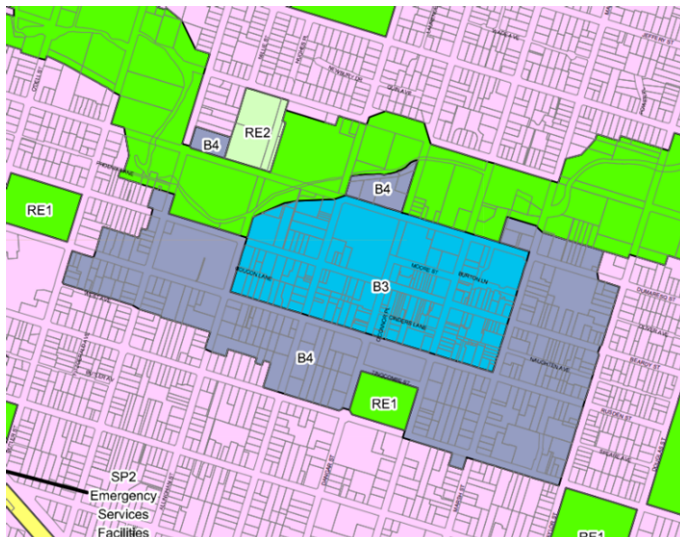


Armidale Dumaresq LEP 2012

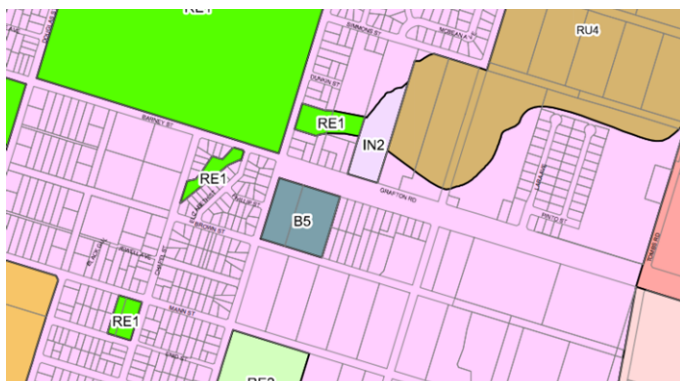
The following details address the proposed employment zones reform being led by the NSW Department of Planning and Environment, and the suggested amendments to the *Armidale Dumaresq Local Environmental Plan 2012* (ADLEP 2012).

Current Zone	Proposed New Zone	Notes
B2 Local Centre	E1 Local Centre	Two lots in West Armidale
B3 Commercial Core	E2 Commercial Centre	Armidale CBD – focus area
B4 Mixed Use	MU1 Mixed Use	Area surrounding Armidale CBD and small area in North-West Armidale
B5 Business Development	E3 Productivity Support	2 lots in East Armidale
B7 Business Park	E3 Productivity Support	Armidale Airport Terminal and UNE Entrance
IN1 General Industrial	E4 General Industrial	Acacia Park – focus area
IN2 Light Industrial	E3 Productivity Support	Lots in East Armidale, Armidale Airport and West Armidale – focus area



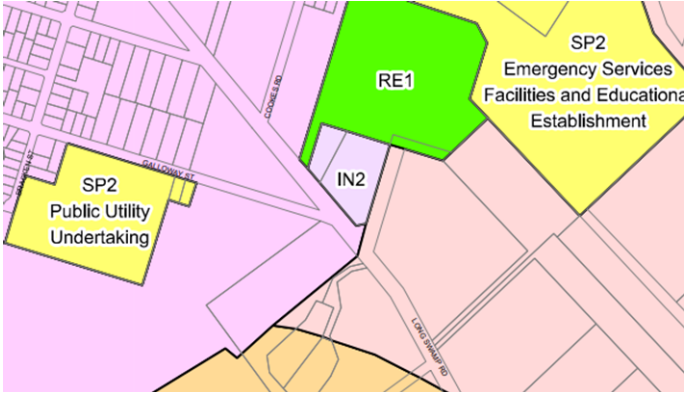
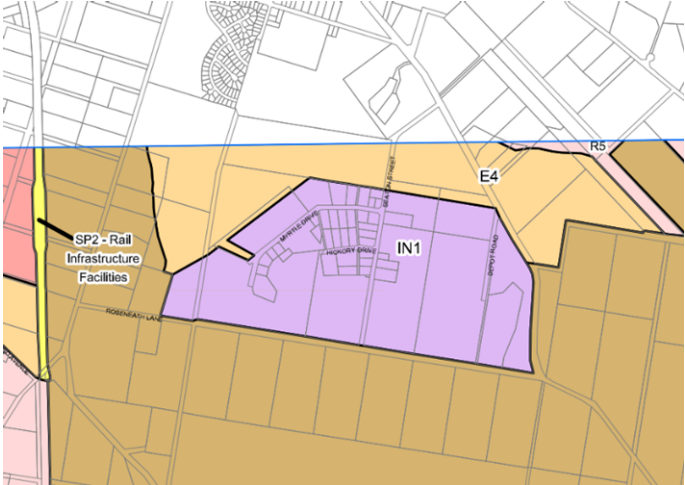
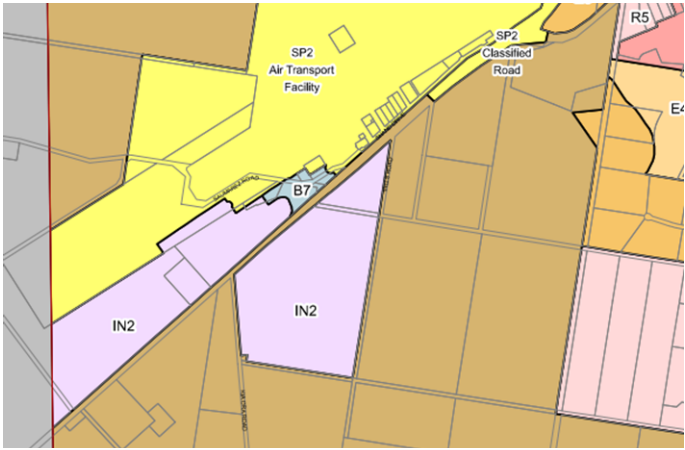
B3 and B4 zoned land Armidale Town Centre

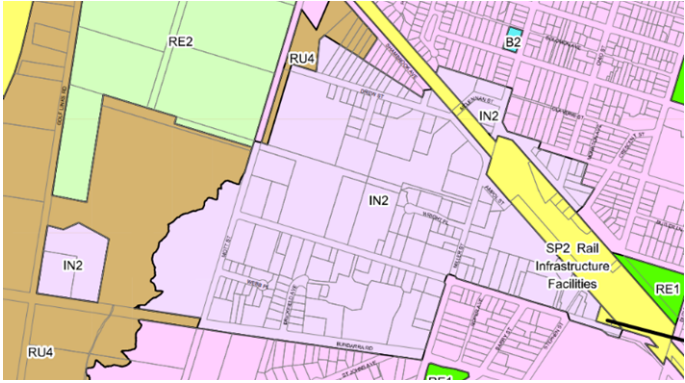
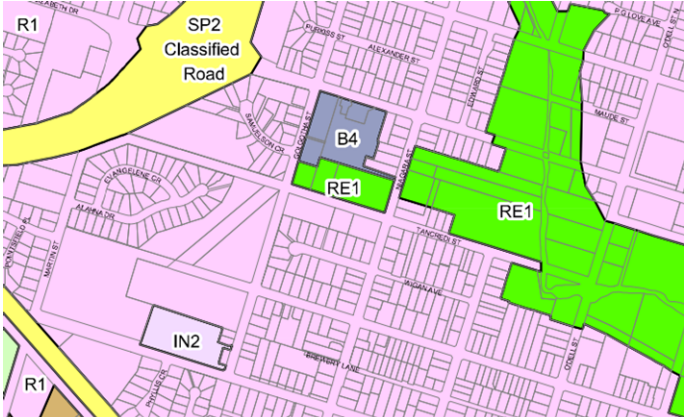
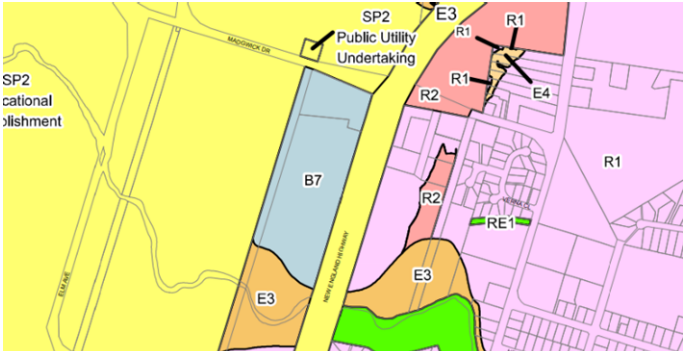
B3 zone – approx. 23.8ha
B4 zone – approx. 41.0ha



B5 and IN2 zoned land East Armidale

IN2 zone – approx. 1.55ha
B5 zone – approx. 2.5ha

	<p>IN2 zoned land East Armidale</p> <p>IN2 zone – approx. 1.88ha</p>
	<p>IN1 zoned land Acacia Park</p> <p>IN1 zone – approx. 99.3ha</p>
	<p>B7 and IN2 zoned land Armidale Airport</p> <p>IN2 zone – approx. 119.8ha B7 zone – approx. 3.55ha</p>

	<p>B2 and IN2 zoned land West Armidale</p> <p>IN2 zone – approx. 58.79ha B2 zone – approx. 0.27ha</p>
	<p>B4 and IN2 zoned land North-West Armidale</p> <p>B4 zone – approx. 1.88ha IN2 zone – approx. 1.39ha</p>
	<p>B7 zoned land UNE</p> <p>B7 zone – approx. 8.5ha</p>

Recommended Land Use Tables

Notes

- All open zones allowing Council to consider anything except those uses that are explicitly prohibited.
- Align Armidale Dumaesq LEP 2012 with Guyra LEP 2012.
- Encourage activation of centres and residential infill in CBD area.

Proposed E1 Local Centre zone (currently B2 Local Centre zone)

As detailed above, there are only two lots in West Armidale to be included in the E1 Local Centre zone. It contains an area of approximately 0.27ha. The land use table reflects the proposed E1 Local Centre zone with the addition of uses from the existing B2 local centre zone.

1. Objectives of the zone	<ul style="list-style-type: none"> To provide a range of retail, business and community uses that serve the needs of people who live, work or visit the area. To encourage investment in local commercial development that generates employment opportunities and economic growth. To enable residential development that contributes to a vibrant and active local centre and is consistent with the Council's strategic planning for residential development in the area. To encourage business, retail, community and other non-residential land uses on the ground floor of buildings. 		
	Use	Current B2	New E1
2. Permitted without Consent	Building identification signs #		X
	Business identification signs #		X
	Environmental protection works	X	X
	Home businesses #		X
	Home industries #		X
	Home based child care	X	X
	Home occupations #	X	X
	Recreation areas #		X
	Roads #	X	X
	Water reticulation systems	X	X
3. Permitted with Consent	Amusement Centres ~		X
	Artisan food and drink industry ¹		X
	Attached dwellings ²		X
	Boarding houses ~	X	X
	Centre-based child care facilities ~		X
	Child care centres ³	X	
	Commercial premises ~	X	X
	Community facilities ~	X	X
	Creative Industries ⁴		X
	Educational establishments	X	X
	Entertainment facilities ~ ⁵	X	X
	Function centres ~	X	X
	Health services facilities ⁶		X
	High technology industries	X	X

¹ Supports the making or manufacture of boutique, artisan or craft food and drink products including a retail area, restaurant or café or facilities for holding tastings, tours and workshops

² Consistent with the Guyra LEP 2012

³ Definition has been superseded

⁴ Supports the production or demonstration of arts, crafts, design or other creative products

⁵ Entertainment facilities is currently listed in both the permissible with consent column and prohibited column – recommended removal from prohibited column.

⁶ Supports hospitals, medical centres and health consulting rooms with consent

	Hotel or motel accommodation ~ ⁷		
	Hostels	X	X
	Information and education facilities ~	X	X
	Local distribution premises ~		X
	Medical centres ~ ⁸	X	
	Oyster aquaculture ~		X
	Passenger transport facilities	X	X
	Places of public worship ~		X
	Public administration building ~		X
	Recreation facilities (indoor) ~	X	X
	Registered clubs	X	X
	Residential care facilities ⁹		
	Residential flat buildings ¹⁰		X
	Respite day care centres ~	X	X
	Restricted premises	X	X
	School-based child care ¹¹		X
	Secondary dwellings ¹²		X
	Service stations ~	X	X
	Seniors housing ¹³		X
	Sewage reticulation systems	X	X
	Shop top housing ~	X	X
	Tank-based aquaculture ~		X
	Tourist and visitor accommodation	X	X
	Veterinary hospitals ~		X
	Waste or resource transfer stations	X	X
	Any other development not specified in item 2 or 4	X	X
4. Prohibited	Agriculture	X	X
	Air transport facilities	X	X
	Airstrips	X	X
	Animal boarding or training establishments	X	X
	Boat building and repair facilities	X	X
	Boat launching ramps	X	X
	Boat sheds	X	X
	Caravan parks	X	X
	Cemeteries	X	X
	Charter and tourism boating facilities	X	X
	Correctional centres	X	X
	Crematoria	X	X
	Depots	X	X
	Eco-tourist facilities ¹⁴	X	
	Electricity generating works	X	X
	Entertainment facilities ¹⁵	X	

⁷ Not required as tourist and visitor accommodation is permissible with consent

⁸ Not required to be separately listed as included in the health services facilities definition

⁹ Consistent with the Guyra LEP 2012 but not required because seniors housing is permissible with consent

¹⁰ Consistent with the Guyra LEP 2012

¹¹ Allows child-care to be considered with an Education Establishment

¹² Consistent with the Guyra LEP 2012

¹³ Additional form of residential accommodation

¹⁴ An additional form of short-term accommodation – should be permissible with consent

¹⁵ As above, Entertainment facilities is currently listed in both the permissible with consent column and prohibited column – recommended removal from prohibited column

	Environmental facilities	X	X
	Exhibition homes	X	X
	Exhibition villages	X	X
	Extractive industries	X	X
	Farm buildings	X	X
	Forestry	X	X
	Freight transport facilities	X	X
	Heavy industrial storage establishments	X	X
	Helipads	X	X
	Highway service centres	X	X
	Industries	X	X
	Jetties	X	X
	Marinas	X	X
	Mooring pens	X	X
	Moorings	X	X
	Open cut mining	X	X
	Recreation facilities (major)	X	X
	Recreation facilities (outdoor)	X	X
	Residential accommodation	X	X
	Rural industries	X	X
	Sewerage systems	X	X
	Sex services premises	X	X
	Storage premises ¹⁶	X	
	Transport depots	X	X
	Truck depots	X	X
	Vehicle body repair workshops	X	X
	Warehouse or distribution centres ¹⁷	X	
	Waste or resource management facilities	X	X
	Water recreation structures	X	X
	Water supply systems ¹⁸	X	
	Wharf or boating facilities	X	X
	Wholesale supplies	X	X

- The standard planning instrument provides that the following must be included as either “*Permitted without consent*” or “*Permitted with consent*” for this zone:

- Building identification signs – recommended inclusion in *permitted without consent*
- Business identification signs – recommended inclusion in *permitted without consent*
- Home businesses – recommended inclusion in *permitted without consent*
- Home industries – recommended inclusion in *permitted without consent*
- Home occupations – recommended inclusion in *permitted without consent*
- Recreation areas – recommended inclusion in *permitted without consent*
- Roads – recommended inclusion in *permitted without consent*

~ - specified in the standard planning instrument

¹⁶ Should be permissible with consent for local storage

¹⁷ Local distribution opportunities should be permissible with consent

¹⁸ Water supply systems should be permissible with consent

Proposed E2 Commercial Centre zone (currently B3 Commercial Core zone)

As detailed above, this area is the Armidale CBD and is a focus area. It contains an area of approximately 24ha. The land use table reflects the proposed E2 Commercial Centre zone with the addition of uses from the existing B3 Commercial Core zone.

1. Objectives of the zone	<ul style="list-style-type: none"> To strengthen the role of the commercial centre as the centre of business, retail, community and cultural activity. To encourage investment in commercial development that generates employment opportunities and economic growth. To encourage development that has a high level of accessibility and amenity, particularly for pedestrians. To enable residential development that is consistent with the Council's strategic planning for residential development in the area. To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces. 		
	Use	Current B3	New E2
2. Permitted without Consent	Building identification signs #		X
	Business identification signs #		X
	Environmental protection works	X	X
	Home businesses #		X
	Home industries #		X
	Home occupations #	X	X
	Roads #	X	X
	Water reticulation systems		X
3. Permitted with Consent	Amusement centres ~		X
	Artisan food and drink industries ~		X
	Backpackers' accommodation ~ ¹⁹		
	Boarding houses		X
	Centre-based child care facilities ~		X
	Child care centres ²⁰	X	
	Commercial premises ~	X	X
	Community facilities ~	X	X
	Creative Industry ²¹		X
	Educational establishments ~	X	X
	Entertainment facilities ~	X	X
	Function centres ~	X	X
	Health services facilities		X
	High technology industries ²²	X	X
	Hotel or motel accommodation ~ ²³	X	
	Hostels	X	X
	Information and education facilities ~	X	X

¹⁹ Not required to be separately listed as included in the tourist and visitor accommodation definition

²⁰ Definition has been superseded

²¹ Supports the production or demonstration of arts, crafts, design or other creative products

²² Consistent with the E1 – Local Centre zone

²³ Not required to be separately listed as included in the tourist and visitor accommodation definition

	Local distribution premises ~		X
	Medical centres ~ ²⁴	X	
	Mortuaries ~		X
	Multi dwelling housing	X	X
	Oyster aquaculture ~		X
	Passenger transport facilities ~	X	X
	Places of public worship ~		X
	Public administration building ²⁵		X
	Recreation areas ~		X
	Recreation facilities (indoor) ~	X	X
	Recreation facilities (outdoor) ~		X
	Registered clubs ~	X	X
	Residential flat buildings	X	X
	Respite day care centres ~	X	X
	Restricted premises ~	X	X
	School-based child care ²⁶		X
	Seniors housing	X	X
	Sewage reticulation systems	X	X
	Shop top housing	X	X
	Tank-based aquaculture ~		X
	Tourist and visitor accommodation ²⁷		X
	Vehicle repair stations ~		X
	Veterinary hospitals ~		X
	Waste or resource transfer stations	X	X
	Water reticulation systems ²⁸	X	
	Any other development not specified in item 2 or 4	X	X
4. Prohibited	Agriculture	X	X
	Air transport facilities	X	X
	Airstrips	X	X
	Animal boarding or training establishments	X	X
	Boat building and repair facilities	X	X
	Boat launching ramps	X	X
	Boat sheds	X	X
	Camping grounds	X	X
	Caravan parks	X	X
	Cemeteries	X	X
	Charter and tourism boating facilities	X	X
	Correctional centres	X	X
	Crematoria	X	X
	Depots	X	X
	Eco-tourist facilities ²⁹	X	
	Electricity generating works	X	X
	Environmental facilities	X	X
	Exhibition homes	X	X
	Exhibition villages	X	X

²⁴ Not required to be separately listed as included in the health services facilities definition

²⁵ Permitted with consent under the Infrastructure SEPP 2007

²⁶ Allows child-care to be considered with an Education Establishment

²⁷ Allows backpackers, bed and breakfast, hotel or motel accommodation and serviced apartments with consent

²⁸ Included in permissible without consent

²⁹ An additional form of short-term accommodation – should be permissible with consent

	Extractive industries	X	X
	Farm buildings	X	X
	Farm stay accommodation	X	X
	Forestry	X	X
	Freight transport facilities	X	X
	Heavy industrial storage establishments	X	X
	Helipads	X	X
	Highway service centres	X	X
	Industries	X	X
	Jetties	X	X
	Marinas	X	X
	Mooring pens	X	X
	Moorings	X	X
	Open cut mining	X	X
	Recreation facilities (major) ³⁰	X	
	Recreation facilities (outdoor) ³¹	X	
	Residential accommodation	X	X
	Rural industries	X	X
	Sewerage systems	X	X
	Storage premises	X	X
	Transport depots	X	X
	Truck depots	X	X
	Vehicle body repair workshops	X	X
	Warehouse or distribution centres ³²	X	
	Waste or resource management facilities	X	X
	Water recreation structures	X	X
	Water supply systems	X	
	Wharf or boating facilities	X	X

- The standard planning instrument provides that the following must be included as either “*Permitted without consent*” or “*Permitted with consent*” for this zone:

- Building identification signs – recommended inclusion in *permitted without consent*
- Business identification signs – recommended inclusion in *permitted without consent*
- Home businesses
- Home industries – recommended inclusion in *permitted with consent*
- Home occupations
- Roads – recommended inclusion in *permitted without consent*

~ - specified in the standard planning instrument

³⁰ Recreation facilities should be permissible with consent in the Armidale CBD

³¹ Recreation facilities should be permissible with consent in the Armidale CBD

³² Local distribution opportunities should be permissible with consent

Proposed E3 Productivity Support zone (currently B5 Business Development, B7 Business Park and IN2 Light Industrial zones)

As detailed above, this is a hybrid of a number of areas within Armidale including East Armidale, West Armidale, Armidale Airport and the UNE. In all, the aggregation of these areas is approximately 198ha. The land use table reflects the proposed E3 Productivity Support zone with the addition of uses from the existing B5, B7 and IN2 zones where appropriate.

1. Objectives of the zone	<ul style="list-style-type: none"> To provide a range of facilities and services, light industries, warehouses and offices. To provide for land uses that are compatible with, but do not compete with, land uses in surrounding local and commercial centres. To maintain the economic viability of local and commercial centres by limiting certain retail and commercial activity. To provide for land uses that meet the needs of the community, businesses and industries but that are not suited to locations in other employment zones. To provide opportunities for new and emerging light industries. To enable other land uses that provide facilities and services to meet the day to day needs of workers, to sell goods of a large size, weight or quantity or to sell goods manufactured on-site. 				
	Use	Current			New
		B5	B7	IN2	E3
1. Permitted without Consent	Environmental protection works	X	X	X	X
	Building identification signs #				X
	Business identification signs #				X
	Extensive agriculture			X	X
	Home occupations			X	
	Home occupations (sex services)			X	
	Roads #	X	X	X	X
	Water reticulation systems				X
2. Permitted with Consent	Bee keeping			X	X
	Bulky goods premises ³³	X			
	Child care centres ³⁴	X	X		
	Depots			X	X
	Garden centres	X		X	X
	Goods repair and reuse premises				X
	Hardware and building supplies	X		X	X
	Heliports			X	X
	Home Industries #				X
	Industrial training facilities			X	X
	Intensive plant agriculture				X
	Kiosks	X	X	X	X
	Landscaping material supplies	X		X	X
	Light industries	X	X	X	X
	Liquid fuel depots			X	X
	Neighbourhood shops		X	X	X

³³ Definition is superseded

³⁴ Definition is superseded

	Office premises		X		
	Oyster aquaculture	X	X	X	X
	Passenger transport facilities	X	X		X
	Plant nurseries	X		X	X
	Respite day care centres	X	X		
	Rural supplies	X		X	X
	Self-storage units	X			X
	Sewage reticulation systems	X	X	X	X
	Take-away food and drink premises	X	X	X	X
	Tank-based aquaculture	X	X	X	X
	Timber yards	X		X	X
	Vehicle sales or hire premises	X		X	X
	Warehouse or distribution centres	X	X	X	X
	Waste or resource transfer stations	X		X	X
	Water recycling facilities			X	X
	Water reticulation systems ³⁵	X			
	Any other development not specified in item 2 or 4	X	X	X	X
3. Prohibited	Agriculture	X	X	X	X
	Air transport facilities	X	X	X	X
	Airstrips	X	X	X	X
	Amusement centres	X	X	X	X
	Animal boarding or training establishments	X	X		
	Boat building and repair facilities	X	X		
	Boat launching ramps	X	X	X	X
	Boat sheds	X	X	X	X
	Camping grounds	X	X	X	X
	Caravan parks	X	X	X	X
	Cemeteries	X	X	X	X
	Charter and tourism boating facilities	X	X	X	X
	Child care centres ³⁶			X	
	Commercial premises	X	X	X	X
	Community facilities			X	
	Correctional centres	X	X	X	X
	Crematoria	X	X		
	Dairies (pasture-based)			X	X
	Depots	X	X		
	Eco-tourist facilities	X	X	X	X
	Educational establishments			X	
	Electricity generating works	X	X		
	Entertainment facilities	X	X	X	X
	Environmental facilities	X	X	X	X
	Exhibition homes	X	X	X	X
	Exhibition villages	X	X	X	X
	Extractive industries	X	X	X	X

³⁵ Included as development permissible without consent

³⁶ Definition is superseded

	Farm buildings	X	X	X	X
	Forestry	X	X	X	X
	Freight transport facilities		X		
	Function centres	X	X	X	X
	Health services facilities			X	
	Heavy industrial storage establishments	X	X	X	X
	Heavy Industries			X	X
	Helipads	X			
	Highway service centres	X	X		
	Home-based child care	X	X	X	X
	Home businesses	X	X	X	X
	Home industries	X			
	Industrial retail outlets		X		
	Industries	X	X		
	Information and education facilities	X		X	
	Jetties	X	X	X	X
	Marinas	X	X	X	X
	Mooring pens	X	X	X	X
	Moorings	X	X	X	X
	Mortuaries	X	X		
	Open cut mining	X	X		X
	Places of public worship	X	X	X	
	Public Administration buildings			X	
	Recreation areas	X		X	X
	Recreation facilities (Indoor)		X		
	Recreation facilities (major)	X	X	X	X
	Recreation facilities (outdoor)	X	X	X	X
	Registered clubs	X	X	X	X
	Research stations	X			
	Residential accommodation	X	X	X	X
	Respite day care centres			X	X
	Restricted premises	X	X		
	Rural industries	X	X		
	Service stations		X		
	Sewerage systems	X	X	X	
	Sex services premises	X	X		
	Storage premises	X	X		
	Tourist and visitor accommodation	X	X	X	X
	Transport depots	X	X		
	Truck depots	X	X		
	Vehicle body repair workshops		X		
	Vehicle repair stations		X		
	Veterinary hospitals	X			
	Waste disposal facilities			X	
	Waste or resource management facilities	X	X		
	Water recreation structures	X	X	X	X
	Water supply systems	X			
	Water treatment facilities		X	X	
	Wharf or boating facilities	X	X	X	X

	Wholesale supplies	X	X		
--	--------------------	---	---	--	--

- The standard planning instrument provides that the following must be included as either “*Permitted without consent*” or “*Permitted with consent*” for this zone:

- Building identification signs – recommended inclusion in *permitted without consent*
- Business identification signs – recommended inclusion in *permitted without consent*
- Home industries – recommended inclusion in *permitted with consent*
- Roads – recommended inclusion in *permitted without consent*

~ - specified in the standard planning instrument

Proposed E4 General Industrial zone (currently IN1 General Industrial zone)

As detailed above, this represents the Acacia Park industrial area and is a focus area. It contains an area of approximately 99ha. The land use table reflects the proposed E4 General Industrial zone with the addition of uses from the existing IN1 General zone.

1. Objectives of the zone	<ul style="list-style-type: none"> To provide a range of industrial, warehouse, logistics and related land uses. To ensure the efficient and viable use of land for industrial uses. To minimise any adverse effect of industry on other land uses. To encourage employment opportunities. To enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers. 		
	Use	Current IN1	New E4
2. Permitted without Consent	Building identification signs #		X
	Business identification signs #		X
	Environmental protection works	X	X
	Extensive agriculture	X	X
	Home occupations	X	X
	Home occupations (sex services)	X	X
	Roads #	X	X
	Water reticulation systems		X
3. Permitted with Consent	Bee keeping	X	X
	Depots ~	X	X
	Freight transport facilities ~	X	X
	Garden centres ~	X	X
	General industries ~	X	X
	Goods repair and reuse premises ~		X
	Hardware and building supplies ~	X	X
	Heliports	X	X
	Industrial retail outlets ~		X
	Industrial training facilities ~	X	X
	Intensive plant agriculture ³⁷		X
	Kiosks	X	X
	Landscaping material supplies	X	X
	Light industries ~	X	X
	Liquid fuel depots	X	X
	Local distribution premises ~		X
	Neighbourhood shops ~	X	X
	Oyster aquaculture ~		X
	Places of public worship ³⁸		X
	Plant nurseries	X	X
	Rural supplies	X	X
	Take away food and drink premises ~	X	X
	Tank-based aquaculture ~		X
	Timber yards	X	X
	Vehicle sales or hire premises	X	X
	Warehouse or distribution centres ~	X	X

³⁷ Consistent with the Guyra LEP 2012

³⁸ Consistent with the Guyra LEP 2012

	Any other development not specified in item 2 or 4	X	X
4. Prohibited	Agriculture	X	X
	Air transport facilities	X	X
	Airstrips	X	X
	Amusement centres	X	X
	Boat launching ramps	X	X
	Boat sheds	X	X
	Camping grounds	X	X
	Caravan parks	X	X
	Cemeteries	X	X
	Centre-based child care facilities ³⁹		X
	Charter and tourism boating facilities	X	X
	Child care centres ⁴⁰	X	
	Commercial premises	X	X
	Community facilities	X	X
	Correctional centres	X	X
	Dairies (pasture-based)		X
	Early education & care facilities		X
	Eco-tourist facilities	X	X
	Educational establishments	X	X
	Entertainment facilities	X	X
	Environmental facilities	X	X
	Exhibition homes	X	X
	Exhibition villages	X	X
	Extractive industries	X	X
	Farm buildings	X	X
	Forestry	X	X
	Function centres	X	X
	Hazardous industries	X	X
	Health services facilities	X	X
	Heavy industrial storage establishments	X	X
	Home-based child care ⁴¹	X	X
	Home businesses ⁴²	X	
	Information and education facilities	X	X
	Jetties	X	X
	Marinas	X	X
	Mooring pens	X	X
	Moorings	X	X
	Offensive Industries	X	X
	Places of public worship ⁴³	X	
	Public Administration buildings	X	X
	Recreation areas	X	X
	Recreation facilities (major)	X	X
	Recreation facilities (outdoor)	X	X
	Registered clubs	X	X

³⁹ Consistent with the Guyra LEP 2012 and reflects the change in definition of child care centres

⁴⁰ Definition is superseded

⁴¹ Armidale Dumaresq LEP 2012 prohibits the proposed use. Guyra LEP 2012 permits the use without consent – recommend maintaining in prohibited column

⁴² Armidale Dumaresq LEP 2012 prohibits the proposed use. Guyra LEP 2012 permits the use with consent – recommend including in the permitted with consent (other development not specified)

⁴³ Consistent with the Guyra LEP 2012 – the proposed use is permissible with consent

	Residential accommodation	X	X
	Respite day care centres	X	X
	Tourist and visitor accommodation	X	X
	Water recreation structures	X	X
	Wharf or boating facilities	X	X

- The standard planning instrument provides that the following must be included as either “*Permitted without consent*” or “*Permitted with consent*” for this zone:

- Building identification signs – recommended inclusion in *permitted without consent*
- Business identification signs – recommended inclusion in *permitted without consent*
- Roads – recommended inclusion in *permitted without consent*

~ - specified in the standard planning instrument

Proposed MU1 Mixed Use zone (currently B4 Mixed Use zone)

As detailed above, this represents the fringe of the Armidale CBD and a small lot in west Armidale and is a focus area. It contains an area of approximately 43ha. The land use table reflects the proposed MU1 Mixed Use zone with the addition of uses from the existing B4 Mixed Use zone.

1. Objectives of the zone	<ul style="list-style-type: none"> To encourage a diversity of business, retail, office and light industrial land uses that generate employment opportunities. To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces. To minimise conflict between land uses within this zone and land uses within adjoining zones. To encourage business, retail, community and other non-residential land uses on the ground floor of buildings. 		
	Use	Current B4	New MU1
2. Permitted without Consent	Building identification signs #		X
	Business identification signs #		X
	Environmental protection works	X	X
	Home Industries #		X
	Home occupations	X	X
	Roads #	X	X
	Water reticulation systems		X
3. Permitted with Consent	Amusement centres ~		X
	Boarding houses ~	X	X
	Car parks ~		X
	Centre-based child care facilities ~		X
	Child care centres ⁴⁴	X	
	Commercial premises ~	X	X
	Community facilities ~	X	X
	Educational establishments ~	X	X
	Entertainment facilities ~	X	X
	Function centres ~	X	X
	Hotel or motel accommodation ⁴⁵	X	
	Information and education facilities ~	X	X
	Light industries ~	X	X
	Local distribution premises ~		X
	Medical centres ~	X	X
	Oyster aquaculture ~		X
	Passenger transport facilities ~	X	X
	Places of public worship ~		X
	Recreation areas ~		X
	Recreation facilities (indoor) ~	X	X
	Registered clubs ~	X	X
	Respite day care centres ~	X	X
	Restricted premises ~	X	X
	Self-storage units	X	X
	Seniors housing ~	X	X

⁴⁴ Definition is superseded

⁴⁵ Not required as definition is included in tourist and visitor accommodation which is permissible with consent

	Sewage reticulation systems	X	X
	Shop top housing ~	X	X
	Tank-based aquaculture ~		X
	Tourist and visitor accommodation ~		X
	Vehicle repair stations ~		X
	Waste or resource transfer stations	X	X
	Water reticulation systems ⁴⁶	X	
	Any other development not specified in item 2 or 4	X	X
4. Prohibited	Agriculture	X	X
	Air transport facilities	X	X
	Airstrips	X	X
	Animal boarding or training establishments	X	X
	Boat building and repair facilities	X	X
	Boat launching ramps	X	X
	Boat sheds	X	X
	Camping grounds	X	X
	Caravan parks	X	X
	Cemeteries ⁴⁷	X	
	Charter and tourism boating facilities	X	X
	Correctional centres	X	X
	Crematoria	X	X
	Depots	X	X
	Eco-tourist facilities ⁴⁸	X	
	Electricity generating works	X	X
	Environmental facilities	X	X
	Exhibition homes	X	X
	Exhibition villages	X	X
	Extractive industries	X	X
	Farm buildings	X	X
	Farm stay accommodation	X	X
	Forestry	X	X
	Freight transport facilities	X	X
	Heavy industrial storage establishments	X	X
	Helipads	X	X
	Highway service centres	X	X
	Home industries ⁴⁹	X	
	Industries	X	X
	Jetties	X	X
	Marinas	X	X
	Mooring pens	X	X
	Moorings	X	X
	Open cut mining	X	X
	Recreation facilities (major) ⁵⁰	X	
	Rural industries	X	X
	Rural workers' dwellings	X	X

⁴⁶ Included as permitted without consent consistent with all other zones

⁴⁷ Should not be prohibited for existing churches in the MU1 zone

⁴⁸ Additional form of residential accommodation

⁴⁹ Home industries are permitted without consent in the standard planning instrument

⁵⁰ Major recreation facilities should be permissible with consent in the MU1 zone

	Residential accommodation ⁵¹	X	
	Sewerage systems	X	X
	Storage premises ⁵²	X	
	Transport depots	X	X
	Truck depots	X	X
	Vehicle body repair workshops	X	X
	Warehouse or distribution centres ⁵³	X	
	Waste or resource management facilities	X	X
	Water recreation structures	X	X
	Water supply systems ⁵⁴	X	
	Wharf or boating facilities	X	X

- The standard planning instrument provides that the following must be included as either “*Permitted without consent*” or “*Permitted with consent*” for this zone:

- Building identification signs – recommended inclusion in *permitted without consent*
- Business identification signs – recommended inclusion in *permitted without consent*
- Home industries – recommended inclusion in *permitted without consent*
- Roads – recommended inclusion in *permitted without consent*

~ - specified in the standard planning instrument

⁵¹ All forms of residential accommodation should be permissible with consent in the MU1 Zone

⁵² Should be permissible with consent for local storage

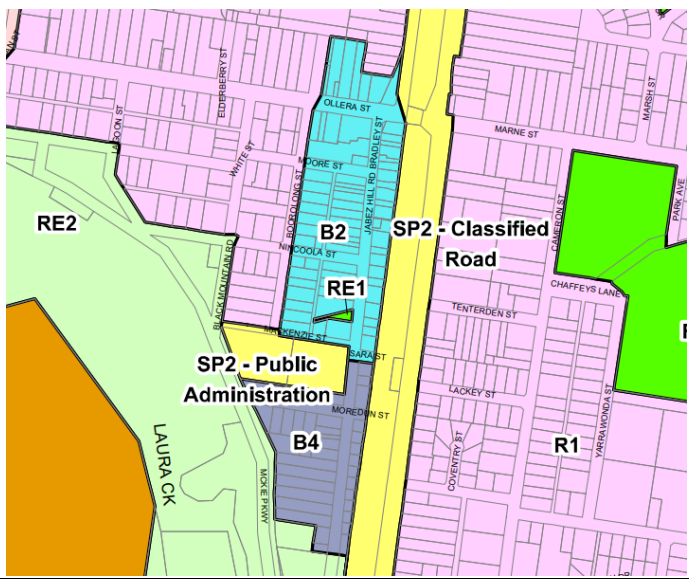
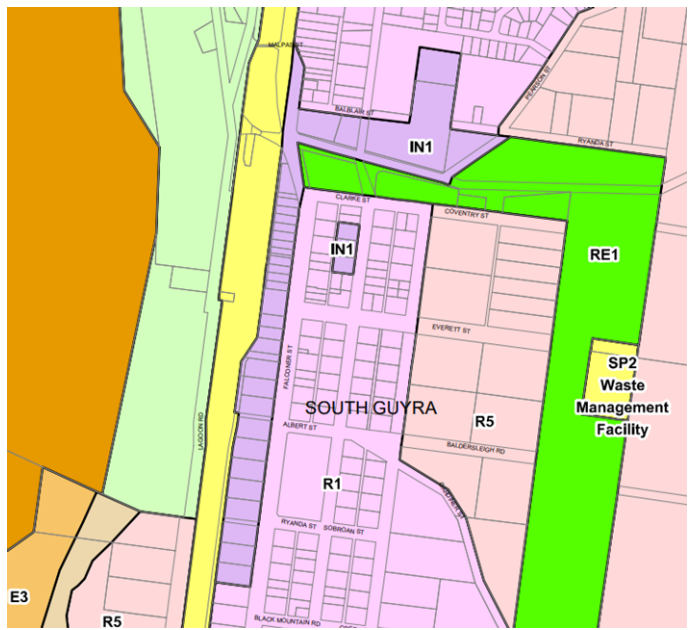
⁵³ Local distribution opportunities should be permissible with consent

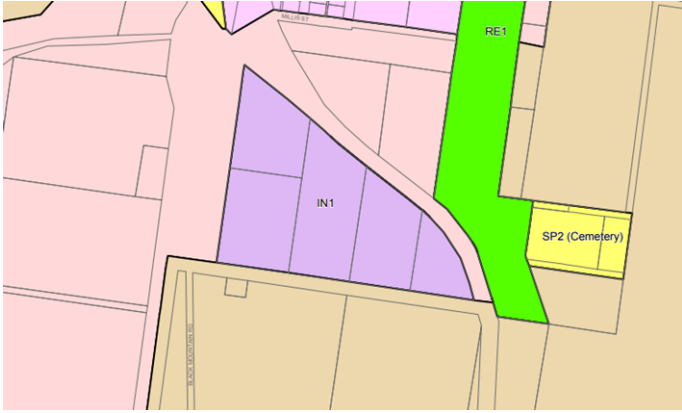
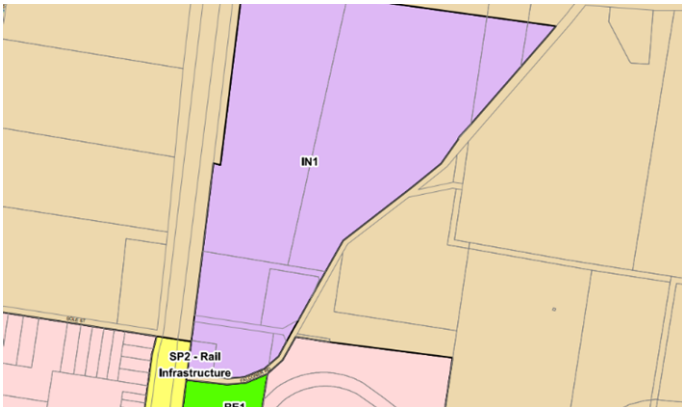
⁵⁴ Water supply systems should be permissible with consent

Guyra LEP 2012

The following details address the proposed employment zones reform being led by the NSW Department of Planning and Environment, and the suggested amendments to the *Guyra Local Environmental Plan 2012* (GLEP 2012).

Current Zone	Proposed New Zone	Notes
B2 Local Centre	E1 Local Centre	Guyra town centre – focus area
B4 Mixed Use	MU1 Mixed Use	South of Guyra town centre
B6 Enterprise Corridor	Nil	No zoned land in LEP area
IN1 General Industrial	E4 General Industrial	Land to the north and south of Guyra – focus area
IN2 Light Industrial	Nil	No zoned land in LEP area

	<p>B2 and B4 zoned land Guyra Town</p> <p>B2 zone – approx. 7.8ha B4 zone – approx. 4.2ha</p>
	<p>IN1 zoned land Guyra Town</p> <p>IN1 zone – approx. 15.4ha</p>

	<p>IN1 zoned land South Guyra</p> <p>IN1 zone – approx. 28.8ha</p>
	<p>IN1 zoned land North Guyra</p> <p>IN1 zone – approx. 75ha</p>

Recommended Land Use Tables

Notes

- All open zones allowing Council to consider anything except those uses that are explicitly prohibited.
- Align Armidale Dumaresq LEP 2012 with Guyra LEP 2012.
- Encourage streamlining of regulatory processes

Proposed E1 Local Centre zone (currently B2 Local Centre zone)

As detailed above, the Guyra town centre is currently in the B2 Local Centre zone. It contains an area of approximately 7.8ha. The land use table reflects the proposed E1 Local Centre zone with the addition of uses from the current B2 local centre zone.

1. Objectives of the zone	<ul style="list-style-type: none"> To provide a range of retail, business and community uses that serve the needs of people who live, work or visit the area. To encourage investment in local commercial development that generates employment opportunities and economic growth. To enable residential development that contributes to a vibrant and active local centre and is consistent with the Council's strategic planning for residential development in the area. To encourage business, retail, community and other non-residential land uses on the ground floor of buildings. 		
	Use	Current B2	New E1
2. Permitted without Consent	Building identification signs #		X
	Business identification signs #		X
	Environmental protection works	X	X
	Home businesses #		X
	Home industries #		X
	Home based child care	X	X
	Home occupations #	X	X
	Home occupations (sex services) ⁵⁵	X	
	Recreation areas #		X
	Roads #	X	X
	Water reticulation systems		X
3. Permitted with Consent	Amusement Centres ~		X
	Artisan food and drink industry ⁵⁶		X
	Attached dwellings	X	X
	Boarding houses ~	X	X
	Centre-based child care facilities ~		X
	Commercial premises ~	X	X
	Community facilities ~	X	X
	Creative Industries ⁵⁷		X
	Educational establishments	X	X
	Entertainment facilities ~ ⁵⁸	X	X
	Function centres ~	X	X
	Health services facilities ⁵⁹		X
	High technology industries	X	X
	Hotel or motel accommodation ~ ⁶⁰		

⁵⁵ Proposed use is not permitted without consent in the Armidale Dumaresq LEP 2012

⁵⁶ Supports the making or manufacture of boutique, artisan or craft food and drink products including a retail area, restaurant or café or facilities for holding tastings, tours and workshops

⁵⁷ Supports the production or demonstration of arts, crafts, design or other creative products

⁵⁸ Entertainment facilities is currently listed in both the permissible with consent column and prohibited column – recommended removal from prohibited column.

⁵⁹ Supports hospitals, medical centres and health consulting rooms with consent

⁶⁰ Not required as tourist and visitor accommodation is permissible with consent

	Hostels	X	X
	Information and education facilities ~	X	X
	Local distribution premises ~		X
	Medical centres ~ ⁶¹	X	
	Oyster aquaculture ~		X
	Passenger transport facilities	X	X
	Places of public worship ~		X
	Public administration building ~		X
	Recreation facilities (indoor) ~	X	X
	Registered clubs	X	X
	Residential care facilities ⁶²	X	
	Residential flat buildings	X	X
	Respite day care centres ~	X	X
	Restricted premises	X	X
	Secondary dwellings	X	X
	School-based child care ⁶³		X
	Service stations ~	X	X
	Seniors housing ⁶⁴		X
	Sewage reticulation systems ⁶⁵		X
	Shop top housing ~	X	X
	Tank-based aquaculture ~	X	X
	Tourist and visitor accommodation	X	X
	Veterinary hospitals ~		X
	Water reticulation systems ⁶⁶	X	
	Waste or resource transfer stations ⁶⁷		X
	Any other development not specified in item 2 or 4	X	X
4. Prohibited	Agriculture	X	X
	Air transport facilities	X	X
	Airstrips	X	X
	Animal boarding or training establishments	X	X
	Boat building and repair facilities	X	X
	Boat launching ramps	X	X
	Boat sheds	X	X
	Caravan parks	X	X
	Cemeteries	X	X
	Charter and tourism boating facilities	X	X
	Correctional centres	X	X
	Crematoria	X	X
	Depots	X	X
	Eco-tourist facilities ⁶⁸	X	
	Electricity generating works	X	X
	Entertainment facilities ⁶⁹	X	

⁶¹ Not required to be separately listed as included in the health services facilities definition

⁶² Consistent with the ADLEP 2012 but not required because seniors housing is permissible with consent

⁶³ Allows child-care to be considered with an Education Establishment

⁶⁴ Additional form of residential accommodation

⁶⁵ Consistent with Armidale Dumaresq LEP 2012

⁶⁶ Permitted without consent as per the Armidale Dumaresq LEP 2012

⁶⁷ Consistent with Armidale Dumaresq LEP 2012

⁶⁸ An additional form of short-term accommodation – should be permissible with consent

⁶⁹ As above, Entertainment facilities is currently listed in both the permissible with consent column and prohibited column – recommended removal from prohibited column.

	Environmental facilities	X	X
	Exhibition homes	X	X
	Exhibition villages	X	X
	Extractive industries	X	X
	Farm buildings	X	X
	Forestry	X	X
	Freight transport facilities	X	X
	Heavy industrial storage establishments	X	X
	Helipads	X	X
	Highway service centres	X	X
	Industries	X	X
	Jetties	X	X
	Marinas	X	X
	Mooring pens	X	X
	Moorings	X	X
	Open cut mining	X	X
	Recreation facilities (major)	X	X
	Recreation facilities (outdoor)	X	X
	Residential accommodation	X	X
	Rural industries	X	X
	Sewerage systems	X	X
	Sex services premises	X	X
	Storage premises ⁷⁰	X	
	Transport depots	X	X
	Truck depots	X	X
	Vehicle body repair workshops	X	X
	Warehouse or distribution centres ⁷¹	X	
	Waste or resource management facilities	X	X
	Water recreation structures	X	X
	Water supply systems ⁷²	X	
	Wharf or boating facilities	X	X
	Wholesale supplies	X	X

- The standard planning instrument provides that the following must be included as either “*Permitted without consent*” or “*Permitted with consent*” for this zone:

- Building identification signs – recommended inclusion in *permitted without consent*
- Business identification signs – recommended inclusion in *permitted without consent*
- Home businesses – recommended inclusion in *permitted without consent*
- Home industries – recommended inclusion in *permitted without consent*
- Home occupations – recommended inclusion in *permitted without consent*
- Recreation areas – recommended inclusion in *permitted without consent*
- Roads – recommended inclusion in *permitted without consent*

~ - specified in the standard planning instrument

⁷⁰ Should be permissible with consent for local storage

⁷¹ Local distribution opportunities should be permissible with consent

⁷² Water supply systems should be permissible with consent

Proposed E4 General Industrial zone (currently IN1 General Industrial zone)

As detailed above, this includes an area immediately to the south of the town centre. It contains a total area of approximately 4.2ha. The land use table reflects the proposed E4 General Industrial zone with the addition of uses from the existing IN1 General zone.

1. Objectives of the zone	<ul style="list-style-type: none"> To provide a range of industrial, warehouse, logistics and related land uses. To ensure the efficient and viable use of land for industrial uses. To minimise any adverse effect of industry on other land uses. To encourage employment opportunities. To enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers. 		
	Use	Current IN1	New E4
2. Permitted without Consent	Building identification signs #		X
	Business identification signs #		X
	Environmental protection works	X	X
	Extensive agriculture	X	X
	Home-based child care ⁷³	X	
	Home occupations	X	X
	Home occupations (sex services)	X	X
	Roads #	X	X
	Water reticulation systems		X
3. Permitted with Consent	Bee keeping ⁷⁴		X
	Depots ~	X	X
	Freight transport facilities ~	X	X
	Garden centres ~	X	X
	General industries ~	X	X
	Goods repair and reuse premises ~		X
	Hardware and building supplies ~	X	X
	Heliports	X	X
	Industrial retail outlets ~		X
	Industrial training facilities ~	X	X
	Intensive plant agriculture	X	X
	Kiosks	X	X
	Landscaping material supplies	X	X
	Light industries ~	X	X
	Liquid fuel depots	X	X
	Local distribution premises ~		X
	Neighbourhood shops ~	X	X
	Oyster aquaculture ~	X	X
	Places of public worship	X	X
	Plant nurseries	X	X
	Rural supplies	X	X
	Take away food and drink premises ~	X	X
	Tank-based aquaculture ~	X	X
	Timber yards	X	X
	Vehicle sales or hire premises	X	X

⁷³ Consistent with the Armidale Dumaresq LEP 2012

⁷⁴ Consistent with the Armidale Dumaresq LEP 2012

	Warehouse or distribution centres ~	X	X
	Any other development not specified in item 2 or 4	X	X
4. Prohibited	Agriculture	X	X
	Air transport facilities	X	X
	Airstrips	X	X
	Amusement centres	X	X
	Boat launching ramps	X	X
	Boat sheds	X	X
	Camping grounds	X	X
	Caravan parks	X	X
	Cemeteries	X	X
	Centre-based child care facilities	X	X
	Charter and tourism boating facilities	X	X
	Child care centres ⁷⁵	X	
	Commercial premises	X	X
	Community facilities	X	X
	Correctional centres	X	X
	Dairies (pasture-based)	X	X
	Depots ⁷⁶	X	
	Early education & care facilities		X
	Eco-tourist facilities	X	X
	Educational establishments	X	X
	Entertainment facilities	X	X
	Environmental facilities	X	X
	Exhibition homes	X	X
	Exhibition villages	X	X
	Extractive industries ⁷⁷		X
	Farm buildings	X	X
	Forestry	X	X
	Function centres	X	X
	Hazardous industries	X	X
	Health services facilities	X	X
	Heavy industrial storage establishments	X	X
	Home-based child care ⁷⁸		X
	Home businesses ⁷⁹		
	Information and education facilities	X	X
	Jetties	X	X
	Marinas	X	X
	Mooring pens	X	X
	Moorings	X	X
	Offensive Industries	X	X
	Places of public worship ⁸⁰		
	Public Administration buildings	X	X

⁷⁵ Definition is superseded

⁷⁶ Consistent with the Armidale Dumaresq LEP 2012

⁷⁷ Consistent with the Armidale Dumaresq LEP 2012

⁷⁸ Armidale Dumaresq LEP 2012 prohibits the proposed use. Guyra LEP 2012 permits the use without consent – recommend to prohibit

⁷⁹ Armidale Dumaresq LEP 2012 prohibits the proposed use. Guyra LEP 2012 permits the use with consent – recommend to include in the permitted with consent (other development not specified)

⁸⁰ Armidale Dumaresq LEP 2012 prohibits the proposed use. Guyra LEP 2012 permits the use with consent – recommend to include in the permitted with consent (other development not specified)

	Recreation areas	X	X
	Recreation facilities (major)	X	X
	Recreation facilities (outdoor)	X	X
	Registered clubs	X	X
	Residential accommodation	X	X
	Respite day care centres	X	X
	Tourist and visitor accommodation	X	X
	Viticulture ⁸¹	X	
	Water recreation structures	X	X
	Wharf or boating facilities	X	X

- The standard planning instrument provides that the following must be included as either “*Permitted without consent*” or “*Permitted with consent*” for this zone:

- Building identification signs – recommended inclusion in *permitted without consent*
- Business identification signs – recommended inclusion in *permitted without consent*
- Roads – recommended inclusion in *permitted without consent*

~ - specified in the standard planning instrument

⁸¹ Viticulture is a nested definition within Intensive plant agriculture. Intensive plant agriculture is permitted with consent in the Guyra LEP 2012

Proposed MU1 Mixed Use zone (currently B4 Mixed Use zone)

As detailed above, this represents the fringe of the Armidale CBD and a small lot in west Armidale and is a focus area. It contains an area of approximately 43ha. The land use table reflects the proposed MU1 Mixed Use zone with the addition of uses from the existing B4 Mixed Use zone.

1. Objectives of the zone	<ul style="list-style-type: none">• To encourage a diversity of business, retail, office and light industrial land uses that generate employment opportunities.• To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.• To minimise conflict between land uses within this zone and land uses within adjoining zones.• To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.					
	<table><tr><th rowspan="2">Use</th><th>Current</th><th>New</th></tr><tr><th>B4</th><th>MU1</th></tr></table>	Use	Current	New	B4	MU1
Use	Current		New			
	B4	MU1				
2. Permitted without Consent	Building identification signs #		X			
	Business identification signs #		X			
	Environmental protection works	X	X			
	Home-based child care	X				
	Home Industries #		X			
	Home occupations	X	X			
	Home occupations (sex services)	X				
	Roads #	X	X			
	Water reticulation systems		X			
3. Permitted with Consent	Amusement centres ~		X			
	Attached dwellings	X				
	Boarding houses ~	X	X			
	Car parks ~		X			
	Centre-based child care facilities ~		X			
	Child care centres ⁸²	X				
	Commercial premises ~	X	X			
	Community facilities ~	X	X			
	Educational establishments ~	X	X			
	Entertainment facilities ~	X	X			
	Function centres ~	X	X			
	Hostels ⁸³	X				
	Hotel or motel accommodation ⁸⁴	X				
	Information and education facilities ~	X	X			
	Light industries ~	X	X			
	Local distribution premises ~		X			
	Medical centres ~	X	X			
	Oyster aquaculture ~	X	X			
	Passenger transport facilities ~	X	X			
	Places of public worship ~		X			
	Recreation areas ~		X			
	Recreation facilities (indoor) ~	X	X			

⁸² Definition is superseded

⁸³ Development not specified in the Armidale Dumaresq 2012 LEP. Still permissible with consent

⁸⁴ Not required as definition is included in the tourist and visitor accommodation which is permissible with consent

	Registered clubs ~	X	X
	Residential flat buildings ⁸⁵	X	
	Respite day care centres ~	X	X
	Restricted premises ~	X	X
	Secondary dwellings	X	
	Self-storage units	X	X
	Seniors housing ~	X	X
	Sewage reticulation systems ⁸⁶		X
	Shop top housing ~	X	X
	Tank-based aquaculture ~	X	X
	Tourist and visitor accommodation ~		X
	Vehicle repair stations ~		X
	Waste or resource transfer stations ⁸⁷		X
	Water reticulation systems ⁸⁸	X	
	Any other development not specified in item 2 or 4	X	X
4. Prohibited	Agriculture	X	X
	Air transport facilities	X	X
	Airstrips	X	X
	Animal boarding or training establishments	X	X
	Biosolids treatment facilities	X	
	Boat building and repair facilities	X	X
	Boat launching ramps	X	X
	Boat sheds	X	X
	Camping grounds	X	X
	Caravan parks	X	X
	Cemeteries ⁸⁹	X	
	Charter and tourism boating facilities	X	X
	Correctional centres		X
	Crematoria	X	X
	Depots	X	X
	Eco-tourist facilities ⁹⁰	X	
	Electricity generating works	X	X
	Environmental facilities	X	X
	Exhibition homes	X	X
	Exhibition villages	X	X
	Extractive industries	X	X
	Farm buildings	X	X
	Farm stay accommodation	X	X
	Forestry	X	X
	Freight transport facilities	X	X
	Heavy industrial storage establishments	X	X
	Helipads	X	X
	Highway service centres	X	X
	Home industries ⁹¹		

⁸⁵ Consistent with the Armidale Dumaresq LEP 2012 – Any other development not listed

⁸⁶ Consistent with the Armidale Dumaresq LEP 2012

⁸⁷ Consistent with the Armidale Dumaresq LEP 2012

⁸⁸ Included in the permissible without consent

⁸⁹ Should not be prohibited for existing churches in the MU1 zone

⁹⁰ Additional form of residential accommodation

⁹¹ Home industries are permitted without consent in the standard planning instrument

	Industries	X	X
	Jetties	X	X
	Marinas	X	X
	Mooring pens	X	X
	Moorings	X	X
	Open cut mining	X	X
	Pond-based aquaculture	X	
	Recreation facilities (major) ⁹²	X	
	Recreation facilities (outdoor)	X	
	Research stations	X	
	Rural industries	X	X
	Rural workers' dwellings		X
	Residential accommodation ⁹³	X	
	Sewerage treatment plants	X	
	Sex services premises	X	
	Sewerage systems		X
	Storage premises ⁹⁴	X	
	Transport depots	X	X
	Truck depots	X	X
	Vehicle body repair workshops		X
	Warehouse or distribution centres ⁹⁵	X	
	Waste or resource management facilities	X	X
	Water recreation structures	X	X
	Waste recycling facilities	X	
	Water supply systems ⁹⁶	X	
	Wharf or boating facilities	X	X

- The standard planning instrument provides that the following must be included as either “*Permitted without consent*” or “*Permitted with consent*” for this zone:

- Building identification signs – recommended inclusion in *permitted without consent*
- Business identification signs – recommended inclusion in *permitted without consent*
- Home industries – recommended inclusion in *permitted without consent*
- Roads – recommended inclusion in *permitted without consent*

~ - specified in the standard planning instrument

⁹² Major recreation facilities should be permissible with consent in the MU1 zone

⁹³ All forms of residential accommodation should be permissible with consent in the MU1 Zone

⁹⁴ Should be permissible with consent for local storage

⁹⁵ Local distribution opportunities should be permissible with consent

⁹⁶ Water supply systems should be permissible with consent