

Local Strategic Planning Statement

A Plan for 2040 (Final October 2020)

Unleash the opportunities

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Acknowledgment of Country

We acknowledge the traditional custodians of this land and pay our respects to elders past, present and emerging.

The Armidale Regional Community pays tribute to their love of land, love of people and love of culture.

Glossary

ARC -	Armidale Regional Council
CSP -	ARC Community Strategic Plan (current version 2017-2027)
DP -	ARC Delivery Program (current version 2018-2021)
DPI&E -	Department of Planning, Industry & Environment
EP+A Act -	Environmental Planning and Assessment Act (1979)
ESD -	Ecologically Sustainable Development
LEP -	Local Environmental Plan
LGA -	Local Government Area
LG Act -	Local Government Act (1993)
LSPS -	ARC Local Strategic Planning Statement
NENWRP -	New England North West Regional Plan (2036)
REZ -	Renewable Energy Zone
TfNSW -	Transport for NSW

Document Control

This version of the Armidale Regional Council Local Strategic Planning Statement has been prepared for the purposes of adoption at the Ordinary Council meeting on 28 October 2020 and referral to the NSW Department of Planning, Industry & Environment for publishing on the NSW Planning Portal.

Final: October 2020 - Council Meeting Issue

Strategic Context

Overview

The Armidale Regional Local Strategic Planning Statement aims to meet our community's future social, economic and environmental needs by addressing important strategic land use planning and development issues.

The LSPS identifies priorities for the Armidale Regional Local Government Area that will support and develop our local identity, values and opportunities.

It will shape our land use over time and the development standards we use.

Immediate, short, medium and long term actions have been developed to help deliver on these priorities and our vision for the future.

Planning Context

The LSPS has been prepared in accordance with Clause 3.9 of the Environmental Planning and Assessment Act 1979 and in response to the associated guidelines issued by the State Government.

In March 2018, amendments to the Environmental Planning and Assessment Act 1979 introduced new requirements for NSW councils to prepare and make local strategic planning statements.

Local strategic planning statements are intended to set out:

- The 20-year vision for land use in the local area;
- The special characteristics which contribute to local identity;
- Shared community values to be maintained and enhanced; and
- How growth and change will be managed into the future.

Councils are to show how their vision gives effect to the regional or district plan, based on local characteristics and opportunities, and the council's own priorities in the community strategic plan it prepares under local government legislation¹.

In this context, the LSPS has been informed by the New England North West Regional Plan 2036 and the Armidale Regional Community Strategic Plan 2017-2027.

Armidale Region Council Local Government Area

Armidale Regional Council is a local government area in the New England region of New South Wales, Australia (refer Figure 1).

The local government area was proclaimed on 12 May 2016 from the merger of Armidale Dumaresq Council and Guyra Shire Council.

It covers an area of 8,621sqkm and has a population exceeding 30,000.

¹ EP&A Act section 3.9(2) states that the LSPS must include or identify the following – (a) the basis for strategic planning in the area, having regard to economic, social and environmental matters.



Figure 1: Armidale Regional Council Local Government Area NSW Context

Armidale City is located at the junction of the New England Highway and Waterfall Way, mid-way between Sydney and Brisbane (refer Figure 2).

Armidale Airport, the Main North Railway Line and Regional Coach services connect the Armidale Regional LGA to the surrounding regional cities and strategic centres.

Other settlements in the local government area include:

- Guyra;
- Ben Lomond;
- Black Mountain;
- Ebor;
- Hillgrove; and
- Wollomombi.

In July 2019, Tingha and the surrounding localities of Bassendean, Howell, Stanborough, Georges Creek, New Valley and the Basin (collectively known as “Tingha”) comprising an area of 823 square kilometres was transferred to Inverell Shire Council from Armidale Regional Council via a Local Government Area Boundary adjustment.

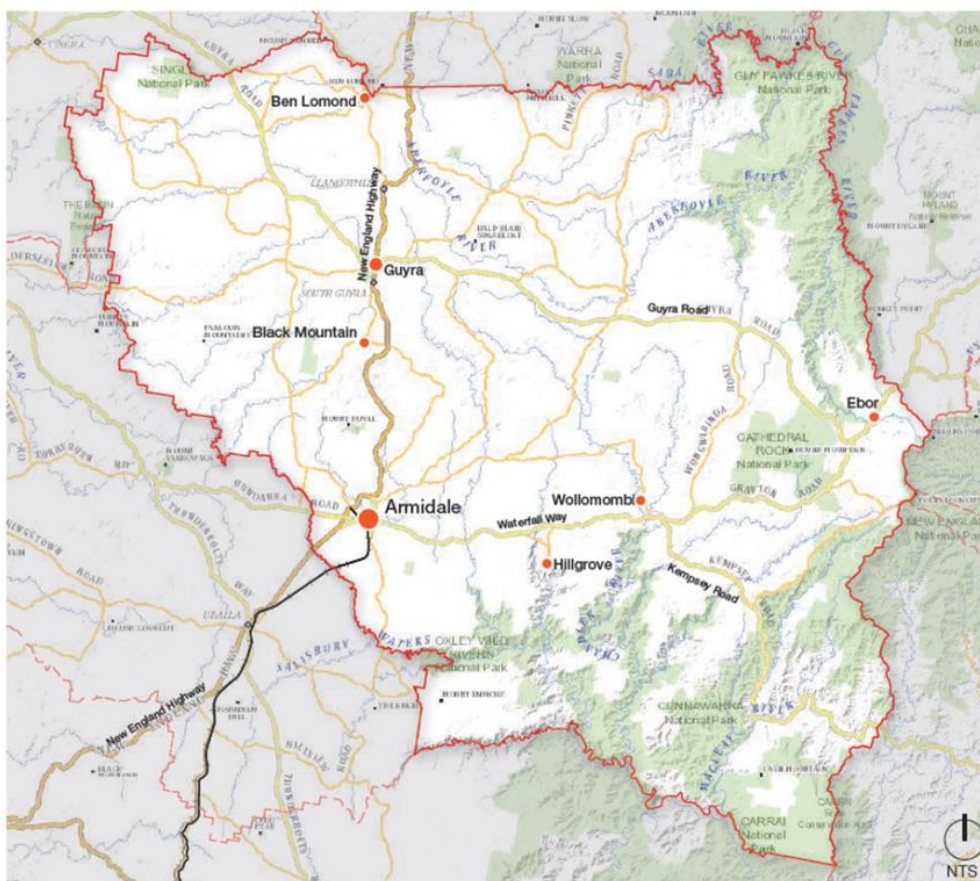


Figure 1: Study Area



Figure 2: Armidale Regional Council Local Government Area

New England North West Regional Plan 2036

The New England North West Regional Plan 2036 is the NSW Government's strategy for guiding land use planning decisions for the New England North West for the next 20 years.

The New England North West consists of twelve local government areas as follows: Armidale Regional; Glen Innes Severn; Gunnedah; Gwydir; Inverell; Liverpool Plains; Moree Plains; Narrabri; Tamworth Regional; Tenterfield; Uralla and Walcha.

The Regional Plan provides an overarching framework to guide subsequent and more detailed land use plans, development proposals and infrastructure funding decisions.

The Plan is the product of extensive consultation with councils, stakeholders and the wider community, conducted around the draft Plan which was released in 2016.

Figure 3 within the Regional Plan (refer extract below) identifies:

- Armidale as a "Regional City", with additional icons depicting "Regional Airport", "Health Services Precinct", and "Education Precinct";
- Guyra as a "Centre";

- the New England Highway as an “Inter-regional Connection” providing access south to Sydney and Newcastle, and north to Brisbane and Toowoomba;
- Waterfall Way as an “Inter-regional Connection” providing access east to Coffs Harbour.

Figure 3: New England North West 2036

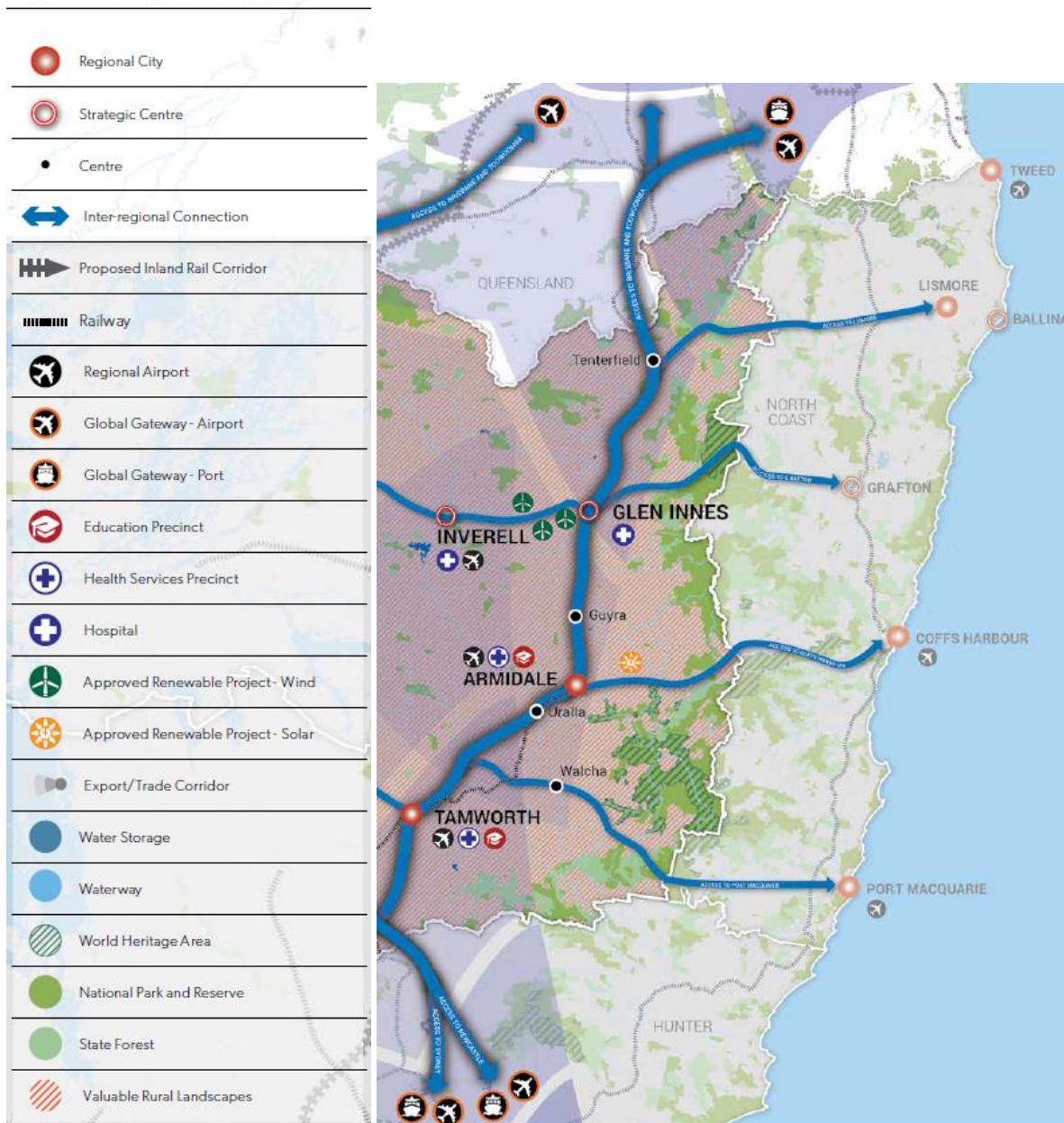


Figure 3: New England North West Regional Plan Extract

2019 NSW Population Projections

The NSW Population Projections estimate the future NSW population based on assumptions for fertility, life expectancy and migration.

They represent possible demographic futures based on the best assessment of how the NSW population may change over time, including population size, age profile and residential location.

The projections are a tool used by the Government in the planning of services and infrastructure such as schools, hospitals, transport and community services.

Highlights from the 2019 Population Projections² for the Armidale Regional Council local government area include:

- The population is estimated to increase by 7,800 people between 2016 and 2041, from 30,300 to 38,100 i.e. an average annual growth rate of 0.9%.
- The population is estimated to continue to grow as people move in from across the state; migration (arrivals less departures) is projected to account for about 58% of the population change over 25 years.
- The working age population (aged 15-64) is estimated to increase from 19,750 in 2016 to 23,400 in 2041 – a change of 3,650.
- The number of children aged 14 and under is estimated to increase by 1,050, from 5,600 in 2016 to 6,650 in 2041.
- The number of people aged 65 and over is estimated to increase from 4,950 in 2016 to 8,100 by 2041 - a change of 3,150.
- Total households are estimated to increase by 4,050, from 11,750 in 2016 to 15,800 in 2041; family with children (at c.36%) remain as the dominant household type, followed by lone person households (at c.31%) and couple-only households (at c.27%).
- Household size (average persons resident per occupied private dwelling) is estimated to decrease from 2.38 in 2016 to 2.24 in 2041.
- An additional 4,600 dwellings are estimated to be required over the 25 year period to 2041 if the population forms households in the same ways as in 2016.

Providing for future population growth is a key consideration for the LSPS.

Community Strategic Plan Consultation Outcomes

As part of the process of preparing the Community Strategic Plan 2017-2027, Council undertook a wide ranging and comprehensive consultation program.

Key topics, themes and issues emerging from the consultation process³ are summarized as follows:

- Improved support of local industry, businesses, tourism and the economy;
- The importance of the agricultural sector for the region;
- A need for community facilities, such as libraries, to foster education, culture and a sense of community;
- A need for local representation, unified planning and community engagement;
- Improved access to transport;
- Protection of the environment and reduced pollution;
- Ongoing improvements to infrastructure, especially roads; and
- Activities for children and young people including improved recreational facilities.

² www.planning.nsw.gov.au/projections

³ Community Strategic Plan 2017-2027 (pp.8-10)

Local Advantages and Opportunities

Preliminary investigations into the Armidale Regional advantages and opportunities as an extension of the Regional Plan goals have identified the following:

Education

- The town of Armidale was established in the mid 1800s to provide a market and administration for the region's farms.
- In 1929, the Armidale Teachers Collage set in train the city's association with higher education.
- In 1938, the New England University College was established before becoming the fully independent University of New England in 1954.
- Education services are now the largest generator of employment and value in the region.
- The strong education focus is founded around digital opportunities provided by the NBN, the University, numerous public and private schools and the NSW TAFE Digital Hub.
- Education, health care and agriculture dominate the economy.

Agriculture and Ag-Tech⁴

- In the last century, the Armidale Region has built a name for itself as an area at the leading edge of combining its agricultural expertise with innovative research and technology.
- In 2017, Armidale was named as the centre of a New England Ag-Tech Cluster by the NSW Government.
- The nomination recognizes the strength of the region as a centre of quality agriculture and environment related research and development.
- Historically abundant rainfall (until recently) and rich soil supports a strong agriculture sector.
- The rural area that surrounds Armidale contains some of the best grazing land in NSW; beef cattle, sheep and wool are the most valuable products for the region.
- The area now also produces almost half the state's tomatoes.
- Nearly every third business is related to agriculture.

Environment

- The Armidale Region offers a unique landscape within Australia.
- Located on the Northern Tablelands at elevations of over 1,000 metres, the Armidale Region has a cool temperate climate with warm to hot summers and very cold winters.
- Home to four National Parks within a world heritage listed rainforest area, the Oxley Wild Rivers.
- The region is known for its beautiful rivers, spectacular waterfalls and amazing gorges.

⁴ Ag Tech is a term to describe the technology related services to agriculture including:

- Decision support: Data Inputs and storage, Software and Apps
- Internet of Things: Micro processing, Networking, Sensors.
- Genetics: Tissue inputs such as livestock, plant and environment

- Due to its high country location, the region experiences four distinct seasons that allow for unique experiences all year round.
- The high levels of solar radiation due to the altitude, plus the cool temperate climate is ideal for glasshouse horticulture.
- Climate change is expected to result in increased temperatures and higher rainfall variability across NSW; this may heighten the Region's relative climate advantages.

Renewable Energy

- The Armidale Region is a prime location for renewable energy with strong potential for wind, solar and bioenergy power.
- Armidale also has pumped-hydro capacity and geothermal potential.
- The NSW Government's Electricity Strategy has nominated the New England region as a state Renewable Energy Zone (REZ); it is slated to become the number 2 renewable energy zone in NSW over the next three decades.
- The New England REZ can deliver many benefits for local communities including electricity reliability, increasing affordability, supporting emissions reduction and engaging local businesses and community members.

2040 Strategic Planning Process

The recent Council 2040 strategic planning process, which was undertaken to inform preparation of the LSPS, considered a range of matters, including existing Council strategies, associated with the future development of the local government area.

Mega-trends

For the purposes of the 2040 strategic planning process, megatrends⁵ were considered under the following headings:

- Climate;
- Population;
- Societal Challenges;
- Public Health;
- Tourism;
- Education;
- Identity; and
- New Markets.

Urban Design Analysis

The Urban Design Analysis undertaken for the purposes of the 2040 strategic planning process considered the key issues to be addressed in planning for the future of the local government area as a whole and for the seven primary settlements.

The key issues included:

⁵ For the purposes of the 2040 strategic planning process a megatrend was defined as a major change in relation to environmental, social and economic conditions that substantially changes how people live.

- Environmental Assets, Parks, Reserves;
- Water Security;
- Bush Fire Prone Land;
- Significant Agricultural Land;
- Planned Precincts / Areas + Approved Developments;
- Heritage items and conservation areas;
- Sports and Recreational Facilities;
- Civic, Art and Cultural Facilities;
- Transport Infrastructure;
- Educational and Public Health Facilities;
- Community and Religious Organisations;
- Cycle and Active Transport;
- Property Ownership; and
- Flood Prone Land.

Community Engagement

For the purposes of the 2040 strategic planning process, ten strategic categories were identified to organise the key planning issues to be addressed.

The categories are:

- Growth, Economic and Employment
- Education
- Health,
- Tourism,
- Arts, Culture and Social
- Housing
- Sports, Recreation and Open Space
- Transport and Connectivity
- Sustainability, Biodiversity and Smart City
- Agriculture

An additional category of Water Security and Servicing Infrastructure was also considered as part of the related gap analysis.

Along with content from the Regional Plan and the Community Strategic Plan, outcomes from the 2040 planning process have informed preparation of the LSPS and will inform subsequent strategic planning actions, particularly in relation to planning for individual settlements.

Armidale Regional LSPS – A Plan for 2040

The Armidale Regional LSPS:

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

20 Year Vision

Vision Context

A 20 year vision has been formulated to capture the future desired state and high-level outcomes for the Armidale Regional Council local government area from a land use planning perspective.

The vision statement reflects the outcomes from relevant community engagement activities and gives effect to the vision within the State Government's New England North West Regional Plan 2036, taking account of the vision in Council's Community Strategic Plan 2017-2027.



Regional Plan Vision

The State Government has advanced the following “vision” for the Region in the New England North West Regional Plan 2036:

Nationally valued landscapes and strong, successful communities from the Great Dividing Range to the rich black soil plains.

The vision statement is based on recognition of the following regional attributes:

- Diverse landscapes, rich natural resources and strong communities make the New England North West a dynamic and prosperous region that capitalises on its past and is building for the future.
- Growth in agriculture, agribusiness, livestock meat production, mineral resource development, renewable energy, health and education is providing jobs and supporting thriving local communities.
- Primary production, intensive agriculture and food processing sectors take advantage of the rich soils and climate. National and international demand for energy is the impetus for the thriving renewable energy sector harnessing the high solar and wind potential.
- Strategically located, with close links between some of Australia's fastest growing areas – South East Queensland, Newcastle and Sydney – is attracting industry investment. Upgrades to airports, the Newell, New England, Oxley, Gwydir and Kamilaroi Highways, and the development of the Melbourne-Brisbane Inland Rail and intermodal freight terminals are making it easier for goods, services and people to move across the region and beyond.
- The National Broadband Network drives innovation, research and new industries that support traditional sectors to deliver an economically sustainable future. The University of

New England remains at the forefront of technological change and opportunities to grow the region.

- Important agricultural land, such as the Liverpool Plains, is protected and agricultural producers lead sustainable and water-efficient food and fibre production to meet demand from domestic and international markets.
- Communities are well connected, attractive, healthy, safe and prosperous. They are places with a strong sense of community identity, resilience and respect for country. People access
- a range of employment opportunities, housing choices, vibrant events and festivals and high quality education, health, recreational and other community services.
- Nature based and cultural heritage tourism, visitation to the World Heritage-listed New England and Oxley Wild Rivers National Parks and many festivals and events is attracting investment in world-class facilities and vibrant communities.
- Residents and visitors enjoy a beautiful and healthy natural environment that includes the
- Gwydir Wetlands. Sustainable and innovative approaches utilise and maximise important water resources.
- Acknowledging, protecting and celebrating Aboriginal cultural heritage and historic heritage reinforces the character of the region, while consolidating community wellbeing and a strong sense of belonging.

Regional Plan Local Government Narrative

The Regional Plan also includes the following “narrative” for the Armidale Regional Council local government area:

Armidale Regional is in the heart of the New England area and enjoys a prosperous economy, diverse community, outstanding natural assets and access to high level services.

Settlement is centred on the regional city of Armidale which serves the wider New England area with higher-order services including health, retail and professional services. A strong education focus is founded around digital opportunities provided by the NBN, the University of New England, numerous public and private schools and the NSW TAFE Digital Hub. Ben Lomond, Guyra, Ebor, Hillgrove and other smaller settlements service the communities outside of Armidale.

Armidale Regional has significant natural assets including the World Heritage-listed rainforest protected within the Oxley Wild Rivers and New England national parks and spectacular waterfalls-gorges. Cool climate vineyards, fine food and a fascinating cultural heritage attract visitors.

Community Strategic Plan Vision

The Council has advanced the following “community vision” in the Community Strategic Plan 2017 – 2027:

We want a harmonious region which celebrates the diversity and uniqueness of our communities, provides opportunities for all people to reach their potential, encourages engagement with our environment, cultures and lifestyles, while supporting growth opportunity and innovation.

The above regional and community vision statements have informed the LSPS / 20 year land use vision.

LSPS Vision

The LSPS vision is:

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

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

The following chapters identify the “planning priorities”, the associated “planning actions” and the related “administrative actions” which have been formulated to facilitate achievement of the LSPS vision (refer Figure 4).

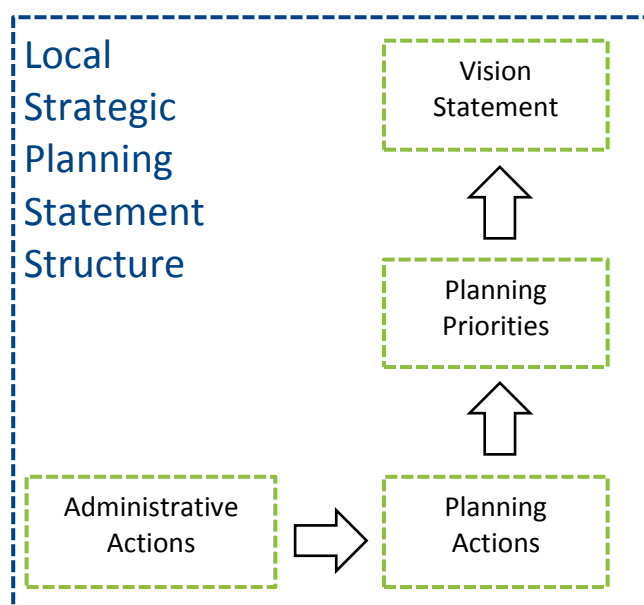


Figure 4: LSPS Structure

Planning Priorities

LSPS Themes

Planning priorities⁶ have been formulated to facilitate achievement of the LSPS vision in a manner consistent with relevant content in the State Government's New England North West Regional Plan 2036 and in the Council's Community Strategic Plan 2017 – 2027.



Regional Plan Goals

In order to achieve the “vision” presented in the New England North West Regional Plan 2036, the State Government has set four “regionally focused goals”; the goals (with keywords underlined) are:

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

The current regional goals and the associated “directions” are reproduced in Appendix A for reference purposes, with regional plan actions and priorities integrated into the LSPS Action Plan.

Community Strategic Plan Strategic Directions

The Council has identified four “strategic directions” which will contribute to achieving the “community vision” presented in the Community Strategic Plan 2017 – 2027; the strategic directions (with keywords underlined) are:

- *Environment and Infrastructure;*
- *Growth, Prosperity and Economic Development;*
- *Leadership for the Region; and*
- *Our People and Community.*

⁶ EP&A Act Section 3.9(2) states that the LSPS must include or identify the following – (b) the planning priorities for the area that are consistent with any strategic plan applying to the area and (subject to any such strategic plan) any applicable community strategic plan under section 402 of the Local Government Act 1993.

The current Council strategic directions and associated “community outcomes” are reproduced in Appendix B for reference purposes.

LSPS Themes

The above goals and strategic directions have informed the “themes” used to group the LSPS planning priorities, taking account of the requirement for effective integration of social, economic and environmental considerations in decision making processes⁷; the resultant LSPS themes (refer Figure 5) are:

1. Community;
2. Economy;
3. Infrastructure; and
4. Environment.

For the purposes of the LSPS, the themes are intended to incorporate the following matters as further described below:

- “Community” primarily incorporates matters relating to projected population growth and change and to the associated settlement pattern;
- “Economy” incorporates matters relating to drivers of the local economy;
- “Infrastructure” incorporates matters relating to both hard (e.g. transport infrastructure) and soft (e.g. community services) infrastructure; and
- “Environment” incorporates matters relating to both the natural and built environment.



Figure 5: LSPS Themes

⁷ The “objects” of the Environmental Planning and Assessment Act 1979 include: to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment (s. 1.3(b)). Section 6(2) of the Protection of the Environment Administration Act 1991 states that: “ecologically sustainable development can be achieved through the implementation of the following principles and programs: (a) the precautionary principle ... (b) inter-generational equity ... (c) conservation of biological diversity and ecological integrity ... (d) improved valuation, pricing and incentive mechanisms”.

Theme 1. Community

Approximately 9,700 additional homes will be required in the New England North West Region to support future population growth and provide for changing household types over the next 20 years.

Population projections show that the highest rates of growth in the New England North West will be in the regional cities, one of which is Armidale.

In order to accommodate future growth, provide for existing residents and support the transient population of students and workers within our LGA, it will be important to deliver a mix of housing types and lot sizes. Greater housing diversity will also support the increasing number of single person and couple only households.

Consistent with global trends, our demographics are shifting toward an ageing population, and it is expected that there will be growing demand for services to facilitate ageing in place as well as supported accommodation and aged care homes.

The flexibility provided by merging the Armidale Dumaresq LEP 2012 and the Guyra Local Environmental Plan 2012 will be important for the delivery of housing diversity and affordability.

Theme 2. Economy

The rural area that surrounds Armidale contains some of the best grazing land in NSW and nearly every third business in our LGA is related to agriculture.

The ongoing protection of land, resources and infrastructure that supports agriculture is critical to the growth of the industry. Further, our strong agricultural economic base has the ability to underpin new and emerging industries to create a dynamic regional economy.

Growing the LGA as a place of commerce and retail will support tourism, create a sense of place, and enable services to be efficiently delivered for residents. The vitality of the Armidale CBD is key focus for Council and will be promoted by identifying opportunities to facilitate revitalisation.

Our natural environment and cultural advantages will continue to attract tourists and offer diversity to the local economy. Our LGA offers a range of tourism opportunities, including history and heritage and access to national parks and nature-based activities such as bushwalking, kayaking, rafting, fishing, rock climbing and mountain biking.

Our rural lifestyle also offers opportunities for farm stays, farm gate and eco-tourism which will encourage additional income that does not compromise productive agricultural land.

Theme 3. Infrastructure

Better transport connections and networks and protection of major transport corridors will enable ease of movement, which is essential to the ongoing economic prosperity of the region.

A focus on protecting and growing infrastructure at the Armidale airport will ensure that business, tourism and potentially high value freight is accommodated. It will also provide opportunities for compatible and complementary industries and businesses to position on land adjoining the airport.

Potential establishment of a health and education precinct around the Armidale Rural Referral Hospital will be a source of economic diversity and higher skilled employment. Encouraging the growth of a health precinct will enable complementary business co-location, shared infrastructure and a more convenient experience for patients. Accommodation options for patients and their families may also need to be identified to support people who travel to access health services.

Education services are the largest generator of employment and value in the LGA lead by the University of New England. The education and training sector will continue to attract young people who will deliver services to our growing and ageing population. Identifying opportunities for, and supporting the expansion of, our education and training services is critical in providing a diverse range of opportunities for our community.

We are home to a number of significant arts and cultural facilities including the New England Regional Art Museum, the New England Conservatorium of Music, the Aboriginal Cultural Centre and Keeping Place, and Saumarez Homestead. It is important to identify further opportunities for arts and culture and to support the aspirations of our region to ensure arts and culture is embedded as a key economic contributor.

Open space is important as it provides places of diverse activities such as exercise, quiet reflection, children's play and organised sport. Our LGA has a wide range of informal, active and natural open spaces to cater for the recreation, sporting, community and social needs. Council is committed to ensuring that the community has adequate access to public open space and to investigate opportunities which facilitate the development of existing and new areas for open space and recreation.

Large scale wind and solar developments have generated, and will continue to generate employment and investment from construction, operations and connection to the State's electricity grid. The recently announced New England Renewable Energy Zone (REZ) is partly located in the Armidale Regional Council LGA. The New England REZ is expected to reduce energy bills for NSW consumers and generate enough electricity to power around 3.5 million homes. The New England REZ is expected to generate around \$12.7 billion in private sector investment and provide around 2,000 construction jobs for a decade and around 1,300 ongoing jobs.

Theme 4. Environment

The New England's natural environment is one of its distinguishing features.

Council is committed to the protection and enhancement of the environment that sustains our community. The Department of Planning, Industry and Environment has mapped potential high environmental value areas and with assistance and validation, Council will aim to protect and enhance these areas.

Council also recognises the importance of cultural heritage and the need to protect, enhance and conserve the Aboriginal places and relics that comprise part of the unique nature of our area. This reinforces the need for appropriate cultural heritage assessments to be undertaken and for the protection of our Aboriginal heritage to be provided through a merged LEP.

The areas of our LGA that are subject to natural hazards will be exacerbated by climate change. Building resilience, innovation and adaptation will help to manage natural hazards and future planning for our area will respond to these risks.

Limitations and constraints around land contamination will also be a matter which will require investigation and response as part of Council's commitment to enhance our environment.

LSPS Planning Priorities

The LSPS planning priorities are identified in the following table (refer Table 1), grouped under the four themes as described above.

The planning priorities are consistent with the relevant directions presented in the New England North West Regional Plan 2036, the relevant community outcomes presented in the Community Strategic Plan 2017-2027, and the outcomes from relevant community engagement activities.

Regional Plan Priorities

The New England North West Regional Plan 2036 also identifies specific “priorities” for the Armidale Regional Council local government area, in the context of the “narrative” presented earlier.

The priorities build on the directions and actions in the Regional Plan and guide further investigations and implementation to achieve outcomes on the ground; the priorities are:

- Deliver a variety of housing options in Armidale and promote development that contributes to the unique character of Ben Lomond, Guyra and Ebor.
- Foster the growth of knowledge-based, education and health-services industries and cluster related activity around the Armidale Rural Referral Hospital and the University of New England.
- Maximise the opportunities of Armidale Regional Airport to meet demand and provide greater access to tourism opportunities.
- Support the development of employment lands such as Acacia Park.
- Support opportunities to grow businesses enabled by the establishment of NBN fibre to the premises.
- Encourage diversification in agriculture, horticulture and agribusiness to grow these sectors and harness domestic and international opportunities.
- 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.
- Identify and promote wind, solar and other renewable energy production opportunities.

Relevant aspects of the above regional “priorities” have been incorporated in the identified LSPS planning priorities and related actions.

Delivery Program Principal Activities

The Council’s Delivery Program 2018-2021 under the current Community Strategic Plan, also includes the following “principal activities” of note in this context:

- Plan for the needs of the region (G1.1 – Strategic Planning) ; and
- Support sustainable population growth and develop infrastructure to meet the needs of this regional growth (G1.3 – Population).

These principal activities relate to the “Planning” Community Outcome within the Community Strategic Plan which states “the community experiences the benefits of an increasing population”.

Table 1: LSPS Planning Priorities

Theme	Sub-Theme	Planning Priority
1. Community	a) Population Growth	Utilise State Government population projections when planning for growth and associated development ⁸ .
	b) Settlement Network	Undertake integrated strategic planning to facilitate preferred development of each settlement.
	c) Land for Housing	Facilitate the development of land required and suitable for residential and related purposes.
	d) Housing Options	Facilitate the provision of housing options.
2. Economy	a) Armidale CBD	Facilitate the revitalisation of the Armidale central business district.
	b) Agricultural land	Protect important agricultural land.
	c) Agribusiness Facilities	Investigate and facilitate potential opportunities for development of agribusiness and related facilities.
	d) Employment Land	Facilitate the development of land required and suitable for commercial or industrial and related purposes.
	e) Tourism Facilities	Investigate and facilitate potential opportunities for development of tourism and related facilities.
3. Infrastructure	a) Infrastructure delivery	Plan for and facilitate the delivery of infrastructure.
	b) Transport Corridors	Protect the operation of major transport corridors and related infrastructure.
	c) Regional Airport	Facilitate and protect the operation of Armidale Regional Airport.
	d) Armidale Hospital	Investigate potential opportunities for clustering development related to the Armidale Rural Referral Hospital near the Hospital site.
	e) Education Facilities	Investigate and facilitate potential opportunities for the development of education and related facilities.
	f) Facilities for Arts and Culture	Investigate and facilitate potential opportunities for the development of facilities that promote arts and culture.
	g) Open space and recreation	Investigate and facilitate potential opportunities for development of open space and recreation facilities.
	h) Renewable Energy	Investigate potential opportunities for development of renewable energy production facilities.
4. Environment	a) Natural Environment	Protect areas, including corridors, of high natural environmental or biodiversity value.
	b) Cultural Heritage	Protect sites of indigenous or european / non-indigenous cultural heritage.
	c) Natural Hazards	Restrict development in areas impacted by natural hazards.
	d) Contaminated Land	Manage development on sites impacted by contamination.

⁸ For the purposes of the Environmental Planning and Assessment Act 1979 (s.1.5(1)), development is any of the following – (a) the use of land, (b) the subdivision of land, (c) the erection of a building, (d) the carrying out of work, (e) the demolition of a building or work, (f) any other act, matter or thing that may be controlled by an environmental planning instrument. However, does not include any act, matter or thing excluded by the regulations (s.1.5(2)).

Action Plan

LSPS Planning Actions

Planning actions⁹ have been formulated to facilitate achievement of the LSPS planning priorities, having regard to relevant content in the State Government's New England North West Regional Plan 2036 and in the Council's Community Strategic Plan 2017-2027.



The LSPS planning actions are identified in the following tables (refer Tables 2-5) opposite the relevant planning priority.

The proposed timing for undertaking the planning actions is also nominated in the tables, along with:

- related actions from the New England North West Regional Plan 2036, including relevant local government priorities; and
- related State Government and Council documents.

The land use planning implications of related actions and the content within related documents¹⁰ should be considered in undertaking the relevant LSPS planning action.

The planning actions should not be undertaken in isolation from each other but should rather be considered as an integrated suite of activities designed to advance land use planning for the local government area.

⁹ EP&A Act section 3.9(2) states that the LSPS must include or identify the following – (c) the actions required for achieving those planning priorities.

¹⁰ The list of “related documents” is not exhaustive and is not intended to limit broader research regarding the relevant issue. In order to remove any doubt, “related documents” also include existing Council endorsed strategies e.g. EcoARC.

The planning actions should also be considered in light of the administrative actions in Table 6; these actions include a proposal to merge the current Armidale Dumaresq Local Environmental Plan 2012 and the current Guyra Local Environmental Plan 2012 to produce a single LEP for the Armidale Regional Council LGA.

Where strategies are to be prepared or studies are to be undertaken the scope of such projects should be prepared taking account of related actions and documents along with any relevant submissions received during the public exhibition period for the draft LSPS.

It is noted that aspects of some related actions are more appropriately addressed through Council's Community Strategic Plan and related documents as they require consideration of issues extending beyond land use planning.

Indicative timings for actions are as follows:

- Immediate - 0-2 years;
- Short-term - 3-5 years;
- Medium-term - 5-10 years; and
- Long-term - 10+ years.

Table 2: LSPS Planning Actions - Community Theme

Theme	Planning Priority	Planning Actions	Timing
Theme 1. Community			
1a) Population Growth	Utilise State Government population projections when planning for growth and associated development.	i) Endorse the NSW Population Projections as the basis for all Council strategic planning activities.	Immediate: 2020
		ii) Use the current version of the NSW Population Projections as the basis for all Council strategic planning activities.	Ongoing
Related Actions / Priorities:	Nil		
Related Documents:	NSW Population Projections (current version 2019)		
1b) Settlement Network	Undertake integrated strategic planning to facilitate preferred development of each settlement.	i) Prepare a place-based strategy to guide future growth and development of each of the following villages and immediate surrounds consistent with the desired future character of the relevant village: a) Ben Lomond; b) Black Mountain; c) Ebor; d) Hillgrove; and e) Wollomombi. Note: each strategy to highlight land use planning implications.	Immediate: 2020/21
		ii) Prepare a place-based strategy to guide future growth and development of Guyra and immediate surrounds consistent with the desired future character of the centre. Note: strategy to highlight land use planning implications.	Immediate: 2021/22
		iii) Prepare a place-based strategy to guide future growth	Immediate:

Theme	Planning Priority	Planning Actions	Timing
		and development of Armidale and immediate surrounds consistent with “regional city” status. Note: strategy to highlight land use planning implications.	2022/23
		iv) Review and amend the merged LEP in response to the above-mentioned strategy findings.	Subject to related strategy timing.
Related Actions / Priorities:	RPA 7.1 Develop local growth management strategies and use local plans to reinforce regional cities and centres as the primary locations for commerce, housing, tourism, social activity and regional services.		
	RPA 9.1 Deliver precinct plans to provide a holistic vision and planning framework for the regional cities.		
	RPA 9.2 Prepare activation plans for the regional cities.		
	RPA 17.2 Prepare precinct plans to guide development and establish appropriate land use zoning, development standards and developer contributions.		
	RPA 18.1 Identify future areas of urban expansion or intensification in local growth management strategies that are consistent with the Interim Settlement Planning Principles, (Appendix A) or comprehensive settlement planning guidelines once released.		
Related Documents:	Armidale City Activation Plan Final Report (September 2018) RP – Appendix A Interim Settlement Planning Principles Submissions on draft LSPS from: DPIE (various); Cancer Institute NSW; Heritage NSW; TfNSW; and Cancer Council NSW.		
1c) Land for Housing	Facilitate the development of land required and suitable for residential and related purposes.	i) Undertake such studies as are required to: a) identify land required and suitable for residential and related purposes within and/or as a logical extension to existing settlements; and b) address the related land use planning implications. Note: determination of land suitability includes consideration of infrastructure and related servicing requirements i.e. in addition to consideration of development opportunities and constraints.	Short-term
		ii) Review and amend the merged LEP, in response to the above-mentioned study outcomes, to: a) allow development of land identified as being required and suitable for residential and related purposes.	Subject to related study timing.
Related Actions / Priorities:	RPA 18.2 Secure an appropriate supply of residential land to meet projected housing needs within local growth management strategies endorsed by the Department of Planning and Environment.		
	RPA 21.1 Enable new rural residential development where identified in a local growth management strategy prepared by council and endorsed by the Department of Planning and Environment.		
	RPA 21.2 Deliver rural residential development consistent with Principles 1-5 of the Interim Settlement Planning Principles (Appendix A) or comprehensive framework once released.		
Related Documents:	New England North West Housing and Land Monitor 2018 Armidale Dumaresq Rural Residential Study 2004 New England Development Strategy – Worley Parsons 2010 City of Armidale – Environmental Protection Zone Review – Hill Top Planners 1995 Strategic Analysis for the Draft Local Environmental Plan 2005 Submissions on draft LSPS from: DPIE (various); and TfNSW.		

Theme	Planning Priority	Planning Actions	Timing
1d) Housing Options	Facilitate the provision of housing options.	i) Undertake such studies as are required to: a) identify housing options designed to respond to existing and projected future community needs; and b) address the related land use planning implications.	Short-term
		ii) Review and amend the merged LEP, in response to the above-mentioned study outcomes, to: a) allow the development of housing options identified as being required to meet existing and projected future community needs.	Subject to related study timing.
Related Actions / Priorities:	RPA 20.1 Develop local growth management strategies to respond to changing housing needs, including household and demographic changes.		
	RPA 20.3 Promote ageing-in-place by adopting elements of Livable Housing Australia's Livable Housing Design Guidelines in development controls for housing, where possible.		
	RPA 20.4 Deliver more opportunities for affordable housing by incorporating policies and tools into local growth management strategies and local plans that will incentivise private investment in affordable housing.		
	RPP(1) Deliver a variety of housing options in Armidale and promote development that contributes to the unique character of Ben Lomond, Guyra and Ebor.		
Related Documents	Local Housing Strategy Guideline: A step-by-step process for producing a local housing strategy 2018 Livable Housing Design Guidelines Fourth Edition (2017) NSW Housing Strategy Proposed Housing Diversity SEPP Submissions on draft LSPS from: TfNSW; and DPIE (various).		

Note: RP = Regional Plan; RPA = Regional Plan Action; RPP = Regional Plan Armidale Regional Priority.

Table 3: LSPS Planning Actions - Economy Theme

Theme	Planning Priority	Planning Actions	Timing
Theme 2. Economy			
2a) Armidale CBD	Facilitate the revitalisation of the Armidale central business district.	i) Undertake such studies as are required to: a) identify opportunities to facilitate revitalisation of the Armidale central business district consistent with "regional city" status; and b) address the related land use planning implications.	Short-term
		ii) Review and amend the merged LEP, subject to the above-mentioned study outcomes to: a) allow development designed to revitalise the Armidale central business district.	Subject to related study timing.
Related Actions / Priorities:	RPA 7.2 Focus retail and commercial activities in central business precincts and develop place-making focused planning strategies for centres.		
	RPA 17.1 Develop local plans and economic strategies that: • raise the profile of the area and awareness of opportunities for employment, business development and quality of		

Theme	Planning Priority	Planning Actions	Timing
	life; <ul style="list-style-type: none"> target opportunities for younger demographics; and foster collaboration with business sectors to develop employment opportunities that can attract and retain younger people and professional and skilled workers. 		
Related Documents:	Draft Armidale Region Economic Development Strategy 2017-2025 Armidale CBD Revitalisation Project – Parking and Mobility Study Component 2018 Armidale City Mall Vibrancy Plan 2017-2021 Armidale Activation Plan Submissions on draft LSPS from: TfNSW; and DPIE (various).		
2b) Agricultural Land	Protect important agricultural land.	i) Undertake such studies as are required to: a) identify areas of important or potentially important agricultural land; and b) address the related land use planning implications. Note: Study to focus on areas adjacent to settlements and/or areas of potential change due to development pressure.	Short-term
		ii) Review and amend the merged LEP, as soon as practicable and/or in response to the above-mentioned study outcomes, to: a) protect areas identified as being important or potentially important agricultural land; and b) require development proponents to address important agricultural land values in areas containing or potentially containing such values.	2021+
Related Actions / Priorities:	RPA 3.2 Limit urban and rural residential development on important agricultural land, including mapped Biophysical Strategic Agricultural Land, unless it is in a strategy that is: <ul style="list-style-type: none"> agreed between council and the Department of Planning and Environment; and consistent with the guidelines for councils on important agricultural land. 		
	RPA 3.3 Manage the interface between important agricultural lands and other land uses by incorporating controls in local plans that manage compatibility between land uses, and undertaking land use conflict risk assessments where potential conflicts are identified through rezoning processes.		
	RPA 3.4 Secure the ongoing agricultural viability of rural land holdings by: <ul style="list-style-type: none"> incorporating appropriate minimum subdivision standards and local planning provisions for rural dwellings in local plans to manage potential conflicts with agricultural activities; and monitoring annual changes in landholding sizes for each local government area. 		
	RPA 3.5 Minimise biosecurity risks by undertaking risk assessments, considering biosecurity plans and applying appropriate buffer areas.		
	RPA 3.6 Facilitate long-term requirements for plantation forest land and processing facilities by restricting the encroachment of incompatible land uses.		
Related Documents:	Biophysical Strategic Agricultural Land – NSW Map NSW Right to Farm Policy Primary Production and Rural Development SEPP EP+A Act s.9.1 – Directions: Direction1.5 Rural Lands Submission on draft LSPS from: TfNSW.		
2c) Agribusiness	Investigate and facilitate	i) Undertake such studies as are required to: a) identify opportunities to develop agribusiness and	Short-term

Theme	Planning Priority		Planning Actions	Timing
Facilities	potential opportunities for development of agribusiness and related facilities.	related facilities, and the appropriate circumstances for such development; and b) address the related land use planning implications.		
		ii) Review and amend the merged LEP, in response to the above-mentioned study outcomes, to: a) allow the development of agribusiness and related activities under the defined circumstances.	Subject to related study timing.	
Related Actions / Priorities:	RPA 1.2 Promote the expansion of agribusiness and associated value-adding activities through local plans.			
	RPA 1.3 Protect intensive agriculture clusters in local plans to avoid land use conflicts, particularly with residential and rural residential expansion.			
	RPA 1.4 Encourage commercial, tourist and recreation activities that complement and promote a stronger agricultural sector, and build the sector’s adaptability.			
	RPA 2.2 Facilitate research and development institutions through local plans and identify opportunities to grow and promote innovation in the agricultural sector.			
	RP 2.3 Promote investment in the agricultural supply chain through local plans by protecting these assets from land use conflict and the encroachment of incompatible land uses.			
	RPP(6) Encourage diversification in agriculture, horticulture and agribusiness to grow these sectors and harness domestic and international opportunities.			
Related documents:	Submission on draft LSPS from: TfNSW.			
2d) Employment Land	Facilitate the development of land required and suitable for commercial or industrial and related purposes.	i) Undertake such studies as are required to: a) identify land required and suitable for commercial or industrial and related purposes to support diversification of the local economy; and b) address the related land use planning implications. Note: determination of land suitability includes consideration of infrastructure and related servicing requirements i.e. in addition to consideration of development opportunities and constraints.	Short-term	
		ii) Review and amend the merged LEP, in response to the above-mentioned study outcomes, to: a) allow development of land identified as being required and suitable for commercial or industrial and related purposes.	Subject to related study timing.	
Related Actions / Priorities:	RPA 4.2 Protect areas of mineral and energy resource potential through local strategies and local environmental plans			
	RPA 6.1 Encourage green industries by reviewing local plans to ensure land use zonings reflect industry requirements.			
	RPA 7.3 Develop proposals for new commercial centres only where they: <ul style="list-style-type: none">• demonstrate positive social and economic benefits for the wider community;• maintain the strength of the regional economy;• are consistent with the Interim Settlement Planning Principles at Appendix A;• respond to retail supply and demand and innovations in the retail sector;• maximise existing infrastructure (including public transport and community facilities) commensurate with the scale of the proposal; and• enhance the value of the public realm.			
	RPA 7.5 Promote an appropriate mix of land uses and prevent the encroachment of sensitive uses on employment land through local planning controls.			
	RPA 7.6 Deliver an adequate supply of employment land through local growth management strategies and local			

Theme	Planning Priority	Planning Actions	Timing
	environmental plans.		
	RPA 13.1 Implement local planning controls to protect freight and logistics facilities from encroachment of sensitive land uses.		
	RPA 13.4 Locate freight and logistics facilities to maximise existing infrastructure, support future industrial development and capitalise on inter-regional connections and external markets.		
	RPP(4) Support the development of employment lands such as Acacia Park.		
	RPP(5) Support opportunities to grow businesses enabled by the establishment of NBN fibre to the premises.		
Related Documents:	<p>New England North West Housing and Land Monitor 2018</p> <p>ARC – Armidale Industrial Land Study 2013</p> <p>Southern New England High Country – Regional Economic Development Strategy 2018-2022</p> <p>Submission on draft LSPS from: TfNSW.</p>		
2e) Tourism Facilities	Investigate and facilitate potential opportunities for development of tourism and related facilities.	<p>i) Undertake such studies as are required to:</p> <p>a) identify opportunities to develop tourism and related facilities, and the appropriate circumstances for such development; and</p> <p>b) address the related land use planning implications.</p>	Medium-term
		<p>ii) Review and amend the merged LEP, subject to the above-mentioned study outcomes, to:</p> <p>a) allow the development of tourism and related facilities under the defined circumstances.</p>	Subject to related study timing.
Related Actions / Priorities:	RPA 8.1 Facilitate tourism and visitor accommodation and supporting land uses where appropriate through local growth management strategies and local plans.		
	<p>RPA 8.2 Prepare destination management plans or other tourism-focused strategies that:</p> <ul style="list-style-type: none"> • identify culturally appropriate Aboriginal tourism opportunities; • encourage tourism development in natural areas that support conservation outcomes; • strategically plan for a growing international tourism market; and • align with the Destination Management Plan prepared by Destination NSW. 		
	RPA 8.3 Promote opportunities to expand visitation to regionally significant nature-based tourism places, such as the Oxley Wild Rivers National Park, Mount Kaputar, Gwydir Wetlands State Conservation Area, hot artesian mineral waters at Moree and koala colonies at Gunnedah.		
	RPA 8.4 Advocate for large-scale and high-quality tourism development in regional cities and other areas identified within the Destination Management Plan prepared by Destination NSW.		
Related documents:	<p>Armidale Region Tourism Strategy 2018-2020</p> <p>Submission on draft LSPS from: TfNSW.</p>		

Note: RPA = Regional Plan Action; RPP = Regional Plan Armidale Regional Priority.

Table 4: LSPS Planning Actions - Infrastructure Theme

Theme	Planning Priority	Planning Actions	Timing
Theme 3. Infrastructure			
3a) Infrastructure	Plan for and facilitate the	<p>i) Undertake such studies as are required to:</p> <p>a) identify existing and likely future infrastructure</p>	Short-term

Theme	Planning Priority	Planning Actions	Timing
Delivery	delivery of infrastructure.	requirements to achieve desired standards of service and to service projected growth and related development; and b) address the related land use planning implications.	
		ii) Review and amend the merged LEP, as soon as practicable and/or in response to the above-mentioned study outcomes, to: a) facilitate the delivery of infrastructure to achieve desired standards of service and to service projected growth and related development; and b) require development proponents to address infrastructure requirements.	Subject to related study timing.
Related Actions / Priorities:	RPA 4.3 Protect infrastructure that facilitates mining from development that could affect current or future extraction.		
	RPA 10.4 Adopt an integrated approach to water cycle management to consider regional climate change, water security, sustainable demand and growth, and the natural environment.		
	RPA 10.5 Incorporate measures to improve water efficiency in urban and rural settings, including water sensitive urban design for new developments, into local planning policies.		
	RPA 10.6 Encourage the use of alternate water sources on local government assets, including playing fields.		
	RPA 10.7 Minimise the impact of development on key native fish habitat, address the cold water pollution impacts of Copeton Dam and mitigate barriers to fish movement.		
	RPA 10.8 Ensure local plans manage water catchment areas and groundwater sources to avoid potential development impacts.		
	RPA 15.3 Provide public transport to major services and employment areas where the size of the urban area has the potential to generate sufficient demand.		
	RPA 16.1 Undertake detailed infrastructure service planning to establish that land can be feasibly and economically serviced prior to rezoning.		
	RPA 16.2 Maximise the cost-effective and efficient use of infrastructure by focusing development on existing infrastructure or promoting co-location of new infrastructure.		
	RPA 19.2 Facilitate more recreational walking and cycling paths, linkages with centres and public transport, and expand inter-regional and intra-regional walking and cycling links.		
	RPA 19.3 Establish social infrastructure benchmarks, minimum standards and social impact assessment frameworks within local planning.		
	RPA 19.4 Deliver crime prevention through environmental design outcomes through urban design processes.		
Related Documents:	Armidale Water and Sewerage Servicing Strategy and Hydraulic Modelling 2018		
	Armidale Bicycle Strategy 2012 Submissions on draft LSPS from: DPIE (various); and TfNSW.		
3b) Transport Corridors	Protect the operation of major transport corridors and related infrastructure.	i) Undertake such studies as are required to: a) identify the existing and likely future operational requirements of major transport corridors and related infrastructure; and b) address the related land use planning implications.	Medium-term
		ii) Review and amended the merged LEP, as soon as practicable and/or in response to the above-mentioned study outcomes, to: a) protect the operation of major transport corridors, including related infrastructure; and	2021+

Theme	Planning Priority	Planning Actions	Timing
		b) require development proponents to address major transport corridor operational requirements in areas impacting or potentially impacting such requirements.	
Related Actions / Priorities:	RPA 14.1 Protect freight and utility infrastructure and corridors through local plans and strategies to protect network opportunities and distribution from incompatible land uses or land fragmentation.		
	RPA 14.2 Minimise the impact of development on the regional and State road network and rail corridors by identifying buffer and mitigation measures.		
	RPA 14.3 Support councils to investigate opportunities to provide greater access for high productivity vehicles.		
	RPA 14.4 Prioritise projects that address impediments to the regional freight network and work with stakeholders to upgrade transport network capacity as demand changes.		
Related Documents:	Submission on draft LSPS from: TfNSW.		
3c) Regional Airport	Facilitate and protect the operation of Armidale Regional Airport.	i) Undertake such studies as are required to: a) identify the existing and likely future operational requirements of Armidale Regional Airport; and b) address the related land use planning implications. Note: study to consider the preferred minimum lot size for properties, particularly residential properties, surrounding the airport site.	Short-term
		ii) Review and amend the merged LEP, as soon as practicable and/or in response to the above-mentioned study outcomes, to: a) facilitate and protect the operation of Armidale Regional Airport; and b) require development proponents to address Armidale Regional Airport operational requirements in areas impacting or potentially impacting such requirements.	2021+
Related Actions / Priorities:	RPA 15.1 Promote aviation-related employment opportunities and precincts.		
	RPA 15.2 Protect airports from the encroachment of incompatible development.		
	RPP(3) Maximise the opportunities of Armidale Regional Airport to meet demand and provide greater access to tourism opportunities.		
Related Documents:	Armidale Regional Airport Master Plan 2016		
3d) Armidale Hospital	Investigate potential opportunities for clustering development related to the Armidale Rural Referral Hospital near the Hospital site.	i) Undertake such studies as are required to: a) identify whether opportunities exist to cluster development related to the Armidale Rural Referral Hospital near the Hospital site, and if so, under what circumstances; and b) address the related land use planning implications. Note: study to consider the relationship of proposed related development to existing (lawful) development surrounding the Hospital site and the minimum car parking requirements for new development.	Medium-term
		ii) Review and amend the merged LEP, subject to the above-mentioned study outcomes, to: a) allow the clustering of related development near the Armidale Rural Referral Hospital site under the defined	Subject to related study timing.

Theme	Planning Priority	Planning Actions	Timing
		circumstances.	
Related Actions / Priorities:	RPA 7.4 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.		
	RPP(2) Foster the growth of knowledge-based, education and health-services industries and cluster related activity around the <u>Armidale Rural Referral Hospital</u> and the University of New England.		
Related Documents:	-		
3e) Education Facilities	Investigate and facilitate potential opportunities for the development of education and related facilities.	i) Undertake such studies as are required to: a) identify opportunities to develop education and related facilities, and the appropriate circumstances for such development; and b) address the related land use planning implications.	Medium-term
		ii) Review and amend the merged LEP, subject to the above-mentioned study outcomes, to: a) allow the development of education and related facilities under the defined circumstances.	Subject to related study timing.
Related Actions / Priorities:	RPA 7.4 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.		
	RPP(2) Foster the growth of knowledge-based, education and health-services industries and cluster related activity around the Armidale Rural Referral Hospital and the <u>University of New England</u> .		
Related Documents:	SEPP (Educational Establishments and Child Care Facilities) 2017 Submissions on draft LSPS from: DPIE (various).		
3f) Facilities for Arts and Culture	Investigate and facilitate potential opportunities for the development of facilities that promote arts and culture.	i) Undertake such studies as are required to: a) identify opportunities to develop facilities that promote arts and culture, and the appropriate circumstances for such development; and b) address the related land use planning implications.	Medium-term
		ii) Review and amend the merged LEP, subject to the above-mentioned study outcomes, to: a) allow the development of facilities that promote arts and culture under the defined circumstances.	Subject to related study timing.
Related Actions / Priorities:	RPP(7) 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.		
Related Documents:	ARC – Armidale Arts and Cultural Strategic Plan 2017-2022 ARC – Kentucky Street Cultural Precinct Plan Submissions on draft LSPS from: DPIE (various).		
3g) Open Space and Recreation	Investigate and facilitate potential opportunities for development of open space and recreation	i) Undertake such studies as are required to: a) identify opportunities to develop open space and recreation facilities, and the appropriate circumstances for such development; and b) address the related land use planning implications.	Medium-term
		ii) Review and amend the merged LEP, subject to the above-	Subject to

Theme	Planning Priority	Planning Actions	Timing
	facilities.	mentioned study outcomes, to: a) allow the development of open space and recreation facilities under the defined circumstances; and b) facilitate the development of the open space network.	related study timing.
Related Actions / Priorities:	-		
Related Documents:	ARC – Dumaresq Creek Masterplan Submissions on draft LSPS from: DPIE (various).		
3h) Renewable Energy	Investigate and facilitate potential opportunities for development of renewable energy production facilities.	i) Undertake such studies as are required to: a) identify whether opportunities exist to develop renewable energy production facilities, and if so, under what circumstances; and b) address the related land use planning implications. Note: identified opportunities should not impact high natural environmental / biodiversity or important rural values.	Medium-term
		ii) Review and amend the merged LEP, subject to the above-mentioned study outcomes, to: a) allow the development of renewable energy production facilities under the defined circumstances.	Subject to related study timing.
Related Actions / Priorities:	RPA 5.2 Facilitate appropriate smaller-scale renewable energy projects using biowaste, solar, wind, hydro, geothermal or other innovative storage technologies.		
	RPP(8) Identify and promote wind, solar and other renewable energy production opportunities.		
Related Documents:	Renewable Energy Resource's of NSW Map Large-scale solar energy guidelines Wind Energy Framework		

Note: RPA = Regional Plan Action; RPP = Regional Plan Armidale Regional Priority.

Table 5: LSPS Planning Actions - Environment Theme

Theme	Planning Priority	Planning Actions	Timing
Theme 4. Environment			
4a) Natural Environment	Protect areas, including corridors, of high natural environmental or biodiversity value.	i) Undertake such studies as are required to: a) identify areas of high or potential high natural environmental value; and b) address the related land use planning implications. Note: each study to focus on areas within or adjacent to settlements and/or areas of potential change due to development pressure.	Short-term
		ii) Review and amend the merged LEP, as soon as practicable and/or in response to the above-mentioned study outcomes, to:	2021+

Theme	Planning Priority	Planning Actions	Timing
		a) protect areas identified as being of high or potentially high natural environmental value; and b) require development proponents to address natural environmental values in areas containing or potentially containing such values.	
Related Actions / Priorities:	RPA 11.1 Focus development to areas of least biodiversity sensitivity and implement the 'avoid, minimise, offset' hierarchy to biodiversity and areas of high environmental value.		
	RPA 11.2 Ensure local plans consider areas of high environmental value to avoid potential development impacts.		
	RPA 11.3 Encourage the identification of vegetated areas adjacent to aquatic habitats and riparian corridors in local plans.		
Related Documents:	Koala SEPP Submissions on draft LSPS from: DPIE (various).		
4b) Cultural Heritage	Protect sites of indigenous or european / non-indigenous cultural heritage.	i) Undertake such studies as are required to: a) identify sites or potential sites of cultural heritage value; and b) address the related land use planning implications. Note: each study to focus on areas within or adjacent to settlements and/or areas of potential change due to development pressure; prioritise Guyra and Hillgrove.	Short-term
		ii) Review and amend the merged LEP, as soon as practicable and/or in response to the above-mentioned study outcomes, to: a) protect sites identified as being of cultural heritage or potential cultural heritage value; and b) require development proponents to address cultural heritage values on sites containing or potentially containing such values.	2021+
Related Actions / Priorities:	RPA 23.4 Undertake Aboriginal cultural heritage assessments to inform the design of planning and development proposals so that impacts to Aboriginal cultural heritage are avoided and appropriate heritage management mechanisms are identified.		
	RPA 23.5 Develop local heritage studies in consultation with the local Aboriginal community and adopt appropriate measures in planning strategies and local plans to avoid and protect Aboriginal heritage.		
	RPA 24.1 Prepare, review and update heritage studies in consultation with the wider community to identify and protect heritage items, and include appropriate local planning controls.		
	RPA 24.2 Ensure best-practice guidelines are considered such as the Australia International Council on Monuments and Sites, Charter for Places of Cultural Significance and the NSW Heritage Manual when assessing heritage significance.		
	RPA 24.3 Develop conservation management policies for heritage items and areas to provide for sympathetic and adaptive use of heritage items and assets.		
Related Documents:	Submissions on draft LSPS from: DPIE (various); and Heritage NSW.		
4c) Natural Hazards	Restrict development in areas impacted by natural hazards.	i) Undertake such studies as are required to: a) identify areas impacted or potentially impacted by natural hazards, including flooding and bushfire; and b) address the related land use planning implications. Note: each study to focus on areas within or adjacent to settlements	Short-term

Theme	Planning Priority	Planning Actions	Timing
		and/or areas of potential change due to development pressure.	
		ii) Review and amend the merged LEP, as soon as practicable and/or in response to the above-mentioned study outcomes, to: a) restrict development in areas identified as being impacted or potentially impacted by natural hazards; and b) require development proponents to address natural hazards on sites / in areas impacted or potentially impacted by such hazards.	2021+
Related Actions / Priorities:	RPA 12.1 Minimise the risk from natural hazards and the projected effects of climate change by identifying hazards, managing risks and avoiding vulnerable areas, particularly when considering new urban release areas.		
	RPA 12.2 Incorporate new knowledge on regional climate projections, including flooding and bushfire risk, related cumulative impacts, and findings of the New England North West Enabling Regional Adaptation Project in local plans for new development.		
	RPA 12.3 Review and update floodplain and bushfire mapping to manage risk, particularly where urban growth is being investigated.		
	RPA 12.4 Encourage councils where naturally occurring asbestos occurs to map the extent of asbestos and develop an asbestos policy to manage associated risks.		
Related Documents:	ARC - Armidale Flood Plan EP+A Act Section 9.1: Direction 4. Hazard and Risk NSW Flood Prone Land Policy Floodplain Development Manual 2005 Planning for Bushfire Protection 2019 Submissions on draft LSPS from: DPIE (various).		
4d) Contaminated Land	Manage development on sites impacted by contamination.	i) Undertake such studies as are required to: a) identify sites impacted or potentially impacted by contamination; and b) address the related land use planning implications. Note: each study to focus on areas within or adjacent to settlements and /or areas of potential change; in particular, undertake a review of property land use records for Guyra.	Short-term
		ii) Review and amend the merged LEP, as soon as practicable and/or in response to the above-mentioned study outcomes, to: a) manage development on sites identified as being impacted or potentially impacted by contamination; and b) require development proponents to address contamination on sites impacted or potentially impacted by contamination.	2021+
Related Actions / Priorities:	Nil		
Related Documents:	EP+A Act s.9.1 Directions: Direction 2.6 Remediation of Contaminated Land Contaminated Land Planning Guidelines		

Theme	Planning Priority	Planning Actions	Timing
	SEPP 55 – Remediation of Land		

Note: RPA = Regional Plan Action; RPP = Regional Plan Armidale Regional Priority.

Implementation

Overview

The LSPS provides a clear line-of-sight between the key strategic priorities identified at regional or district spatial scales and the finer-grained planning at local, centre and neighbourhood scales.

The LSPS also provides a bridging point to ensure that regional and district priorities are placed within a clear local context and tailored to the unique economic, social and environmental characteristics of the local government area (refer Figure 6).



Figure 6: NSW Planning System Strategic-Led Planning Framework
(Source: Local Strategic Planning Statements - Guideline for Councils)

An implementation plan¹¹ has been formulated to identify how Council will monitor and report on the status of planning and other actions contained in the LSPS, in a manner consistent with the provisions of relevant legislation.

The implementation plan also addresses the inter-relationships between the LSPS and other relevant State and Council documents, consistent with the Integrated Planning and Reporting Framework under the Local Government Act.

Current / relevant documents include:

- New England North West Regional Plan 2036, including the Implementation Plan 2017-2019;
- Community Strategic Plan 2017-2027;
- Armidale Dumaresq Local Environmental Plan 2012; and
- Guyra Local Environmental Plan 2012.

¹¹ EP&A Act section 3.9(2) states that the LSPS must include or identify the following – (d) the basis on which the council is to monitor and report on the implementation of those actions.

Merging of the current Armidale Dumaresq Local Environmental Plan 2012 and the current Guyra Local Environmental Plan 2012 to produce a single LEP for the Armidale Regional Council local government area is an important first step to facilitate subsequent activities (refer Figure 7).

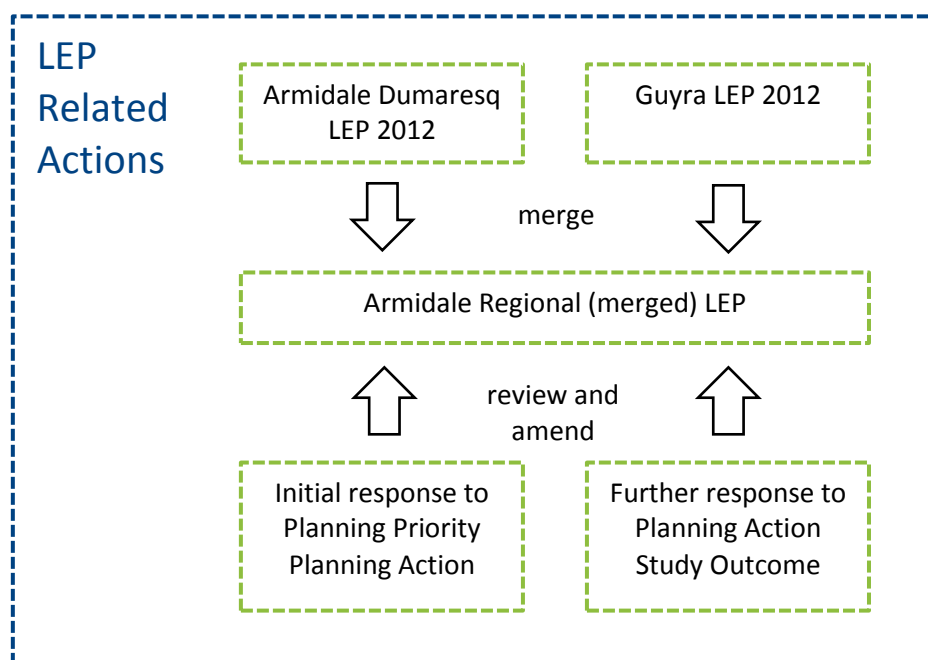


Figure 7: Local Environmental Plan Related Administrative and Planning Actions

Delivery Program Principal Activities

The Council's Delivery Program 2018-2021 under the current Community Strategic Plan, includes the following "principal activities" of note in this context:

- Council's strategic planning documents are integrated in a way which delivers community outcomes while effectively managing budgets, asset management and workforce planning (L4.2 – Integrated Planning and Reporting);
- Promote a Local Environmental Plan that supports the needs of the region to grow and develop (G1.2 – Local Environmental Plan); and
- Continue to update and review legislated planning documents to ensure a variety of appropriate dwellings and housing affordability across the region (G1.4 – Housing).

The first of these principal activities relates to the "Strategic Capacity" Community Outcome within the Community Strategic Plan which states "Council has the strategic capacity to understand the key issues for the region both now and in the future".

The latter two principal activities relate to the "Planning" Community Outcome which states "the community experiences the benefits of an increasing population".

Implementation Plan

The proposed timing for undertaking the identified LSPS administrative actions¹² is nominated in the following table (refer Table 6).

Table 6: LSPS Administrative Actions

Administrative Actions		Timing
Local Strategic Planning Statement (LSPS) Related Actions -		
1. Report on LSPS Actions	Provide a status report on implementation of each planning action contained in the current LSPS Action Plan and any relevant administrative actions. The status report should identify any rectification tasks required and / or proposed to address any planning or administrative actions at risk of non-completion within the nominated timeframe.	On six monthly basis (generally June and December), and/or in conjunction with reporting on Council's Delivery Program; first such report by June 2021.
2. Prepare LSPS – 7 years	Prepare and make a new LSPS consistent with relevant State legislation and guidelines.	Within seven years of Council endorsement of current LSPS; first such new LSPS by 2027.
3. Review LSPS – CSP	Review and amend (if required) the current LSPS to ensure ongoing alignment with the relevant Community Strategic Plan.	As required, following / within six (6) months of Council endorsement of any revised or new CSP.
4. Review LSPS – RP	Review and amend (if required) the current LSPS to ensure ongoing alignment with the relevant Regional Plan.	As required, following / within six (6) months of State release of any revised or new Regional Plan.
5. Review LSPS – EP&A Act + LG Act	Review and amend (if required) the current LSPS to ensure ongoing alignment with relevant State legislation.	As required, following / within six (6) months of proclamation of any revised or new State legislation.
Community Strategic Plan (CSP) Related Actions -		
6. Amend CSP - LSPS	Amend the current CSP to identify that the LSPS is the primary tool for implementing those aspects of the CSP community outcomes related to land use planning.	Following Council endorsement of the LSPS and in conjunction with preparation of the CSP following the 2021 local government elections.
7. Review CSP - RP	Review and amend (if required) the current CSP to ensure ongoing alignment with the relevant Regional Plan.	During preparation of the CSP following the 2021 (and subsequent) local government election.
Local Environmental Plan (LEP) Related Actions -		
8. Merge Existing LEPs	Merge the current Armidale Dumaresq Local Environmental Plan 2012 and the current Guyra Local Environmental Plan 2012 to produce a single LEP for the Armidale Regional Council local government area.	2020/21
9. Amend	Review and amend (as required) the merged LEP to	As required, subject to LSPS

¹² The term “administrative actions” has been used to differentiate the LSPS Implementation Plan actions from the LSPS planning actions in the LSPS Action Plan.

Merged LEP	address the outcomes arising from the implementation of each LSPS planning action.	planning action timing.
Development Control Plan (DCP) Related Actions -		
10. Merge Existing DCPs	Merge the current Armidale Dumaresq Development Control Plan 2012 and the current Guyra Development Control Plan 2015 to produce a single DCP for the Armidale Regional Council local government area.	2021/22
11. Undertake DCP Amendments	Undertake amendments (as required) to the merged DCP to address outcomes arising from the implementation of each LSPS planning action.	As required, subject to LSPS planning action timing and where required in conjunction with LEP amendments.

Appendix

Appendix A:

New England North West Regional Plan 2036 (NENWRP) Goals and Directions

LSPS Theme	NENWRP Goal	NENWRP Direction
1. Community	Attractive and thriving communities	Strengthen community resilience (D.17)
		Provide great places to live (D.18)
		Support healthy, safe, socially engaged and well connected communities (D.19)
		Deliver greater housing diversity to suit changing needs (D.20)
		Deliver well planned rural residential housing (D.21)
		Increase the economic self-determination of Aboriginal communities (D.22)
		Collaborate with Aboriginal communities to respect and protect Aboriginal culture and heritage (D.23)
		Protect the region's historic heritage assets (D.24)
2. Economy	A strong and dynamic regional economy	Expand agribusiness and food processing sectors (D.1)
		Build agricultural productivity (D.2)
		Protect and enhance productive agricultural lands (D.3)
		Sustainably manage mineral resources (D.4)
		Grow New England North West as the renewable energy hub of NSW (D.5)
		Deliver new industries of the future (D.6)
		Build strong economic centres (D.7)
		Expand tourism and visitor opportunities (D.8)
3. Infrastructure	Strong infrastructure and transport networks for a connected future	Expand emerging industries through freight and logistics connectivity (D.13)
		Enhance transport and infrastructure networks (D.14)
		Facilitate air and public transport infrastructure (D.15)
		Coordinate infrastructure delivery (D.16)
4. Environment	A healthy environment with pristine waterways	Sustainably manage and conserve water resources (D.10)
		Protect areas of potential high environmental value (D.11)
		Adapt to natural hazards and climate change (D.12)

Appendix B:

Community Strategic Plan 2017-2027 (CSP) Strategic Directions and Community Outcomes

LSPS Theme	CSP Strategic Direction	CSP Community Outcome
1. Community	Our People and Community	Community services and facilities meet the needs of the community (CO.1)
		Events and cultural activities provide the community with an opportunity to celebrate the unique culture and lifestyle of the region (CO.2)
		Services are provided to ensure inclusiveness and support the vulnerable members of our community (CO.3)
		Services and activities are provided for all ages and segments of our community to promote life-long learning, healthy living and community well-being (CO.4)
2. Economy	Growth, Prosperity and Economic Development	The community experiences the benefits of an increasing population (CO.1)
		The agricultural sector is supported as one of the pillars of growth and to sustain local and national food security (CO.2)
		The visitor economy generates additional revenue and employment to boost the local economy and creates opportunities for more vibrant cultural activities (CO.3)
		Economic development is supported through new initiatives, innovation and additional resources to assist growth of business and industry (CO.4)
3. Infrastructure	Environment and <u>Infrastructure</u>	The community is provided with the essential and resilient infrastructure it requires for daily life, and has access to a prioritised schedule of infrastructure works (CO.3)
		The community has access to transport which enables connectivity both locally and outside of the region (CO.4)
4. Environment	<u>Environment</u> and Infrastructure	The unique climate, landscape and environment of the region is protected, preserved and made accessible (CO.1)
		The community can participate in initiatives which contribute to a sustainable lifestyle (CO.2)
-	Leadership for the Region	The community is engaged and has access to local representation (CO.1)
		Council exceeds community expectations when managing its budget and operations (CO.2)
		Council demonstrates sound organisational health and has a culture which promotes action, accountability and transparency (CO.3)
		Council has the strategic capacity to understand the key issues for the region both now and in the future (CO.4)