



Planning Proposal No. 26

Increasing density and housing diversity on land at 241 Grafton Road, Armidale (Lot 1 DP 1209469, Lot 69 & 70 DP 755808 and Lot 8 DP 240862)

December 2025

Armidale Regional Council

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Executive Summary

Table 1 – Executive Summary Table

Item	Planning Proposal Response
Site Address	241 Grafton Road, Armidale
Real Property Description	Lot 1 DP 1209469, Lot 69 & 70 DP 755808 and Lot 8 DP 240862
Existing Planning Controls	Zoning: R2 Low Density Residential & RU4 Primary Production Small Lots MLS: 4,000m², 5ha & 40 ha.
Proposed Amendments	Zoning: R1 General Residential, R2 Low Density Residential, RE1 Public Recreation, C2 Environmental Conservation, C3 Environmental Management MLS: Nil over RE1 and C2, R1 = 500m², R2 800m², C3 = 4,000m² APU: Multi Dwelling Housing permitted with consent in the R2 zone. Multi Dwelling Housing permitted on lots equal to or greater than 1,000m² and not a battle axe lot. Subdivision of lawfully erected multi dwelling housing and dual occupancy developments permitted on: • 300m² lots for dual occupancy (attached) and multi dwelling housing, and • 400m² for dual occupancy (detached).
Technical Studies Relied Upon	• Aboriginal Cultural Heritage Assessment (Heritage Now) • Biodiversity Assessment Report (Birdwing Ecological Services) • Concept Subdivision and Servicing Plans (Dykman Consulting) • Flood Risk Assessment (Torrent Consulting) • Preliminary Site Investigation (Sydney Environmental Group) • Servicing Report (Dykman Consulting) • Traffic Impact Assessment (Dykman Consulting)

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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, 2023).

The PP seeks to amend the *Armidale Regional Local Environmental Plan 2012* (LEP 2012) by:

- revising the Land Zoning Map to:
 - remove the area within the determined Flood Planning Area (FPA) from residential development and provide as RE1 Public Recreation and C3 Environmental Management to reflect the provisions of the Local Housing Strategy (LHS),
 - provide the area of High Environmental Value (HEV) land adjacent to the riparian area as C2 Environmental Conservation, consistent with the LHS and Local Strategic Planning Statement (LSPS),
 - provide an area of RE1 Public Recreation, for parkland open space purposes adjacent to the site entry from Waterfall Way, and
 - provide the balance of the site as R2 Low Density Residential and R1 General Residential to reflect the provisions of the LHS.
- revising the Lot Size Map
 - to remove the minimum lot size (MLS) from the proposed RE1 and C2 zoned land, and
 - provide a MLS of:
 - 800m² for the R2 zoned land,
 - 500m² for the R1 zoned land, and
 - 4,000m² for the C3 zoned land,consistent with the LHS and to facilitate housing diversity on the land and a response to the site-specific opportunities and constraints, whilst facilitating the efficient use of existing infrastructure in the locality.
- Insert a new Additional Permitted Use (APU) provision which:
 - Applies to the PP site,
 - Permits 'Multi Dwelling Housing' development within the R2 zoned land,
 - Requires the parent lot to have a size of at least 1,000m² and not be a battleaxe lot for the erection of a 'Multi Dwelling Housing' development, and
 - Permits the subdivision of lawfully erected 'Dual Occupancy' and 'Multi Dwelling Housing' developments within the APU area to provide:
 - Dual Occupancy (attached) and Multi Dwelling Housing development with a MLS of 300m², and
 - Dual Occupancy (detached) with a MLS of 400m².

Site & Location

The PP site (subject site) comprises Lot 1 DP 1209469, Lot 69 & 70 DP 755808 and Lot 8 DP 240862, known as 241 Grafton Road, Armidale. The location of the subject site is shown in **Figure 1**. **Figure 2** shows the PP site with a satellite imagery background.

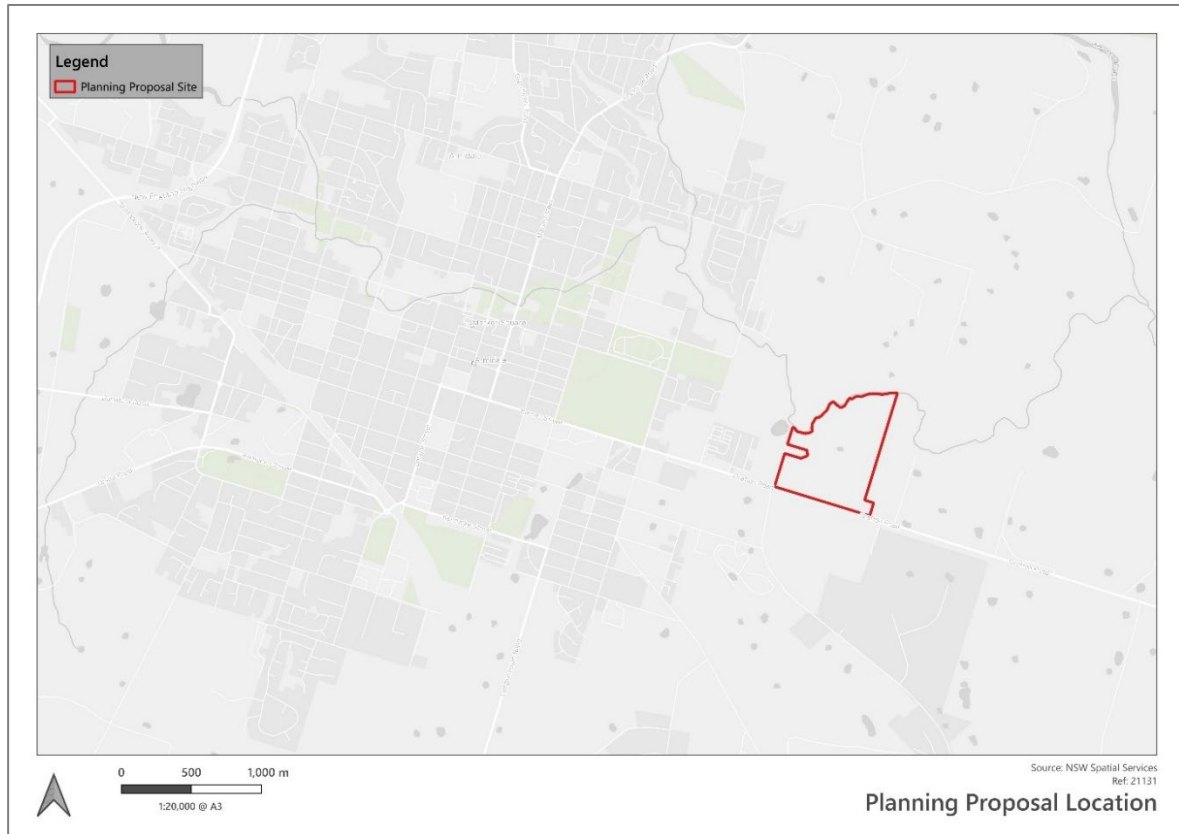


Figure 1 – Planning Proposal Location

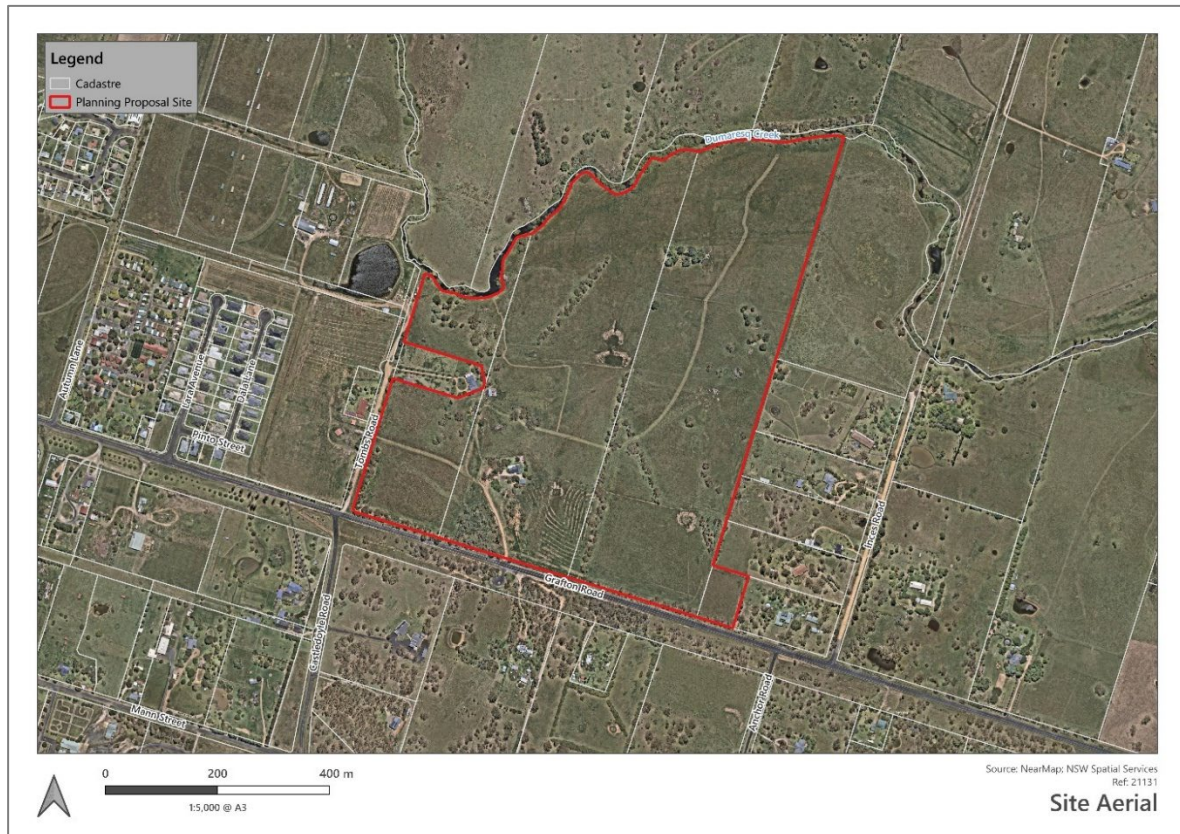


Figure 2 – Site Plan

PART 1 – OBJECTIVES OR INTENDED OUTCOMES

Objective

The objective of the PP is to amend the LEP 2012 to efficiently facilitate development in accordance with the LHS, by responding to environmental constraints and providing for diversity of housing mix and consequentially a variety of housing price points.

Intended Outcomes

The intended outcomes of the PP are:

- To ensure environmentally sensitive areas are protected from development and provided with connectivity.
- To ensure future development is adequately protected from areas of natural hazards.
- To provide for urban growth in an area consistent with the LHS, and to facilitate diversity in residential development to ensure a variety of price points are available for the residential development market.

PART 2 - EXPLANATION OF PROVISIONS

Introduction

This section of the PP outlines the intended provisions and shows how they differ (where applicable) from the existing LEP provisions.

Intended Provisions

Zoning

- Amend the Armidale Regional LEP 2012 Land Zoning Map to provide for RE1 Public Recreation, C2 Environmental Conservation, C3 Environmental Management, R2 Low Density Residential and R1 General Residential zones as shown in **Figure 4**.

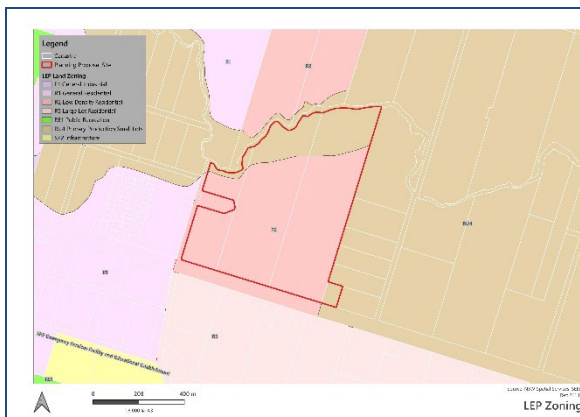


Figure 3 – Existing Land Zoning Map

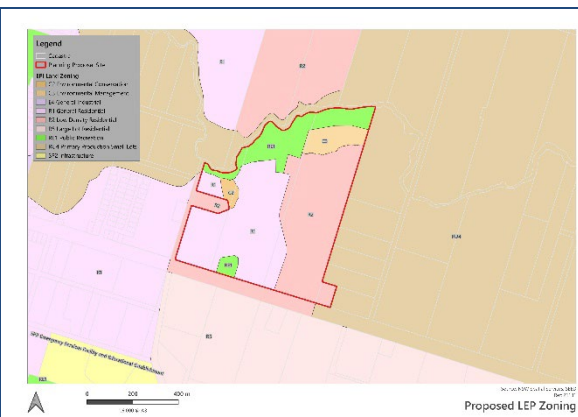


Figure 4 – Proposed Land Zoning Map

Minimum Lot Size

- Amend the Armidale Regional LEP 2012 Lot Size Map to provide for no Minimum Lot Size (MLS) for the RE1 and C2 zones, 800m² MLS for the R2 zoned land, 500m² for the R1 zoned land, and 4,000m² for the C3 zoned land as shown in **Figure 6**.

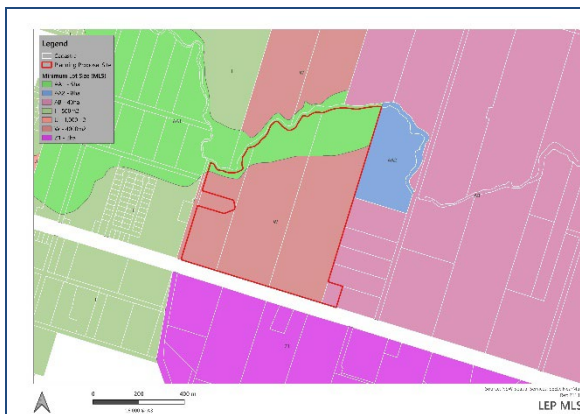


Figure 5 – Existing Lot Size Map



Figure 6 – Proposed Lot Size Map

Schedule 1 Additional Permitted Use

- Amend the Armidale Regional LEP 2012 Additional Permitted Uses Map to show the R2 zoned portion of the site as “Item 11”.



- Amend Schedule 1 of Armidale Regional LEP 2012 to include the following site-specific provisions to “Item 11” on the Additional Permitted Uses Map:
 - (1) *This clause applies to land identified as “Item 11” on the Additional Permitted Uses Map.*
 - (2) *Development for the purposes of multi dwelling housing is permitted with development consent.*
 - (3) *Despite any other provision of this plan, development consent may be granted to development for the purpose of multi dwelling housing, if –*
 - (a) *the area of the lot is equal to or greater than 1,000 square metres, and*
 - (b) *the lot is not a battle axe lot.*
 - (4) *Despite any other provision of this Plan, development consent may be granted to the subdivision of the land, if -*
 - (a) *multi dwelling housing or a dual occupancy is lawfully erected on the land, and*
 - (b) *the area of each resulting lot will not be less than—*
 - (i) *300 square metres for a dual occupancy (attached) or multi dwelling housing, or*
 - (ii) *400 square metres for a dual occupancy (detached), and*
 - (c) *only one dwelling will be located on each lot resulting from the subdivision.*
 - (5) *Development consent may be granted to a single development application that is for both:*
 - (a) *Development dual occupancy or multi dwelling housing development, and*
 - (b) *Subdivision in accordance with subclause (4).*

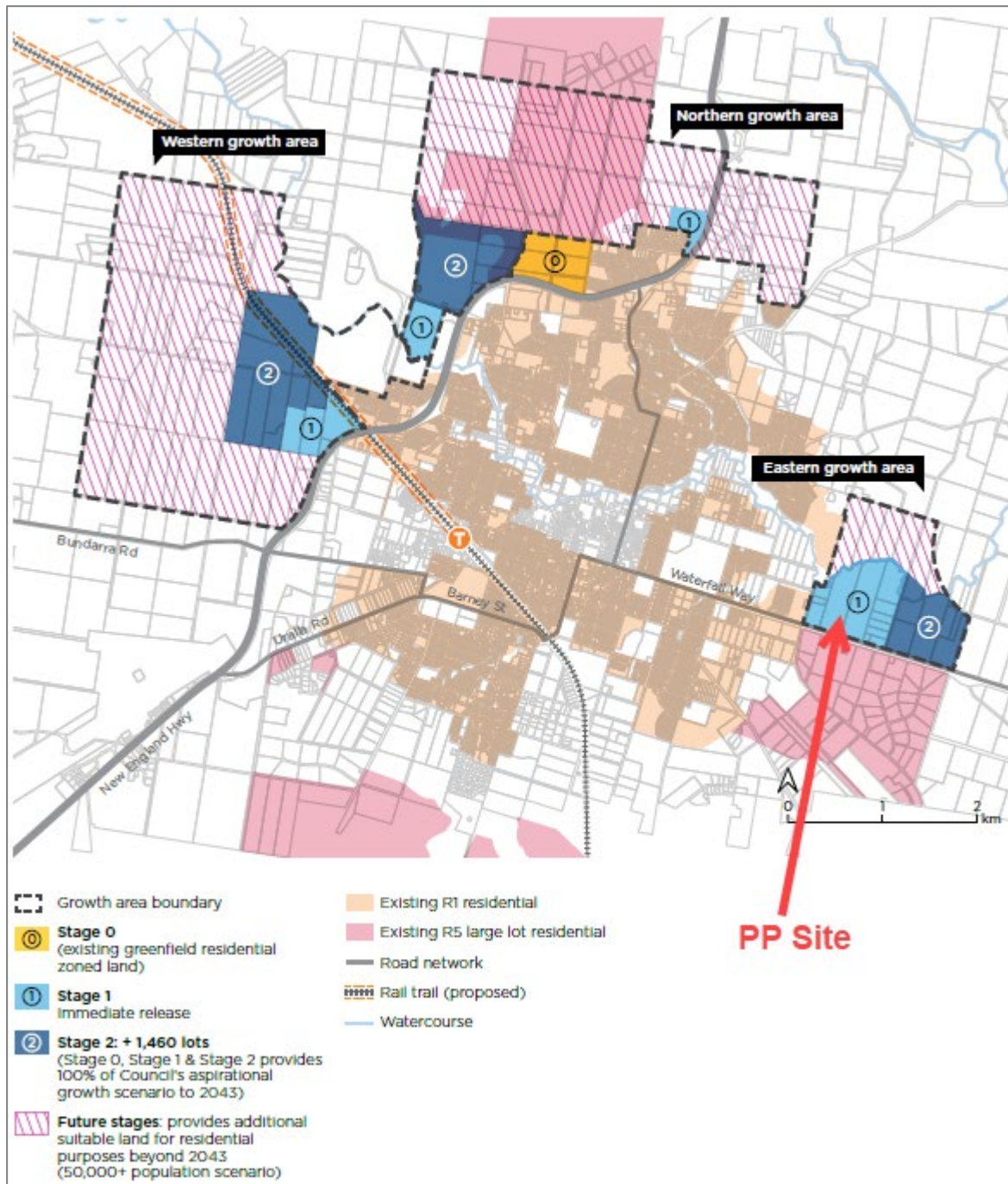
PART 3 – JUSTIFICATION OF STRATEGIC & SITE SPECIFIC MERIT

Section A. Need for the planning proposal

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

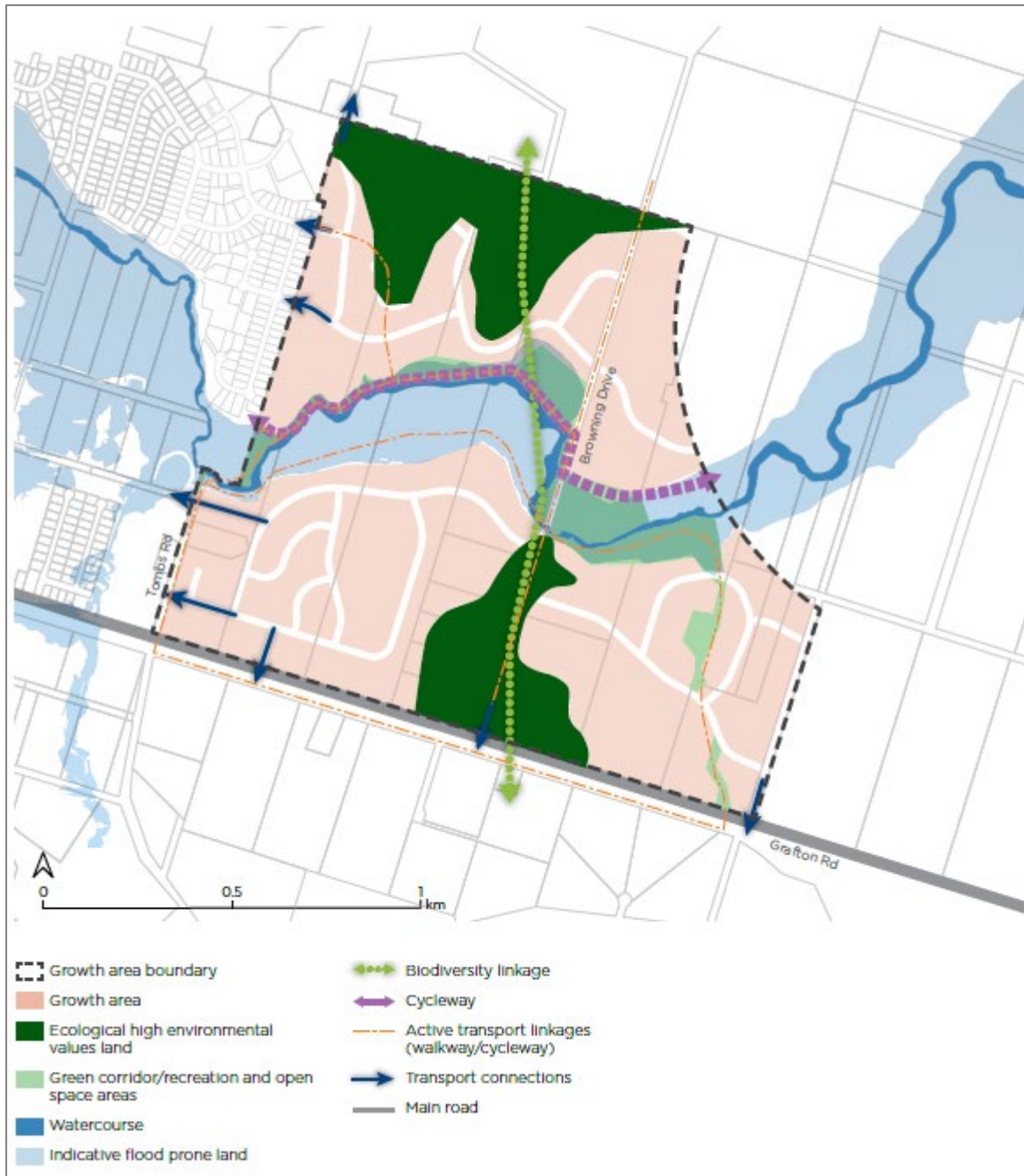
Armidale Regional Council Local Housing Strategy (LHS)

The site forms part of Stage 1 of the Eastern Growth Area (EGA) as outlined within the LHS (refer **Figure 8** and **Figure 9**).



Source: (Armidale Regional Council, 2024)

Figure 8 – LHS Growth Staging Plan (Figure 29)



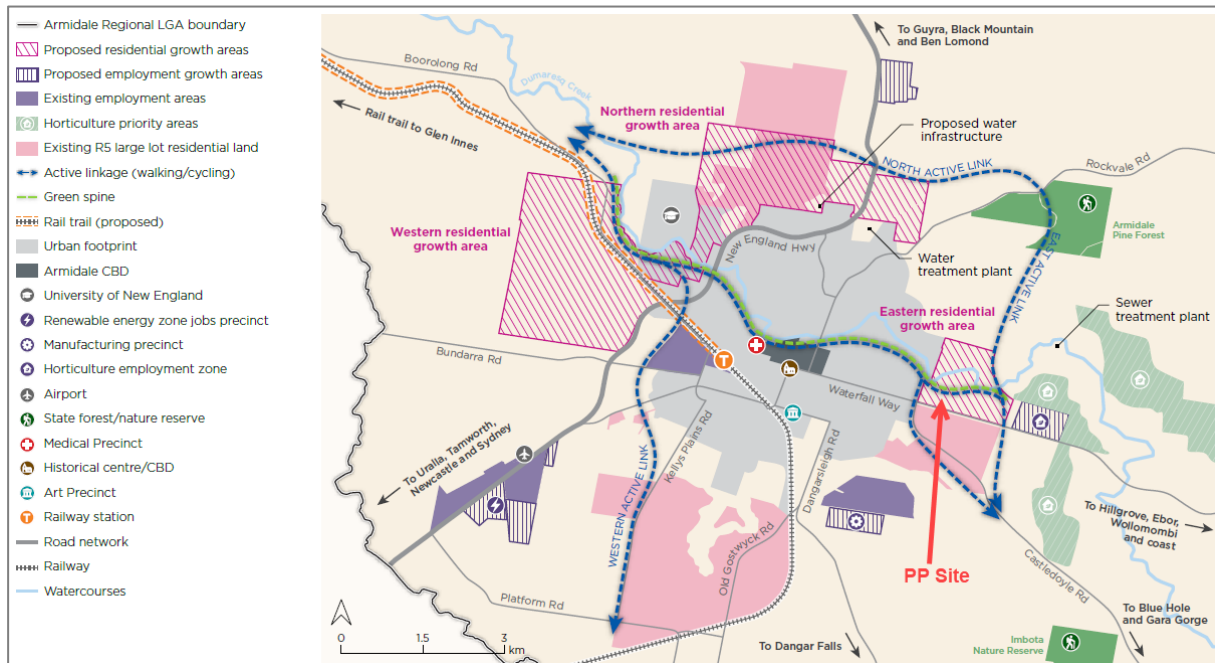
Source: (Armidale Regional Council, 2024)

Figure 9 – LHS Eastern Growth Area Structure Plan (Figure 28)

The PP is a result of the intent of the LHS. Further details are provided on the consistency of the PP with the LHS in Question 4 below.

Armidale Regional Council Local Strategic Planning Statement (LSPS)

The PP site is located within the Eastern Residential Growth Area of the LSPS as shown in **Figure 10**.



Source: (Armidale Regional Council, 2024)

Figure 10 – LSPS Structure Plan (Figure 11)

The PP is a result of the intent of the LSPS. Further details are provided on the consistency of the PP with the LSPS in Question 4 below.

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:

Retaining the existing Zoning and varying the MLS as proposed

This approach would:

- Permit development within the Flood Planning Area, which would be inconsistent with the LHS and general response to natural hazards policies.
- Fail to provide for a public open space corridor along Dumaresq Creek, which would be inconsistent with the LHS.
- Fail to appropriately protect the area of HEV.
- Not achieve the intended outcomes of the LHS by not providing a land use zoning (i.e. R1) that reflects the MLS for the higher density areas of the site.

Rezoning the entire site to R1

This approach would:

- Be inconsistent with the LHS as it would not provide the general low density development across the site with increased densities only closer to the CBD and adjacent Wybenia Estate.
- Permit development within the Flood Planning Area, which would be inconsistent with the LHS and general response to natural hazards policies.
- Fail to provide for a public open space corridor along Dumaresq Creek, which would be inconsistent with the LHS.
- Fail to appropriately protect the area of HEV.

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 11**. The PP is consistent with this mapping.

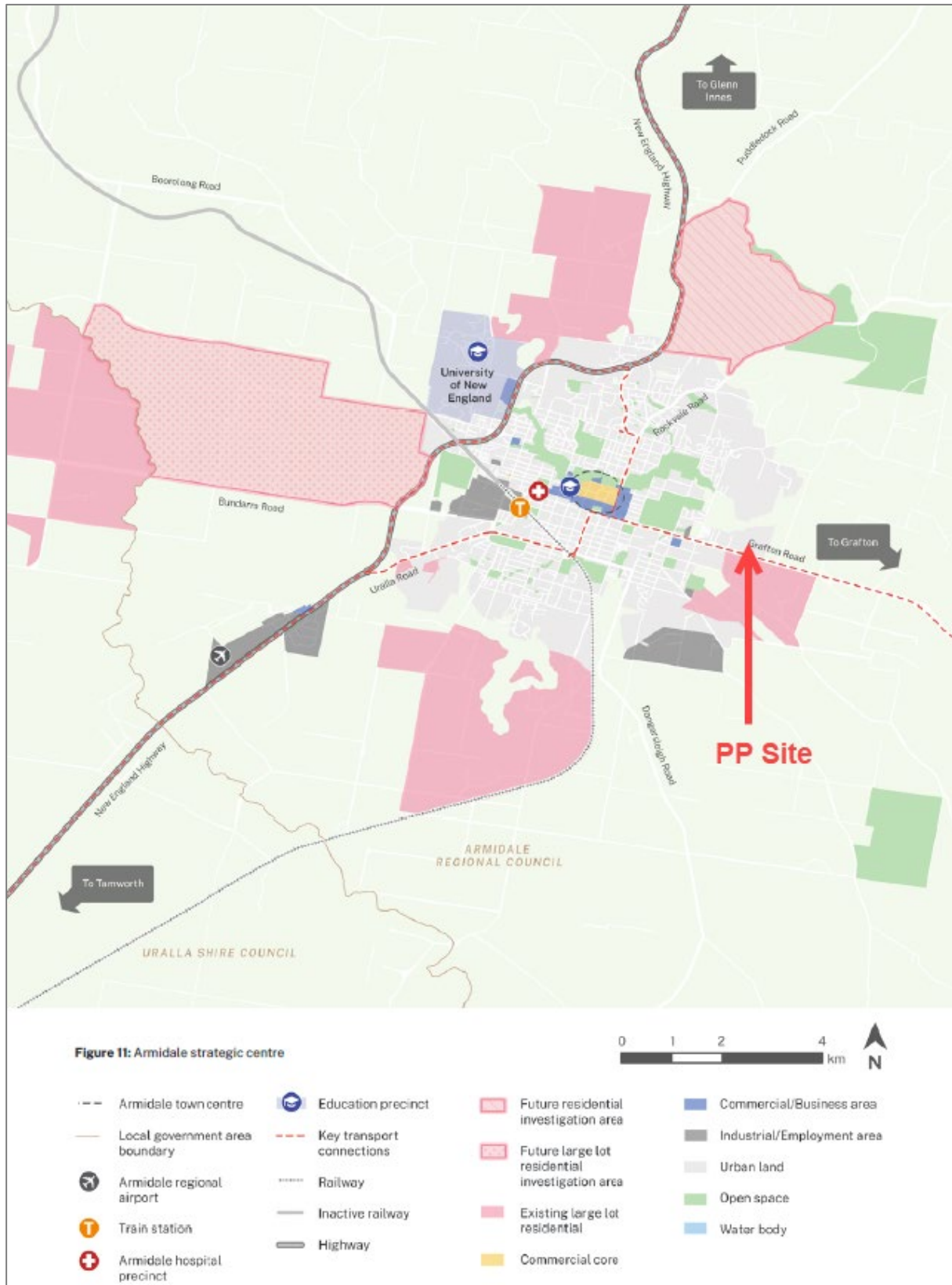


Figure 11 – NENW Regional Plan Armidale Strategic Centre (Figure 11)

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 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.	Consistent. The PP is consistent with the LHS which identifies the site as being an immediate urban growth area.
Strategy 1.3 Undertake infrastructure service planning to establish that land can be feasibly serviced prior to rezoning.	Not relevant.
Strategy 1.4 Foster resilience and lower emissions in infrastructure planning at a local, intra-regional and cross border scale.	Not relevant.
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.

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 LHS identifies the site as being part of the Eastern Growth Area which includes flood prone land adjacent to Dumaresq Creek. The land affected by the FPA is to be rezoned to RE1 Public Recreation and C3 Environmental Management, which accounts for most of the RU4 zoned land on site and the Strategic Agricultural Land (refer Figure 12). The proposed rezoning is consistent with the LHS. Retaining the RU4 zone would leave a fragmented area of intensive agricultural land within an urban growth area which is considered inappropriate and would lead to land use conflict.
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 proposal is consistent with the LHS to provide this area as part of the Eastern Growth Area.

Table 2 – New England North West Regional Plan 2041

OBJECTIVES & APPLICABLE STRATEGIES	Planning Proposal response – is the Proposal consistent with the Strategy? COMMENTS
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.
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.	Not relevant.
Strategy 3.3 Investigate options to access secure water resources through the Regional Water Strategies and Dungowan and Malpas Dam Business Cases.	Not relevant.
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.	Consistent While no consultation has taken place with the NSW Division of Resources and Geoscience, searches using the Department of Regional NSW's MinView web mapping application has revealed no mineral resources or deposits located within or in proximity to the Site.
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.

Table 2 – New England North West Regional Plan 2041

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

Table 2 – New England North West Regional Plan 2041

OBJECTIVES & APPLICABLE STRATEGIES	Planning Proposal response – is the Proposal consistent with the Strategy? COMMENTS
Strategy 5.3 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.
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.
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.

Table 2 – New England North West Regional Plan 2041

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

Table 2 – New England North West Regional Plan 2041

OBJECTIVES & APPLICABLE STRATEGIES	Planning Proposal response – is the Proposal consistent with the Strategy? COMMENTS
Strategy 8.2 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.	Consistent Flooding A Flood Risk Assessment has been prepared for the site as part of the PP by Torrent Consulting. It is provided in Attachment E. The PP proposes to rezone the land affected by the Flood Planning Area identified by the Flood Risk Assessment as RE1 Public Recreation and C3 Environmental Management. Bushfire The site is not mapped as being bush fire prone land. A Strategic Bush Fire Study is to be prepared as part of the PP prior to lodging for Gateway.

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.	Consistent Flooding Climate change has been considered in the A Flood Risk Assessment has been prepared for the site as part of the PP by Torrent Consulting. It is provided in Attachment E. The PP proposes to rezone the land affected by the Flood Planning Area identified by the Flood Risk Assessment as RE1 Public Recreation and C3 Environmental Management. Bushfire The site is not mapped as being bush fire prone land, however, is in the vicinity of Bush Fire Prone Land. A Strategic Bush Fire Study is to be prepared as part of the PP prior to lodging for Gateway.

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 applicable to the 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.

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.
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.
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.
Strategy 10.3 Consider freight access, capacity and interface issues. Facilities will need to be located to accommodate required freight movements.	Not relevant.

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.	Consistent The PP will provide for a buffer to Dumaresq Creek from residential development through the RE1 zoning. This will provide for protection of the riparian corridor. Subsequent development of the site will further address these matters.
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.

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.	Consistent The PP will apply a conservation zone to the large area of HEV land adjacent to the riparian corridor.
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.	Consistent The PP will provide RE1 zoning along the riparian corridor (and most of the Flood Planning Area) and C2 zoning over the large HEV area.
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.	Consistent The PP will apply a conservation zone to the large area of HEV land adjacent to the riparian corridor.

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 The PP will provide for housing diversity in an area that is identified by the LHS for initial urban growth.
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.
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.

Table 2 – New England North West Regional Plan 2041

OBJECTIVES & APPLICABLE STRATEGIES	Planning Proposal response – is the Proposal consistent with the Strategy? COMMENTS
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.	Consistent The PP will provide for public space that is consistent with the LHS.
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.	Consistent The PP will provide for strategically located public space to achieve this.
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.	The PP will provide one (1) consolidated access to Grafton Road (State Classified Road), consistent with the LHS.
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 customer 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 be consistent 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.

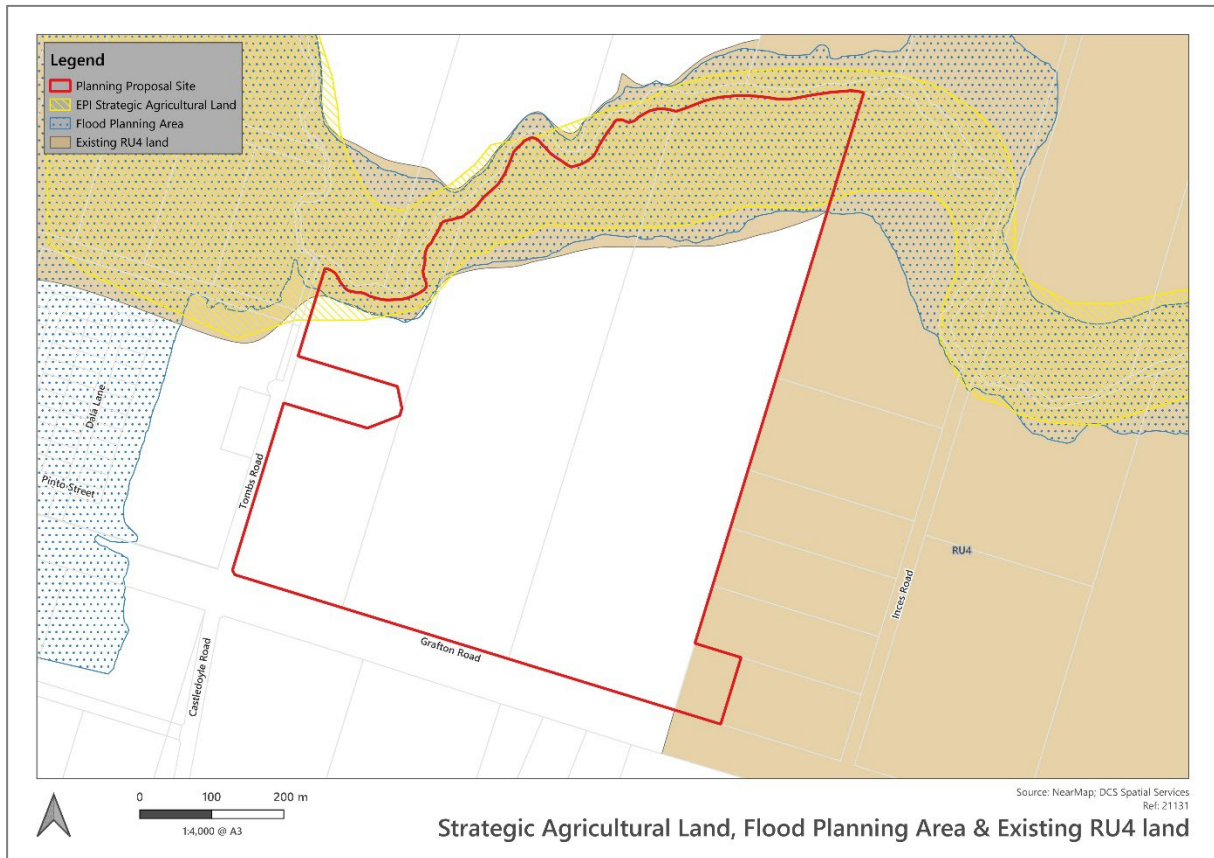


Figure 12 – Strategic Agricultural Land, Flood Planning Area & Existing RU4 land

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 Regional Council Local Housing Strategy (LHS)

The site forms part of Stage 1 of the Eastern Growth Area (EGA) as outlined within the LHS (refer **Figure 8** and **Figure 9**).

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

Table 3 – Local Housing Strategy

PROVISIONS	Planning Proposal response – is the Proposal consistent with the Strategy? COMMENTS
Desired future character	
Responding to the existing conditions	
Ensure character homes along Grafton Road are retained and curtilage is not impacted	N/A No character homes within PP site.
Mitigate land use conflict with agricultural areas, flood prone areas, sewerage treatment plant and Grafton Road by ensuring adequate buffers are maintained.	Consistent The Flood Planning Area is to be zoned RE1 Public Recreation and C3 Environmental Management. The PP will not preclude a buffer being provided to Grafton Road.
Investigate suitable small commercial precinct located near Grafton Road to provide small scale convenience shopping opportunities for local residents.	Consistent The PP will not preclude this.
Increased densities in appropriate locations	
Increase the density of development by adjusting the zone and/or MLS on the southern side of Dumaresq Creek in the R2 Low Density Residential zone to better align with the adjoining Wybenia Estate and retain higher densities closer to the CBD, by increasing the lot yield from the 72 lots currently approved to around 300 lots, with an predominant lot size of between 800m ² and 1000m ² and smaller lots in appropriate areas.	Consistent The PP will provide for a diversity of lot sizes, with higher density located in the western part of the site adjacent to the existing Wybenia Estate. The PP will provide for the R2 land with a MLS of 800m ² and smaller lots in the R1 zone with a MLS of 500m ² .
Increase the density on most of the R2 Low Density Residential zoned land given the lack of constraints.	Consistent The R2 MLS will be decreased to 800m ² .

Table 3 – Local Housing Strategy

PROVISIONS	Planning Proposal response – is the Proposal consistent with the Strategy? COMMENTS
Connectivity	
Ensure connectivity to the green spine along Dumaresq Creek. The green spine and the RE1 recreation zone shall be extended from Cookes Road through to Cafferries Road to ensure the eastern growth area is provided with good open space and access to the Dumaresq Creek walking trails extending through the City to UNE campus and beyond.	Consistent The RE1 zoning along Dumaresq Creek will provide for connectivity.
Dedication of green spine land to Council for public recreation. The land to be dedicated will be any flood prone areas of Dumaresq Creek.	Consistent The RE1 zone will cover most of the FPA.
Increased connectivity along Grafton Road from the growth area to Lara Avenue.	Consistent The PP will not preclude this.
Provide a new pedestrian and road bridge across Dumaresq Creek to provide a flood free access across the creek for the eastern side of town and to link the eastern growth area together.	N/A The link is not within the PP site as shown on the Structure Plan (refer Figure 9).
Retention of vegetation particularly around Inces Road where it provides good north/ south connectivity between Dumaresq Creek and Browning Drive road reserve and vegetated areas south of Grafton Road.	Consistent The PP will retain the large area of HEV on site through the proposed C2 Environmental Conservation Zone/RE1 Zone.
Implementation and delivery	
PLANNING PRIORITY 1: Diversity and Density	
Encourage a variety of housing typologies	
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	Consistent The PP will provide for this.

Table 3 – Local Housing Strategy

PROVISIONS	Planning Proposal response – is the Proposal consistent with the Strategy? COMMENTS
1.1(g) Encourage the provision of small lot housing on development sites	Consistent The PP will provide for this.
Increase densities	
1.4(e) Work with developers to try and assist in removing barriers to achieving higher density developments in appropriate locations	Consistent The PP will provide for this.
PLANNING PRIORITY 2: Sustainable and Resilient	
Increasing sustainability	
2.1(b) Locate development in areas unconstrained by environmental constraints to increase resilience to hazards	Consistent All residential zoned land will be located outside of the Flood Planning Area.
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	N/A Not referencing the PP site.
2.2(b) Rectify split zoned lots where the zoning is not appropriate to allow for the sites highest and best use	Consistent The PP will remove the Flood Planning Area from the residential zoned land and thus remove split zoned lots.
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	Consistent The PP will provide zoning consistent with the Eastern Growth Area provisions.

Table 3 – Local Housing Strategy

PROVISIONS	Planning Proposal response – is the Proposal consistent with the Strategy? COMMENTS
Armidale	
2.3(a) Amend the ARLEP 2012 to identify genuine R2 Low Density Residential land with a minimum lot size of zone from 4,000m ² to 1,000m ² where the land can be serviced by reticulated services	Consistent The R2 land is to be provided with a MLS of 800m ² consistent with the Eastern Growth Area provisions.
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	N/A The site is already within the DSP area.
PLANNING PRIORITY 3: Character and liveability	
3.1(c) Ensure that 95% of new homes are within 400m of public open space in new developments	Consistent The PP will achieve this.
PLANNING PRIORITY 4: Affordable	
Nil Applicable.	
PLANNING PRIORITY 5: Responsive	
5.1(f) Support seniors housing developments in appropriate locations	Consistent The PP will not preclude this.
5.1(g) Encourage new development of smaller multi dwelling developments to cater for residential downsizing	Consistent The PP will facilitate this.
PLANNING PRIORITY 6: Supply and Infrastructure	
6.1(a) Require master plans for any new development in growth areas	Consistent. Council is undertaking master planning for the residential growth areas

Table 3 – Local Housing Strategy

PROVISIONS	Planning Proposal response – is the Proposal consistent with the Strategy? COMMENTS
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	Consistent. Council has worked with the proponents to incorporate components of the draft master planning into the planning proposal.
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	Consistent This PP has been prepared in conjunction with the developer.

Armidale Regional Council Local Strategic Planning Statement (LSPS)

The PP site is located within the Eastern Residential Growth Area of the LSPS as shown in **Figure 10**.

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

Table 4 – Local Strategic Planning Statement

Table 4 – 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 4 – 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	This is a greenfield residential growth area being provided consistent with the LHS and available infrastructure. The zoning will provide for housing diversity and reflects land use capabilities and constraints.
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		Actions are 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 4 – 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	Consistent The PP will provide for green space and connectivity of green space.
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	Consistent The PP will retain the large area of HEV on site through the proposed C2 Environmental Conservation Zone/RE1 Zone and protect the riparian area and associated Flood Planning Area with a RE1 and C3 Zones. It will aid with facilitating the linear riparian corridor connectivity.
C.3 Our resilience to natural hazards and climate change	
Our region is committed to improving its resilience to natural hazards and climate change	Consistent The PP will remove the Flood Planning Area from residential zones.
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	Consistent The PP will not preclude this.

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 C 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 D 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?

A Biodiversity Assessment Report (BAR) was prepared for the PP (Birdwing Ecological Services, 2025) and is provided in **Attachment F**. The BAR included both desktop assessment and field survey. The findings of the assessment are outlined below.

- The BAR identified that Dumaresq Creek and the adjacent riparian land is mapped as Biodiversity Values under the Biodiversity Values Map.
- Three (3) Plant Community Types were identified on site in various forms:
 - PCT 3359 New England Hills Stringybark-Box Woodland. Areas of this PCT on site dominated by either Blakely's Red Gum (*Eucalyptus blakelyi*) or Yellow Box (*E. melliodora*) constitute an occurrence of the NSW listed 'White Box - Yellow Box - Blakely's Red Gum Grassy Woodland and Derived Native Grassland in the NSW North Coast, New England Tableland, Nandewar, Brigalow Belt South, Sydney Basin, South Eastern Highlands, NSW South Western Slopes, South East Corner and Riverina Bioregion' TEC (refer **Figure 13**). This PCT contains some hollow bearing trees (refer **Figure 14**).
 - PCT 3344 New England Grassy Ribbon Gum Forest. The treed occurrences of this PCT on site are characteristic of the NSW listed 'Ribbon gum - mountain gum - snow gum grassy forest/woodland of the New England Tableland Bioregion' TEC (refer **Figure 13**). This PCT contains some hollow bearing trees (refer **Figure 14**).
 - PCT 3351 Armidale Creekflat Snow Gum Woodland scrub. None of the vegetation within this PCT on site is representative of state or federally listed Threatened Ecological Communities (TEC).
- No threatened flora species were identified during the field survey.
- No threatened fauna species were identified during the field survey. A number of threatened bird (11) and mammal species (3) have at least a moderate potential to be present on site due to the habitats present.
- High Environmental Values were mapped for the site and are included in **Figure 15**.



Source: (Birdwing Ecological Services, 2025)

Figure 13 – Threatened Ecological Communities



Source: (Birdwing Ecological Services, 2025)

Figure 14 – Fauna Habitat



Source: (Birdwing Ecological Services, 2025)

Figure 15 – High Environmental Values

The PP intends to:

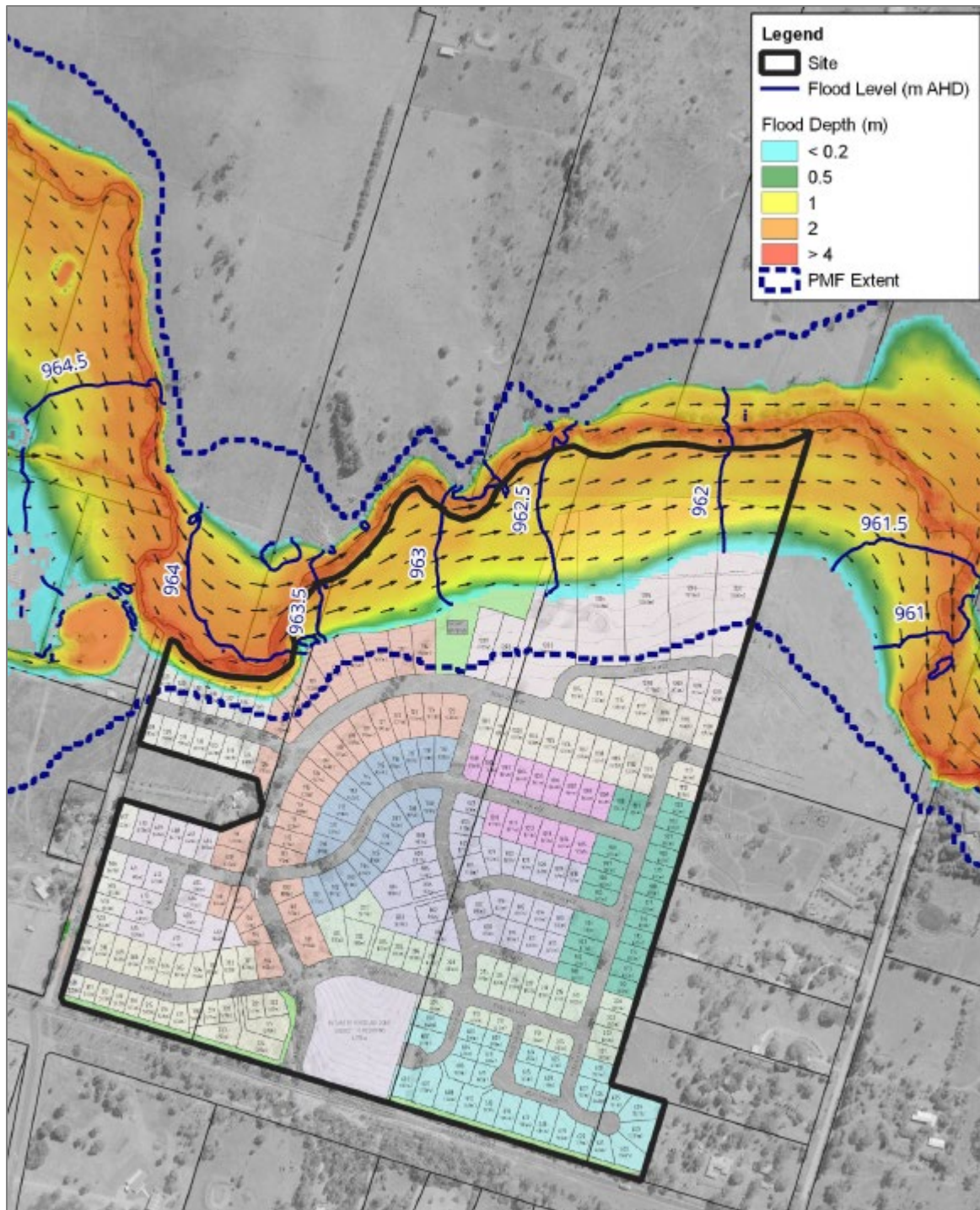
- Zone the Flood Planning Area primarily as RE1 which will result in the riparian area becoming Council owned land in order to manage the Biodiversity Values mapped area and general riparian corridor. A smaller part will be C3 Environmental Management zoned which will provide for private ownership, but greater protection than the current RU4 zoning.
- Zone the large area of HEV adjacent to the riparian corridor C2 to ensure the biodiversity values and connectivity is maintained for this area.

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

Flooding

A Flood Risk Assessment has been prepared for the PP and is provided in **Attachment E**. It shows that the land adjacent to Dumaresq Creek becomes inundated during flood events. The 1% AEP peak flood condition is shown in **Figure 16**.

The PP intends to rezone the Flood Planning Area (i.e. 1% AEP Peak + 500mm freeboard) to RE1 Public Recreation and C3 Environmental Management to protect the riparian corridor and ensure only appropriate development is located within the Flood Planning Area.



Source: (Torrent Consulting, 2025)

Figure 16 – Simulated 1% AEP Peak Flood Conditions

Bushfire

The site is not mapped as being Bush Fire Prone Land, however, is located in the vicinity of mapped Bush Fire Prone Land. A Strategic Bush Fire Study, prepared in accordance with *Planning for Bush Fire Protection 2019* is therefore required to accompany a PP.

The SBFS is conditionally required to accompany the PP prior to lodgement for Gateway.

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

Housing Supply & Diversity

The PP will provide for housing growth and diversity consistent with the LHS. It will provide for increased density of development through revised land use zones and reductions in minimum lot sizes, as well as permitting an additional use of multi dwelling housing within the R2 zone on site. The PP will result in greater housing diversity and market price points which will provide greater opportunity for a wider range of the community to be able to obtain home ownership.

Response to hazards

Fundamental to the PP is to ensure land affected by natural hazards has been appropriately zoned to avoid and minimise economic and social costs to the community.

Aboriginal heritage

An Aboriginal Cultural Heritage Assessment Report (ACHAR) has been prepared for the PP by Heritage Now. It is provided in **Attachment G**. It involved review of existing Aboriginal Heritage Information Management System (AHIMS) records and an archaeological survey with representatives from the Nyakka Aboriginal Corporation and Iwatta Aboriginal Corporation. The AHIMS Search revealed two (2) sites erroneously located on the site, and have since been updated to their correct location.

The survey identified two (2) new sites being artefact scatters containing silcrete flakes. These sites were assessed as having low to moderate significance. The level of significance may increase if subsurface material is present, which would require further investigations to determine.

The site assessment was somewhat restricted due to the presence of dense and tall vegetation. The assessment states that the proximity of the site to freshwater (i.e. Dumaresq Creek) suggested that the site is in an archaeologically sensitive area, particularly the area closest to the creek. Potential also exists for sites to be present higher up the slopes from the creek as records show that Aboriginal people may have intermittently moved to higher ground upslope from the creeks during periods of flooding (Heritage Now, 2025).

The ACHAR recommends that further archaeological testing be undertaken prior to commencement of any ground disturbing works.

Much of the area of the site identified as high archaeological sensitivity is located within the Flood Planning Area and will consequently be located within the RE1 Zone and adjacent C2 zone.

Section D. State and Commonwealth interests

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

Telecommunications and Electricity

A Servicing Strategy has been prepared for the PP and is provided in **Attachment H**. It identifies that existing electricity infrastructure is available in the road reserves of Grafton and Tombs Roads. The site is also serviced by fixed line telecommunications and NBN infrastructure. The existing infrastructure connections would need to be augmented by the developer to service any future development of the site.

Vehicular Access

The PP site fronts Grafton Road and Tombs Road. Grafton Road is a State Classified Road, and as such access is intended to be limited to one (1) access point for the site. It is also intended that the intersection of Tombs Road and Grafton Road will be closed to remove the four-way intersection with Castledoye Road, which is considered to be unsafe. Tombs Road will instead be connected to the internal road network of the PP site. It is also intended that the PP will be ultimately connected to Inces Road to the east to provide a secondary access point to the local road network. The Servicing Strategy (**Attachment H**) and Traffic Impact Assessment (**Attachment I**) provide further detail on vehicular access and adequacy of access.

Water and Sewer

Existing reticulated water supply infrastructure is available in Tombs Road and on the southern side of Grafton Road. The existing system will need to be augmented in accordance with Council's Engineering requirements. As the PP site forms part of a priority urban growth area within the LSPS and LHS, and forms part of the water DSP area, initial investigations have been undertaken by Council to confirm that the site will be able to be serviced by the reticulated water supply system with detailed feasibility being currently undertaken.

The site is traversed by Council's trunk sewer main, with the developable parts of the site being upslope of the main. Future development of the site will be able to utilise this main for discharge of sewage.

Stormwater

The PP slopes generally northwards towards Dumaresq Creek and ultimately stormwater generated from the site would be discharged to the creek.

Stormwater generated by future development of the site would need to be managed to ensure suitable quality prior to discharge as well as ensuring post development volumes do not exceed predevelopment. This detail would be required at Development Application stage and would require input from DPE Water.

Waste Management

Council has an existing waste management facility with capacity to service current and any additional demand generated by future residential development on the Site.

Social Infrastructure

Armidale is well serviced with social infrastructure, such as nine (9) public and three (3) private schools, a regional public hospital, a private hospital and many health support services. The Site is located 1km from Newling Public School, 1.2km from Minimbah Primary School, 1.3km from The Armidale School (TAS) and 2km from O'Connor Catholic College; 3.3km from Armidale Hospital; and 2.5km from the Armidale CBD.

The PP is consistent with the LSPS and LHS, which is consistent with the planned growth for the LGA.

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.

Table 5 identifies the State and Commonwealth public authorities to be consulted and outlines the particular land use issues or site conditions which have triggered the need for the referral.

Table 5 – State and Commonwealth Agency Referrals

State or Commonwealth agency	Need for referral
NSW Department of Climate Change, Energy, the Environment & Water	Biodiversity – refer to Question 8 of the Planning Proposal. Aboriginal Cultural Heritage – refer to Question 10 of the Planning Proposal. Water – refer to Question 11 of the Planning Proposal. Natural Hazards – refer to Question 9 of the Planning Proposal.
Transport for NSW	Impact on State Classified Road. Refer to Question 11 of the Planning Proposal.
NSW Rural Fire Service	Proximity to Bush Fire Prone Land – refer to Question 9 of the Planning Proposal.

PART 4 – MAPPING

The following mapping is included in the Planning Proposal.

- **Attachment A** identifies the land subject to the Planning Proposal, and shows the current LEP mapping applying to the land, including the Land Zoning and Minimum Lot Size
- **Attachment B** identifies the land subject to the Planning Proposal, and shows the proposed LEP mapping applying to the land, including Land Zoning, Minimum Lot Size and Additional Permitted Use.

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, 2023), 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 adjoining property owners are notified of the exhibition period.

PART 6 – PROJECT TIMELINE

The anticipated project timeline for completion of the Planning Proposal is outlined in **Table 6**.

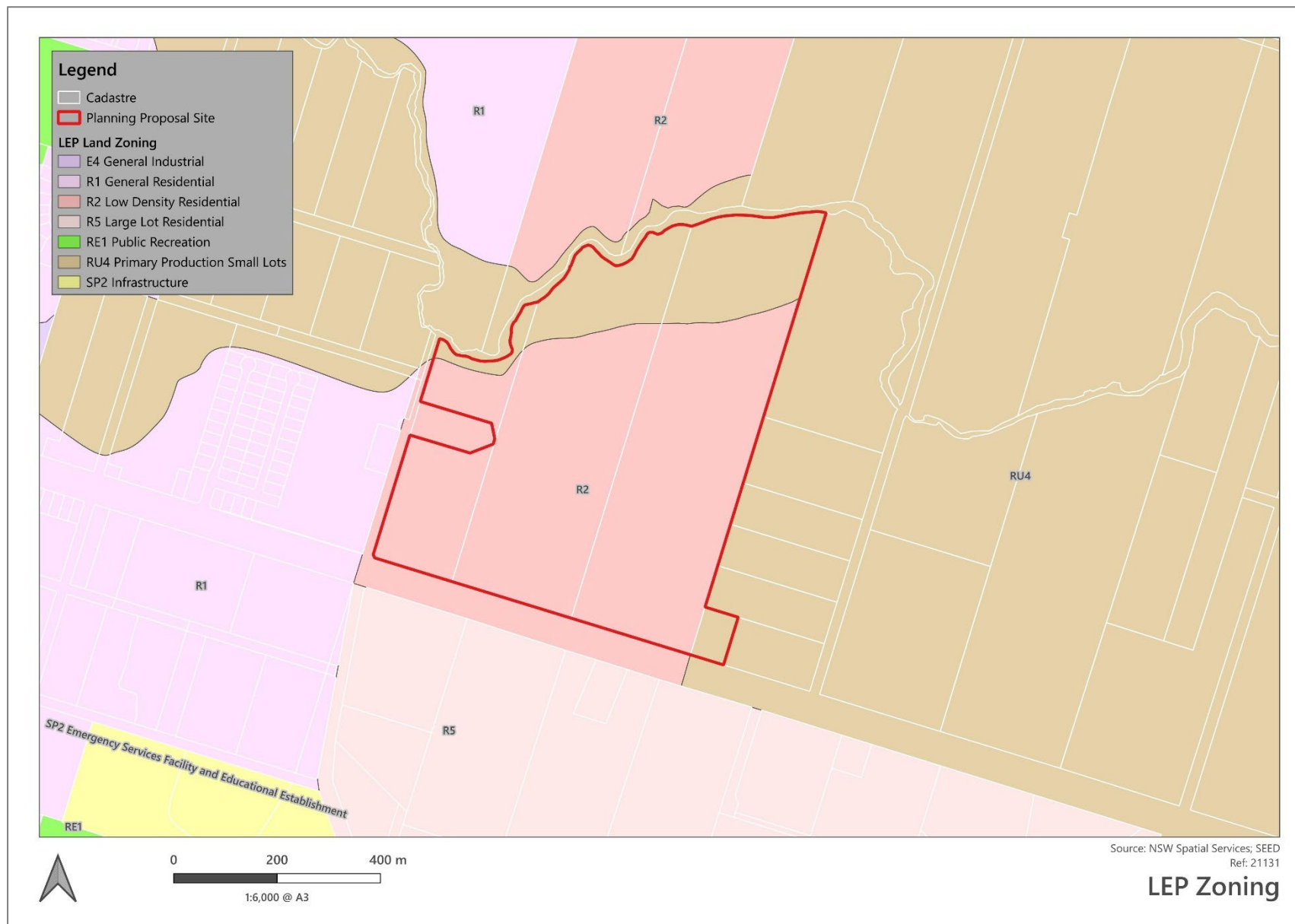
Table 6 – Indicative Project Timeline

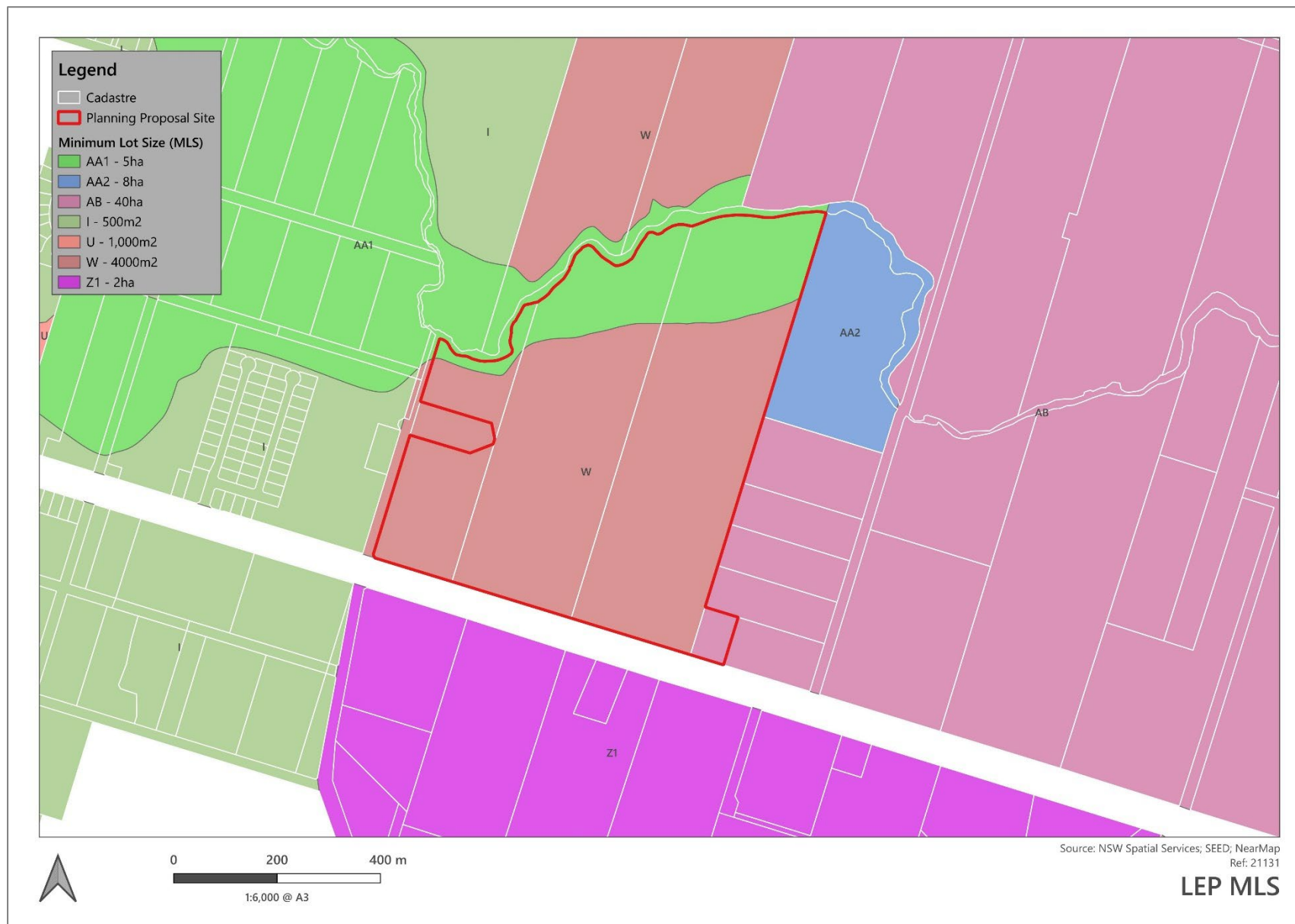
Stage	Timeframe and/or date
Consideration by council	December 2025
Council decision	December 2025
Additional information from applicant	January 2025
Gateway determination	25 working days (February 2025)
Pre-exhibition	50 working days (March 2025)
Commencement and completion of public exhibition period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

References

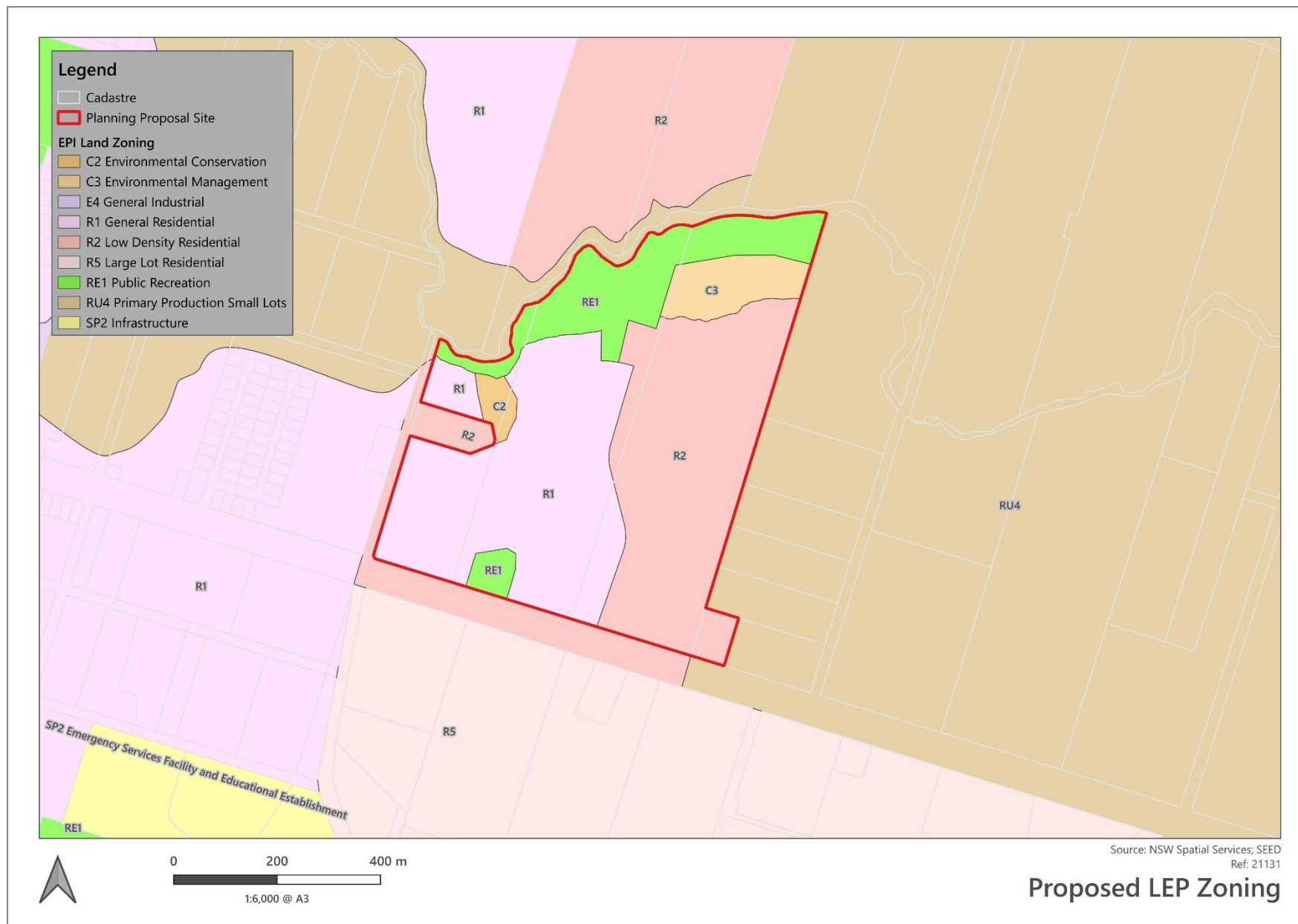
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- Birdwing Ecological Services. (2025). *Biodiversity Assessment Report for proposed rezoning 281 Waterfall Way, Armidale*. Tenterfield: Birdwing Ecological Services.
- Heritage Now. (2025). *Aboriginal Cultural Heritage Assessment Report - Waterfall Way Residential Subdivision Armidale*. Heritage Now.
- NSW Department of Planning & Environment. (2022). *New England North West Regional Plan 2041*. NSW Planning & Environment.
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- Sydney Environmental Group. (2024). *Stage 1 Preliminary Site Investigation 241 Grafton Road, Armidale*. Sydney South: Sydney Environmental Group.
- Torrent Consulting. (2025). *Flood Risk Assessment for Proposed Residential Subdivision Waterfall Way, Armidale NSW*. Wallsend: Torrent Consulting.

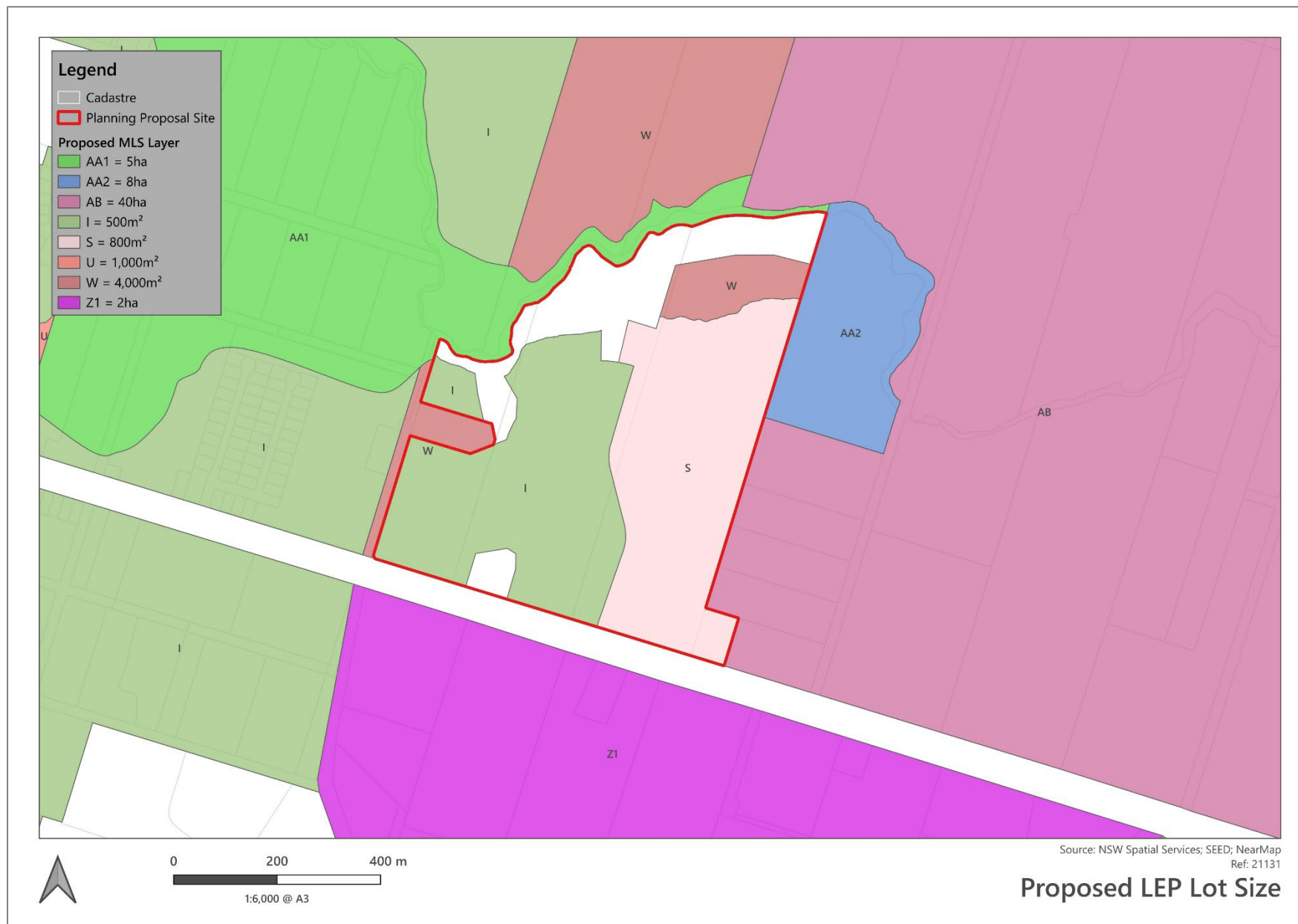
Attachment A: CURRENT ARMIDALE REGIONAL LEP 2012 MAPPING

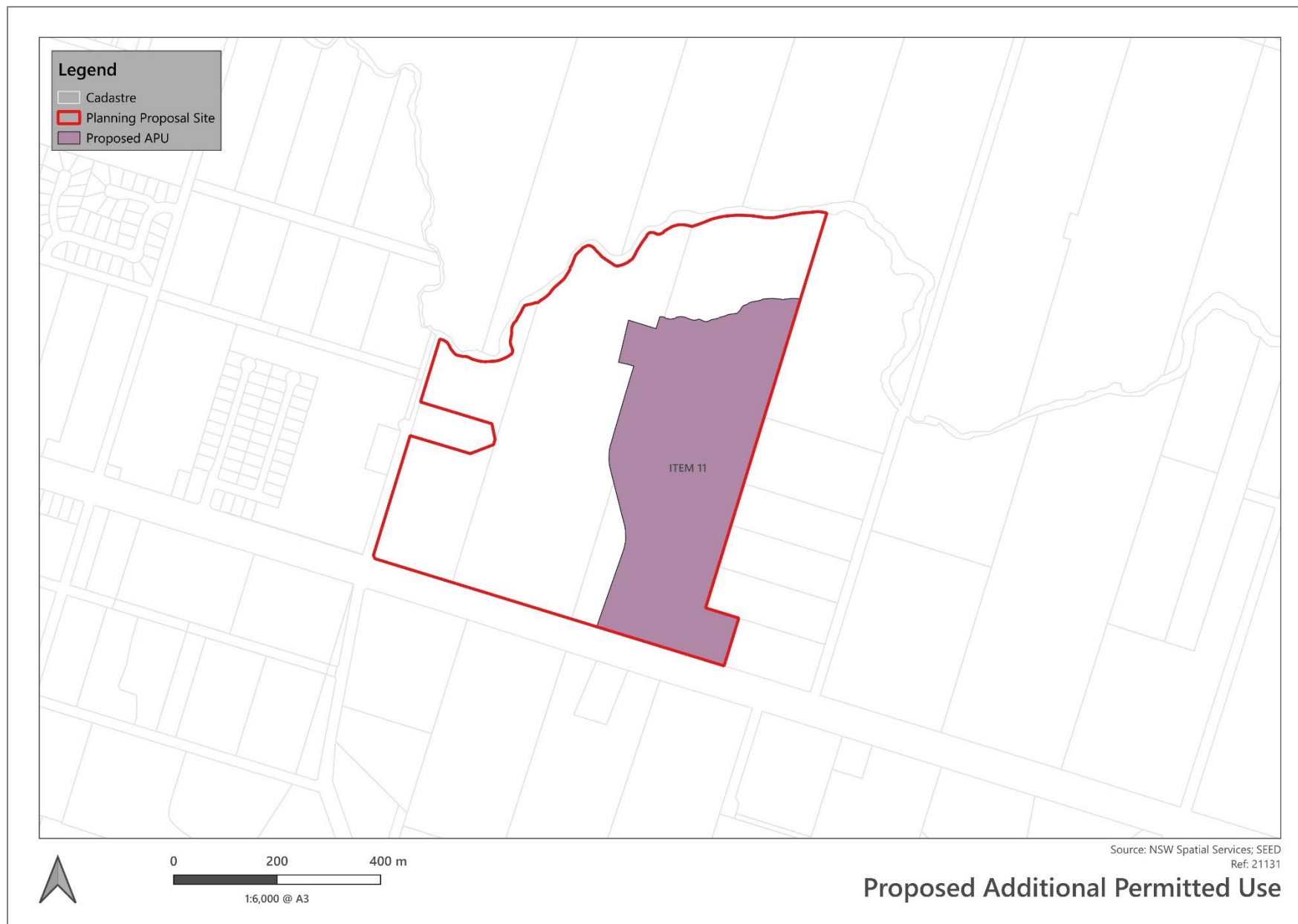




Attachment B: AMENDMENT OF THE ARMIDALE REGIONAL LEP 2012 MAPPING







Attachment C: APPLICABLE STATE ENVIRONMENTAL PLANNING POLICIES

SEPP	Consistent	Comment
Biodiversity & Conservation SEPP (B&C SEPP)	YES	Koala Habitat Protection 2021 Chapter 4 of the B&C applies to development within the AR LGA, outside of the RU1, RU2 & RU3 zones. There are no specific provisions relating to LEP amendments. Chapter 4 aims to: <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> As there are no KPOMs within the LGA and the site has an area of more than 1 ha, Section 4.9 of the SEPP would be applicable to any future development of the site. This section requires Council to consider whether the development is likely to have any impact on koalas or koala habitat. The Biodiversity Assessment Report states: <i>The site is highly suitable koala habitat as the woodland vegetation is dominated by eucalypt species from Schedule 3 of State Environmental Planning Policy (Biodiversity and Conservation) 2021 (Eucalyptus melliodora, E. blakelyi, E. viminalis, and E. dalrympleana).</i> <i>However, the site does not constitute core Koala habitat (in accordance with Ch 4 KHP 2021) for the following reasons:</i> <i>Targeted searches (spotlighting and SAT plots) did not return any signs of Koalas (faecal pellets or Koala sightings) (point a) above in core Koala habitat definition)).</i> <i>There have been 601 DPE BioNet records of the koala within 5 km of the land in the previous 18 years, however, no Koalas have been recorded as being present on the land in the previous 18 years (point b) in core Koala habitat definition)) (Birdwing Ecological Services, 2025).</i> 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.

SEPP	Consistent	Comment
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.
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.

SEPP	Consistent	Comment
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. 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: - Land that is within an investigation area. The Site is not within an investigation area. - 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. - 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— - 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 - 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). A Stage 1 Preliminary Site Investigation (PSI) has been undertaken for the PP which concludes that the site contains seven (7) areas of potential environmental concern ranging from low to high risk. The PSI recommends that prior to redevelopment works commencing: - a Stage 2 Detailed Site Investigation be undertaken to further characterise potential contamination, and inform whether further management or remediation is required prior to redevelopment works commencing on-site; - Undertake a hazardous building material survey of the structures present on-site prior to demolition (if required); - Following removal of hazardous building materials (if identified), a clearance inspection must be undertaken by an appropriately qualified occupational hygienist / SafeWork NSW LAA; - A waste classification assessment should be carried out on any soil materials proposed for disposal offsite as per the NSW EPA Waste Classification Guidelines (2014); and - Records of the transport and disposal of any materials off-site should be maintained (Sydney Environmental Group, 2024). The Planning Proposal is not inconsistent with this SEPP.

SEPP	Consistent	Comment
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 D: 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 introduce a new C2 Zone over the area of HEV adjacent to the riparian area.
3.2	Heritage Conservation	Yes	There are no items of non-Aboriginal heritage significance known to be affected by the PP. An Aboriginal Cultural Heritage Assessment Report (ACHAR) has been prepared for the PP by Heritage Now. It is provided in Attachment G. It involved review of existing Aboriginal Heritage Information Management System (AHIMS) records and an archaeological survey with representatives from the Nyakka Aboriginal Corporation and Iwatta Aboriginal Corporation. The AHIMS Search revealed two (2) sites erroneously located on the site, and have since been updated to their correct location. The survey identified two (2) new sites being artefact scatters containing silcrete flakes. These sites were assessed as having low to moderate significance. The level of significance may increase if subsurface material is present, which would require further investigations to determine. The site assessment was somewhat restricted due to the presence of dense and tall vegetation. The assessment states that the proximity of the site to freshwater (i.e. Dumaresq Creek) suggested that the site is in an archaeologically sensitive area, particularly the area closest to the creek. Potential also exists for sites to be present higher up the slopes from the creek as records

Direction		Consistent	Comments
			show that Aboriginal people may have intermittently moved to higher ground upslope from the creeks during periods of flooding (Heritage Now, 2025). The ACHAR recommends that further archaeological testing be undertaken prior to commencement of any ground disturbing works. Much of the area of the site identified as high archaeological sensitivity is located within the Flood Planning Area and will consequently be located within the RE1 Zone, C3 Zone and adjacent C2 zone.
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> - 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	Yes	The PP will rezone the land within the FPA from RU4 to RE1 and C3, which will restrict inappropriate development in this area. A Flood Risk Assessment has been prepared for the PP and is provided in Attachment E .

Direction		Consistent	Comments
4.2	Coastal Management	N/A	The PP does not affect land that is within the coastal zone.
4.3	Planning for Bushfire Protection	TBA	The PP site is not land mapped as bush fire prone land, however, is located in the vicinity of mapped bush fire prone land. A Strategic Bush Fire Study, consistent with Planning for Bushfire Protection 2019, is required to be submitted by the applicant prior to Gateway.
4.4	Remediation of Contaminated Land	Yes	A Stage 1 Preliminary Site Investigation (PSI) has been undertaken for the PP which concludes that the site contains seven (7) areas of potential environmental concern ranging from low to high risk. The PSI recommends that prior to redevelopment works commencing: • a Stage 2 Detailed Site Investigation be undertaken to further characterise potential contamination, and inform whether further management or remediation is required prior to redevelopment works commencing on-site; • Undertake a hazardous building material survey of the structures present on-site prior to demolition (if required); • Following removal of hazardous building materials (if identified), a clearance inspection must be undertaken by an appropriately qualified occupational hygienist / SafeWork NSW LAA; • A waste classification assessment should be carried out on any soil materials proposed for disposal offsite as per the NSW EPA Waste Classification Guidelines (2014); and • Records of the transport and disposal of any materials off-site should be maintained (Sydney Environmental Group, 2024). The PSI conclusion suggests the site can be made suitable for the new use prior to use.
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	The PP does not affect: • land that is within a declared mine subsidence district in the <i>Coal Mine Subsidence Compensation Regulation 2017</i> • 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.

Direction		Consistent	Comments
Focus Area 5: Transport & Infrastructure			
5.1	Integrating Land Use and Transport	Yes	The PP will provide for urban zones, located consistent with the LHS, which is considered to provide provisions consistent with: - Improving Transport Choice – Guidelines for planning and development (DUAP 2001), and - The Right Place for Business and Services – Planning Policy (DUAP 2001).
5.2	Reserving Land for Public Purposes	Yes	The PP will create a new RE1 Public Recreation Zone within the Flood Planning Area and adjacent to Grafton Road. ARC will be the relevant public authority for the RE1 land. The zoning is consistent with the LHS. Approval will be sought from the Planning Secretary (or an officer of the Department nominated by the Secretary).
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.
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 is not located in the application area of relevant pipelines.
Focus Area 6: Housing			
6.1	Residential Zones	Yes	The PP will provide for a wider variety of housing types and increase the density to make more efficient use of existing infrastructure services. The PP is consistent with the LHS. The PP does not contain provisions that will reduce the permissible residential density of land. Clause 6.6 of the LEP will ensure that the land is adequately serviced prior to residential development occurring on site.
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.

Direction		Consistent	Comments
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
9.2 Rural Lands	Yes	- The PP is: - The PP is consistent with the strategic plans as outlined in Sections A & B of this PP. - The site contains an area of RU4 land which is also largely mapped as being Strategic Agricultural land (refer Figure 12). The PP area is identified in the LHS as being part of the urban growth area. Retaining the RU4 zoning in this location would be inappropriate and lead to land use conflict. This land will be rezoned to RE1 and C3 to reflect the flood prone nature of this land. - The riparian land (and Flood Planning Area) and adjacent large area of HEV land will be rezoned to RE1 Public Recreation, C3 Environmental Management and C2 Environmental Conservation respectively to protect the environmental values. - The natural and physical constraints of the site, including the topography, size, location, water availability and ground and soil conditions, have been an integral consideration in the PP to determine the appropriate extent of residentially zoned land. - The promotion of opportunities for investment in productive, diversified, innovative and sustainable rural economic activities would not be hindered by this PP. - Supporting farmers in exercising their right to farm would not be hindered by this PP. - This PP would provide no further fragmentation of rural land nor increase any land use conflict. - The PP would not impact on the ongoing viability of the rural use of the land as it is already zoned for conservation.
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 E: FLOOD RISK ASSESSMENT

Attachment F: BIODIVERSITY ASSESSMENT REPORT

Attachment G: ABORIGINAL CULTURAL HERITAGE ASSESSMENT REPORT

Attachment H: SERVICING STRATEGY

Attachment I: TRAFFIC IMPACT ASSESSMENT