centres including main streets and pedestrian areas • ensure new residential and urban release areas incorporate street tree plantings. • use local plant species for tree planting as a first preference when appropriate. • use koala feed tree species where appropriate in public open spaces, excluding roadsides. • provide well-designed built shade in playgrounds, sports and recreation facilities and public spaces.	Not relevant to this PP.
Strategy 18.5 Local environmental plan amendments that propose to reclassify public open space must consider the following: • the role or potential role of the land within the open space network • how the reclassification is strategically supported by local strategies such as open space or asset rationalisation strategies • where land sales are proposed, details of how sale of land proceeds will be managed • the net benefit or net gain to open space.	Not relevant to this PP.
Part 5 Connected and accessible	
OBJECTIVE 19: Leverage new and upgraded infrastructure	
Strategy 19.1 Apply zoning and development controls to: • support the operation of Inland Rail and minimise land use conflicts which could limit network capacity. • capitalise on growth opportunities that arise outside the SAP boundaries.	Not relevant to this PP.

Table 2 – New England North West Regional Plan 2041

OBJECTIVES & APPLICABLE STRATEGIES	Planning Proposal response – is the Proposal consistent with the Strategy? COMMENTS
OBJECTIVE 20: Improve state and regional freight connectivity	
Strategy 20.1 Optimise the efficiency and effectiveness of the freight network by: • protecting, maintaining and improving the existing and emerging freight transport network • balancing land use conflict with the need to support efficient freight capacity.	Not relevant to this PP.
Strategy 20.2 Support the operation of regional airports and aerodromes in local planning to: • 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 • limit the encroachment of incompatible development • identify and activate employment lands surrounding airports and aerodromes with flexible planning controls • provide for the future potential expansion of airports and aerodromes.	Not relevant to this PP.
OBJECTIVE 21: Improve active and public transport networks	
Strategy 21.1 Encourage active and public transport use by: • prioritising pedestrian amenity within centres • providing a legible, connected and accessible network of pedestrian and cycling facilities • delivering accessible transit stops and increasing convenience at interchanges to serve an ageing custome incorporating emerging anchors and commuting catchments in bus contract renewal • integrating the active transport network with public transport facilities • creating opportunities for new active transport corridors and links that deliver safe pedestrian and cycle infrastructure to and from existing and future schools.	Not relevant to this PP.

Table 2 – New England North West Regional Plan 2041

OBJECTIVES & APPLICABLE STRATEGIES	Planning Proposal response – is the Proposal consistent with the Strategy? COMMENTS
OBJECTIVE 22: Utilise emerging transport technology	
Strategy 22.2 Consider smart technology in the development of local plans.	Not relevant to this PP.
Local Government Narratives	
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	The PP would not be inconsistent with this priority.
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.
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.

Table 2 – New England North West Regional Plan 2041

OBJECTIVES & APPLICABLE STRATEGIES	Planning Proposal response – is the Proposal consistent with the Strategy? COMMENTS
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.

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?

Armidale Local Strategic Planning Statement: Advancing our region: Toward 50,000

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:

With our stunning natural beauty and leading education and agriculture sectors, we are an amazing place to live, work and visit. We are proud of our rich cultural and Indigenous heritage which together with our classic European architecture and commitment to creative and performing arts, frames the sophisticated character of our city and towns.

As we grow to a population of 40,000 over the next 20 years and beyond, the Armidale region is connected to the world through 4,000 new jobs of the future and our strong sense of community and social responsibility. We are leaders of Australia's low carbon future, and our re-enlivened businesses and industries are the engine room of the New England.

We have grown our commitment to sustainable controlled environment horticulture with the largest and most significant precinct in Australia. Located 980m AHD and above 1300m AHD, our Horticulture Precincts in Armidale and Guyra will be serving the dining tables of Australia and abroad as a result of its ideal climate, excellent year-round solar exposure and water security.

Our growing community will be housed in 4,400 new homes designed to meet the needs of our diverse community. Our residents love living in Armidale, Guyra and surrounding villages because they offer a wide range of lifestyle options for all members of the community and are connected to abundant public open space.

Our Armidale city centre is the beating heart of our region hugging the green spine of the Dumaresq Creek parklands and our tree lined avenues which are celebrated during our seasonal festivals. Beardy Street Mall has remerged as a vibrant activity centre for education, housing, business and leisure.

With more than 95% of our region protected for farming and the environment, we are a premier sub-alpine destination for wilderness experiences, adventure sport, rural farm stays, eco-resorts and lodges. Our community and visitors are connected and in awe of our pristine natural environments including our world heritage Gondwana Rainforests.

Our region has prospered through our commitment to a diverse economy and high quality of life, and where everyone is welcome. We are a unique blend of natural beauty, cultural richness and community spirit.

(Armidale Regional Council, 2024).

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. 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 3 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 3 – Local Strategic Planning Statement

PROVISIONS	Planning Proposal response – is the Proposal consistent with the Strategy? COMMENTS
Planning priorities and implementation	
1. Prosperity and growth	
A.1 Our airport	
Armidale Airport is a key regional airport for community connectivity, regional resilience and the aviation industry	N/A to the PP
A.2 Our employment land	
Our region is an attractive location for new investment, business and employment with the creation of 4,000 new jobs in the next 20 years and an additional 4,000 jobs beyond 20 years	N/A to the PP
A.3 Our agriculture and horticulture	
Our region is a horticulture and agricultural hub	N/A to the PP
A.4 Our vibrant city centre	
Armidale city centre is a prosperous and fully functioning precinct in the heart of our community and region	N/A to the PP
A.5 Our water security	
Our region has a comprehensive plan for water security which supports growth and community resilience	N/A to the PP
A.6 Our tourism	
Our high country, world UNESCO national parks, built and cultural heritage	N/A to the PP

Table 3 – Local Strategic Planning Statement

Table 3 – Local Strategic Planning Statement			
PROVISIONS		Planning Proposal response – is the Proposal consistent with the Strategy?	
		COMMENTS	
2. Community and place			
B.1 Our homes			
Our region is a home for all, offering diverse, high-quality, sustainable and well designed homes for existing and new residents while retaining our New England character, heritage and tree lined streets		Consistent. The PP is consistent with the following action: B1.4(c) Amend the LEP to incorporate the temporary workers accommodation clause	
B.2 Our education, research and innovation			
Armidale is a contemporary and vibrant city with foundations in education and supported by research, innovation and advanced technology		N/A to the PP	
B.3 Our indigenous history and heritage			
Our region embraces our First Nation’s history and heritage which continues to shape the future of our region		N/A to the PP	
B.4 Our architecture and heritage			
Our region celebrates our rich and diverse community tapestry which is evident through both our built heritage and our cultural and community events		N/A to the PP	
B.5 Our local artisans and producers			
Our region boasts a community of local artisans and producers that are supported and encouraged to showcase local produce, food, arts, crafts and music		N/A to the PP	

Table 3 – Local Strategic Planning Statement

PROVISIONS		Planning Proposal response – is the Proposal consistent with the Strategy?	COMMENTS
B.6 Our green space			
Our region is an equitable region which supports the wellbeing of our community		N/A to the PP	
3. Nature and resilience			
C.1 Our air quality			
Our region is committed to long term improvements to our winter air quality		N/A to the PP	
C.2 Our biodiversity and national parks			
Our region cherishes our globally significant world heritage natural areas and extensive natural landscapes		N/A to the PP	
C.3 Our resilience to natural hazards and climate change			
Our region is committed to improving its resilience to natural hazards and climate change		N/A to the PP	
C.4 Our renewable energy			
Our region is a climate-positive community that supports and plays and active role in achieving Australia's carbon targets		N/A to the PP	
C.5 Our sustainable region			
Our region has a plan for a sustainable future through waste, recycling and water efficiency to build resilience		N/A to the PP	

Local Housing Strategy (LHS)

The LHS provides guidance for future development, which is outlined in the following table, with commentary provided on the PP's consistency.

<i>Table 4 – Local Housing Strategy</i>	
PROVISIONS	Planning Proposal response – is the Proposal consistent with the Strategy? COMMENTS
Implementation and delivery	
PLANNING PRIORITY 1: Diversity and Density	
Encourage a variety of housing typologies	
1.1(a) Amend the DCP to include development controls for shop top housing in the relevant zones	Not relevant to the PP.
1.1(b) Investigate opportunities for incentives for shop top housing to offset costs of upgrades required to meet the National Construction Code	Not relevant to the PP.
1.1(c) Develop a housing design guide that promotes smaller and diverse housing options	Not relevant to the PP.
1.1(d) Provide an accelerated development assessment pathway for infill development that meets the requirements as specified under the DCP to encourage better designed infill	Not relevant to the PP.
1.1(e) Review the DCP and LEP to identify any barriers to high density housing in the CBD and medium density housing across the region	Not relevant to the PP.
1.1(f) Work with developers through the master planning process for growth areas to provide a greater mix of lots, housing types and sizes	Not relevant to the PP.
1.1(g) Encourage the provision of small lot housing on development sites	Not relevant to the PP.

Table 4 – Local Housing Strategy

PROVISIONS	Planning Proposal response – is the Proposal consistent with the Strategy? COMMENTS
1.1(h) Undertake an investigation into Council owned site at 124 Allingham Street for potential infill development model that could be constructed under current planning controls (i.e. Nightingale type development)	Not relevant to the PP.
1.1(i) Investigate the requirement for Secondary Dwellings to pay Water and Sewer DSP charges	Not relevant to the PP.
Infill subdivisions	
1.2(a) Review the subdivision chapter of the DCP to strengthen requirements for diversity in lot size to encourage varying housing types	Not relevant to the PP.
1.2(b) Work with developers through the planning process to achieve better outcomes on infill subdivisions to increase housing densities	Not relevant to the PP.
1.2(c) Investigate opportunities to divest/develop council/crown owned land for the purpose of infill housing	Not relevant to the PP.
1.2(d) Amend the Subdivision chapter of the DCP to strengthen requirements for lot layout and access	Not relevant to the PP.
Secondary dwellings in rural zones	
1.3(a) Insert <i>secondary dwelling</i> into the land use table for RU1 Primary Production and RU4 Primary Production Small Lots	Not relevant to the PP.
1.3(b) Amend the ARLEP 2012, to adopt the standard instrument <i>clause 5.5 Controls relating to secondary dwellings on land in a rural zone</i>	Not relevant to the PP.

Table 4 – Local Housing Strategy

PROVISIONS	Planning Proposal response – is the Proposal consistent with the Strategy? COMMENTS
Increase densities	
Increase and facilitate infill housing	
1.4(a) Amend the ARLEP 2012 to insert the clause Exceptions to minimum lot sizes for certain residential development under Part 4 Principal Development Standards in the R1 General Residential zone (integrated housing clause). Apply to the existing R1 General Residential Urban area of Armidale	Not relevant to the PP.
1.4(b) Investigate a policy for reduced developer contributions to facilitate infill housing	Not relevant to the PP.
1.4(c) Amend the DCP to include a chapter for Infill Development with concessions – for example – car parking and private open space depending on walking distance to the CBD, transport nodes and Public Open space	Not relevant to the PP.
1.4(d) Amend the DCP to better address medium density housing	Not relevant to the PP.
1.4(e) Work with developers to try and assist in removing barriers to achieving higher density developments in appropriate locations	Not relevant to the PP.
Increase residential accommodation in the Armidale CBD	
	Not relevant to the PP.
Development of key sites	
	Not relevant to the PP.

Table 4 – Local Housing Strategy

PROVISIONS	Planning Proposal response – is the Proposal consistent with the Strategy? COMMENTS
PLANNING PRIORITY 2: Sustainable and Resilient	
Increasing sustainability	
Increase sustainability in dwellings	
2.1(a) Finalise the Ecologically Sustainable Development Policy	Not relevant to the PP.
2.1(b) Locate development in areas unconstrained by environmental constraints to increase resilience to hazards	Not relevant to the PP.
2.1(c) Investigate opportunities to increase onsite water retention requirements	Not relevant to the PP.
2.1(d) Introduce landscape requirements and deep soil zones into the DCP	Not relevant to the PP.
2.1(e) Amend the DCP to ensure cut and fill and hardstand areas are reduced	Not relevant to the PP.
2.1(f) Amend the DCP to aim for a minimum of 7 star NATHERs rating for new dwellings	Not relevant to the PP.
Better align zonings with land constraints	
2.2(a) Investigate the rezoning of land in the north east from R1 General Residential and R2 Low Density Residential to a conservation zoning to better align with biodiversity constraints	Not relevant to the PP.
2.2(b) Rectify split zoned lots where the zoning is not appropriate to allow for the sites highest and best use	Not relevant to the PP.
2.2(c) Review the existing R2 zoned land and identify more appropriate zone and minimum lot size based on site constraints and infrastructure serviceability	Not relevant to the PP.

Table 4 – Local Housing Strategy

PROVISIONS	Planning Proposal response – is the Proposal consistent with the Strategy? COMMENTS
2.2(d) Review areas zoned R5 Large Lot Residential and identify a more appropriate zoning based on site constraints	Not relevant to the PP.
Armidale	
2.3(a) Amend the ARLEP 2012 to identify genuine R2 Low Density Residential land with a minimum lot size of zone from 4,000m2 to 1,000m2 where the land can be serviced by reticulated services	Not relevant to the PP.
2.3(b) Investigate the opportunities for the extension of reticulated sewer to areas identified as R2 low Density Residential that are unconstrained and have been identified in the DSP	Not relevant to the PP.
2.3(c) Investigate rezoning R2 Low Density Residential land that cannot be serviced by reticulated sewer to R5 Large Lot Residential	Not relevant to the PP.
2.3(d) Investigate a reduction in the minimum lot size provision for land zoned R5 Large Lot Residential from 2 hectares to 8,000m2 and remove the bonus provision under clause 4.1(3) based on capacity for OSSM and existing services	Not relevant to the PP.
2.3(e) Investigate the area zoned RU4 Primary production Small Lots between the railway line and Dangarsleigh Road for rezoning to R5 Large Lot Residential noting that the land is identified as flood prone	Not relevant to the PP.
PLANNING PRIORITY 3: Character and liveability	
Maintain character and liveability	
3.1(a) Amend the DCP to provide controls for streetscape amenity	Not relevant to the PP.

Table 4 – Local Housing Strategy

PROVISIONS	Planning Proposal response – is the Proposal consistent with the Strategy? COMMENTS
3.1(b) Ensure advanced street trees are planted during the subdivision stage and any removal of a street tree requires appropriate replacement	Not relevant to the PP.
3.1(c) Ensure that 95% of new homes are within 400m of public open space in new developments	Not relevant to the PP.
3.1(d) Ensure mature trees on sites are retained in infill development	Not relevant to the PP.
3.1(e) Increase the network of avenues as part of infill development	Not relevant to the PP.
PLANNING PRIORITY 4: Affordable	
Increase affordable and social housing	
4.1(a) Council to look at opportunities to partner with community housing providers to provide affordable/social housing	Not relevant to the PP.
4.1(b) Investigate opportunities to divest operational/community land for the purpose of social housing	Not relevant to the PP.
4.1(c) Council investigate opportunities to work with Crown/State agencies for the provision of housing at the former Duval School	Not relevant to the PP.
4.1(d) Review land zoned R1 General Residential and community land owned by Council for the purpose of infill social and affordable housing development	Not relevant to the PP.
4.1(e) Investigate opportunities to recategorize community land to operational for the purpose of social and affordable housing	Not relevant to the PP.

Table 4 – Local Housing Strategy

PROVISIONS	Planning Proposal response – is the Proposal consistent with the Strategy? COMMENTS
PLANNING PRIORITY 5: Responsive	
5.1(a) Investigate opportunities for seasonal and temporary workers accommodation in the growth areas to service REZ projects and horticulture developments	Consistent. The PP would facilitate this.
5.1(b) Adopt the Temporary and Seasonal workers LEP Clause proposed by DPHI when available	Consistent. Given DPHI's move away from a blanket application of these provisions, the PP will facilitate the application consistent with the DPHI advice received.
5.1(c) Adopt the DCP controls for temporary and seasonal workers accommodation	Not relevant to the PP.
5.1(d) Investigate opportunities for controlled environmental horticulture and REZ projects to supply temporary and seasonal workers accommodation	Not relevant to the PP.
5.1(e) Investigate possible models and sites for future workers accommodation that can provide opportunities for repurposing housing and infrastructure for the future	Not relevant to the PP.
5.1(f) Support seniors housing developments in appropriate locations	Not relevant to the PP.
5.1(g) Encourage new development of smaller multi dwelling developments to cater for residential downsizing	Not relevant to the PP.
5.1(h) Review planning controls regarding adaptable housing requirements to support ageing in place	Not relevant to the PP.
PLANNING PRIORITY 6: Supply and Infrastructure	
6.1(a) Require master plans for any new development in growth areas	Not relevant to the PP.

Table 4 – Local Housing Strategy

PROVISIONS	Planning Proposal response – is the Proposal consistent with the Strategy? COMMENTS
6.1(b) Amend the ARLEP 2012 to Insert an urban release area clause to require infrastructure servicing and development control plans	Not relevant to the PP.
6.1(c) Prepare an infrastructure strategy for the growth areas	Not relevant to the PP.
6.1(d) Investigate developing Section 7.11 Contributions Plans for the growth areas so that the provision of contributions funding can better align with the infrastructure servicing requirements of each growth area	Not relevant to the PP.
6.1(e) Work with developers to prepare Masterplans for Stage 1 of the Western growth area, Stage 0 and 1 of the Northern growth area and Stage 1 of the eastern growth area	Not relevant to the PP.
6.1(f) Works with developers to prepare Planning Proposals for Stage 1 of the Western growth area, Stage 0 and 1 of the Northern growth area and Stage 1 of the Eastern growth area based on the masterplans and outcomes of appropriate studies	Not relevant to the PP.
6.1(g) Establish a land monitor to track the release of land and completion of housing rates in the LGA	Not relevant to the PP.

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

Regional Housing Taskforce

In 2021 the Regional Housing Taskforce (the Taskforce) was established by the then Minister for Planning and Public Spaces Hon. Rob Stokes MP to:

identify barriers in the planning system that are preventing the delivery of housing supply and to formulate recommendations to improve housing outcomes in regional NSW⁴.

One of the key findings of the Taskforce was that:

Regional housing markets are vulnerable to spikes in demand, including from temporary and seasonal workers, short-term holiday letting, and planning needs to better anticipate and respond to these impacts.

Regional housing markets can be particularly vulnerable to spikes in demand caused by seasonal or temporary workers especially in the agriculture, mining, and construction sectors, or by tourism. While these sectors are important for regional economies and productivity, the Taskforce heard that they can negatively impact on housing affordability and availability for existing communities, who struggle to plan for and accommodate additional demand both over the short term, for example, when linked to smaller infrastructure projects, and when they lead to longer term changes in the housing market, for example, through the growth of the tourism industry.

Stakeholders indicated that the planning system needed to better assess the housing impacts of State and Regionally Significant Development projects, to review approval pathways and controls for various types of temporary and short-term accommodation, to effectively regulate Short Term Rental Accommodation, and to incentivise the provision of long-term rental accommodation.⁵ p. 13

One of the recommendations from the Taskforce was:

4.1. Introducing standard planning pathways for temporary worker accommodation and investigating planning pathways for innovative housing options for a variety of needs, such as temporary supportive accommodation for those in crisis and housing for seasonal workers.

The former DPE publicly exhibited proposed standard planning provisions to address this recommendation, as outlined below. Due to complexity of issues, DPHI determined not to proceed with the standard planning provisions, instead leaving it to individual Council to address the issue if necessary.

This PP is consistent with this advice from DPHI and the findings of the taskforce.

Explanation of Intended Effect – Temporary workers’ accommodation (EIE)

The EIE was prepared by the then DPE as part of the public exhibition documentation for the Temporary and Seasonal Workers Accommodation Toolkit in 2023. The EIE proposed in relation to temporary workers’ accommodation:

- A new standard definition of temporary workers’ accommodation:

Temporary workers’ accommodation means any habitable buildings and/or moveable dwellings and associated amenities erected or altered for the purpose of providing temporary accommodation for persons employed or contracted to work for the purpose of, but not limited to, the rural, agricultural, mining, extractive industry or electricity-generating works.

⁴ NSW Department of Planning, Industry & Environment (2021). *Regional Housing Taskforce Recommendations Report*, p. 6.

⁵ Ibid. p. 13

- To include temporary workers’ accommodation as a subset of “Residential Accommodation”.
- To limit the permissibility of temporary workers’ accommodation to land outside of the Eastern Harbour City, Central River City and the Western Parkland City.
- Permissibility of temporary workers’ accommodation was to be left to the local council to determine the appropriate zones.
- Not to provide specific local provisions to control temporary workers’ accommodation, but to provide councils with the option to either:
 - o Insert local provisions to provide relevant development standards based on the matters outlined in the draft guideline that was exhibited concurrently, or
 - o Rely on section 4.15 of the *Environmental Planning & Assessment Act 1979* (EP&A Act) to regulate such developments.

The PP is consistent with the EIE as it:

- Includes the proposed standard definition, and
- Includes local provisions that provide for:
 - o Permissibility,
 - o Objectives consistent with the draft guideline, and
 - o The local provisions generally consistent with the draft guideline.

Temporary and Seasonal Workers’ Accommodation Draft Guideline (Draft Guideline)

The Draft Guideline was prepared by the then DPE as part of the public exhibition documentation for the Temporary and Seasonal Workers Accommodation Toolkit in 2023. The Draft Guideline provides guidance for Councils relating to:

- the proposed definition in the Standard Instrument – Principal Local Environmental Plan (Standard Instrument LEP) for temporary workers’ accommodation
- a draft local provision
- permissibility for Standard Instrument LEP zones.

The PP is consistent with the Draft Guideline as it:

- provides for permissibility,
- provides objectives for the local provisions consistent with draft guideline, and
- provides development controls for the local provisions generally consistent with the draft guideline.

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 PP does not relate to a specific site. Consideration of this requirement will be required at Development Application stage for the specific development.

Q9. Are there any other likely environmental effects of the planning proposal and how are they proposed to be managed?

The PP does not relate to a specific site. Consideration of this requirement will be required at Development Application stage for the specific development.

Q10. Has the planning proposal adequately addressed any social and economic effects?

As outlined through the previous parts of this PP, the demand for temporary worker’s accommodation is already adversely impacting the availability of:

- tourist and visitor accommodation for actual visitors to the region including for sporting and cultural events, and
- rental accommodation for existing or prospective residents.

Therefore, there is a need to provide suitable accommodation for temporary workers within the LGA so as to not adversely impact on the supply of tourist and visitor accommodation and rental accommodation.

The absence of suitable planning controls to facilitate accommodation for temporary workers’ will have the effect of dissuading further investment in the LGA as the required workforces cannot be appropriately accommodated.

This PP aims to address both of these social/economic issues.

Section D. State and Commonwealth interests

Q.11 Is there adequate public infrastructure for the planning proposal?

Future DAs for temporary workers’ accommodation will be required, through the proposed local provisions, to demonstrate that there is adequate public infrastructure for the specific development on the specific site.

Q.12 What are the views of State and Commonwealth Public Authorities consulted in accordance with the gateway determination?

Preliminary views of State or Commonwealth public authorities have not been obtained prior to preparing this Planning Proposal. Any consultation will be undertaken in accordance with any future Gateway Determination condition.

PART 4 – MAPPING

Not applicable

PART 5 –COMMUNITY CONSULTATION

In accordance with Schedule 1 of the EP&A Act 1979, this Planning Proposal must be approved under a Gateway Determination prior to community consultation being undertaken by Council.

Pursuant to the *Local Environmental Plan Making Guideline* (NSW Department of Planning & Environment, 2022), the subject proposal meets the following definition of being a Standard Planning Proposal:

A Standard Planning Proposal is a PP that, in the opinion of the person making the Gateway determination is:

- *To change the land use zone where the proposal is consistent with the objectives identified in the LEP for that proposed zone*
- *That relates to altering the principal development standards of the LEP*
- *That relates to the addition of a permissible land use or uses and/or any conditional arrangements under Schedule 1 Additional Permitted Uses of the LEP*
- *That is consistent with an endorsed District/Regional Strategic Plan and/or LSPS*
- *Relating to classification or reclassification of public land through the LEP*

It is recommended that this Planning Proposal is exhibited for a period of 20 working days, and the community are notified of the exhibition period.

PART 6 – PROJECT TIMELINE

The anticipated project timeline for completion of the Planning Proposal is outlined in **Table 5**.

Table 5 – Indicative Project Timeline

Stage	Timeframe and/or date
Consideration by council	October 2025
Council decision	October 2025
Gateway determination	25 working days (November 2025)
Pre-exhibition	50 working days (January 2026)
Commencement and completion of public exhibition period	25 working days (February 2026)
Consideration of submissions	25 working days (March 2026)
Post-exhibition review and additional studies	45 working days (April 2026)
Submission to the Department for finalisation (where applicable)	20 working days (May 2026)
Gazettal of LEP amendment	35 working days (June 2026)

Attachment A: APPLICABLE STATE ENVIRONMENTAL PLANNING POLICIES

SEPP	Consistent	Comment
Biodiversity & Conservation SEPP (B&C SEPP)	YES	Koala Habitat Protection 2020 & 2021 Any future DA will need to consider the provisions of Chapter 3 and 4 of the SEPP as relevant. The Planning Proposal is not inconsistent with this SEPP.
Exempt and Complying Development Codes 2008	YES	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. The Planning Proposal is not inconsistent with this SEPP.
Housing SEPP 2021 (Housing SEPP)	YES	The Housing SEPP provides for: - the development of diverse housing types, including purpose-built rental housing, - 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, - short-term rental accommodation as a home-sharing activity and contributor to local economies, while managing the social and environmental impacts from this use There are no specific provisions relating to LEP amendments. The Planning Proposal is not inconsistent with this SEPP.
Industry & Employment SEPP 2021	Yes	The I&E SEPP provides planning controls for <i>inter alia</i> Advertising & 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. There are no specific provisions relating to LEP amendments. The Planning Proposal is not inconsistent with this SEPP.
Planning Systems SEPP 2021	Yes	The Planning Systems SEPP provides for identification of certain projects that are deemed to be state or regionally significant. There are no specific provisions relating to LEP amendments. The Planning Proposal is not inconsistent with this SEPP.

SEPP	Consistent	Comment
Primary Production SEPP 2021	Yes	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. The Planning Proposal is not inconsistent with this SEPP.
Resilience & Hazards SEPP (R&H SEPP)	Yes	R&H SEPP provides State-wide planning controls for the remediation of contaminated land. There are no specific provisions relating to LEP amendments. The Planning Proposal is not inconsistent with this SEPP.
Resources & Energy SEPP 2021	Yes	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. The Planning Proposal is not inconsistent with this SEPP.
Sustainable Buildings SEPP 2022	Yes	This SEPP aims to deliver sustainable buildings. There are no specific provisions relating to LEP amendments. The Planning Proposal is not inconsistent with this SEPP.
Transport & Infrastructure SEPP 2021	Yes	Infrastructure 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. Educational Establishments and Child Care Facilities 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. The Planning Proposal is not inconsistent with this SEPP.

Attachment B: APPLICABLE MINISTERIAL DIRECTIONS (SECTION 9.1 DIRECTIONS)

Direction		Consistent	Comments
Focus Area 1: Planning Systems			
1.1	Implementation of Regional Plans	Yes	The PP is not inconsistent with the Regional Plan as outlined in Q1.
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: - include any requirements for concurrence, consultation or referral of development applications to a Minister or public authority. - not identify development as designated development.
1.4	Site Specific Provisions	Yes	The PP does not amend another environmental planning instrument in order to allow particular development to be carried out The PP only includes an indicative subdivision layout for the purposes of demonstrating impact.
1.4A	Exclusion of Development Standards from Variation	N/A	The PP does not propose to introduce or alter an existing exclusion to clause 4.6 of a Standard Instrument LEP or an equivalent provision of any other environmental planning instrument.
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 Infrastructure Implementation Plan	N/A	Not applicable to the site.

Direction		Consistent	Comments
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.
1.18	Implementation of the Macquarie Park Innovation Precinct	N/A	Not applicable to the site.

Direction		Consistent	Comments
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			
Nil			
Focus Area 3: Biodiversity & Conservation			
3.1	Conservation Zones	Yes	The PP will not impact any environmentally sensitive areas or conservation zones.
3.2	Heritage Conservation	Yes	The PP will not impact any 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.
3.3	Sydney Drinking Water Catchments	N/A	Not applicable to the site.
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: Does not apply to avoided land identified under the <i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i>

Direction		Consistent	Comments
			Does not apply to strategic conservation area identified under the <i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i> .
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	The PP site is not within a Regulated Catchment.
Focus Area 4: Resilience & Hazards			
4.1	Flooding	N/A	The PP does not relate to specific parcels of 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 relate to specific parcels of land.
4.4	Remediation of Contaminated Land	N/A	The PP does not relate to specific parcels of land.
4.5	Acid Sulfate Soils	N/A	The PP does not relate to specific parcels of land.
4.6	Mine Subsidence and Unstable Land	N/A	The PP does not relate to specific parcels of land.
Focus Area 5: Transport & Infrastructure			
5.1	Integrating Land Use and Transport	N/A	The PP does not relate to specific parcels of land.
5.2	Reserving Land for Public Purposes	Yes	The PP does not relate to specific parcels of land and would not impact zonings 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 which includes a defence airfield.

Direction		Consistent	Comments
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.
5.5	High pressure dangerous goods pipelines	N/A	The PP does not relate to specific parcels of land.
Focus Area 6: Housing			
6.1	Residential Zones	Yes	The PP would not be inconsistent with this direction.
6.2	Caravan Parks and Manufactured Home Estates	Yes	The PP will not impact on the zones in which caravan parks can be lawfully carried out.
Focus Area 7: Industry & Employment			
7.1	Employment Zones	N/A	The PP will not affect any existing or proposed Employment Zones.
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			
8.1	Mining, Petroleum Production and Extractive Industries	N/A	The PP does not have the effect of: - prohibiting the mining of coal or other minerals, production of petroleum, or winning or obtaining of extractive materials, or - 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.
Focus Area 9: Primary Production			
9.1	Rural Zones	Yes	The PP will not rezone land from a rural zone to a residential, employment, mixed use, SP4 Enterprise, SP5 Metropolitan Centre, W4 Working Waterfront, village or tourist zone.

Direction		Consistent	Comments
			The PP will permit temporary workers' accommodation in a variety of zones consistent with the DPHI advice on such uses as outlined in Questions 1-5 above.
9.2	Rural Lands	Yes	The PP will permit temporary workers' accommodation in a variety of zones consistent with the DPHI advice on such uses as outlined in Questions 1-5 above.
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.