



New South Wales

Armidale Local Environmental Plan 1988 (Amendment No 24)

under the

Environmental Planning and Assessment Act 1979

I, the Minister for Urban Affairs and Planning, make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*.
(S01/00225/PC)

ANDREW REFSHAUGE, M.P.,

Minister for Urban Affairs and Planning

2001 No 698

Clause 1 Armidale Local Environmental Plan 1988 (Amendment No 24)

Armidale Local Environmental Plan 1988 (Amendment No 24)

1 Name of plan

This plan is *Armidale Local Environmental Plan 1988 (Amendment No 24)*.

2 Aims of plan

This plan aims:

- (a) to introduce a new development zone into *Armidale Local Environmental Plan 1988* to facilitate development for a mixture of commercial, retail and residential purposes, and
- (b) to rezone land at the north east corner of Markham and Dumaresq Streets, Armidale, from residential to the new zone.

3 Land to which plan applies

This plan (to the extent it rezones land) applies to Lot 10 DP 808357 and Lot 1 DP 779786 at the north east corner of Markham and Dumaresq Streets, Armidale, shown coloured light blue with black edging on the map marked “Armidale Local Environmental Plan 1988 (Amendment No 24)” deposited in the offices of Armidale Dumaresq Council.

4 Amendment of Armidale Local Environmental Plan 1988

Armidale Local Environmental Plan 1988 is amended as set out in Schedule 1.

Schedule 1 Amendments

(Clause 4)

[1] Clause 5 Definitions

Insert in appropriate order at the end of the definition of *zoning map* in clause 5 (1):

Armidale Local Environmental Plan 1988 (Amendment No 24)

[2] Clause 8 Zones indicated on the map

Insert in appropriate order in the list of zones:

Zone No 3 (a) (Mixed Use)—coloured light blue with black edging and black notation 3 (a).

[3] Clause 9 Zones objectives and development controls

Insert in appropriate order in the Table to clause 9:

Zone No 3 (a) (Mixed use)

1 Zone objectives

The objectives of the zone are:

- (a) to allow a mixture of compatible land uses (being residential, retail and commercial land uses), and
- (b) to locate mutually supportive and compatible uses (such as residential uses, places of employment and retail), in close proximity to each other, and in peripheral Central Business District locations well serviced by community facilities and infrastructure, and
- (c) to ensure that development in the zone does not compromise the viability of the Central Business District as the main focus for commercial and retail activity in Armidale, while allowing commercial activities which cannot be appropriately accommodated in the City centre, such as bulky goods retailing.

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Armidale Local Environmental Plan 1988 (Amendment No 24)

Schedule 1 Amendments

2 Without development consent

Development for the purposes of:
agriculture (other than intensive livestock or intensive plant agriculture)
bushfire hazard reduction
maintenance dredging
utility installations

Exempt development

3 Only with development consent

Development not included in Item 2 or 4.

4 Prohibited

Development for the purposes of:

agriculture	institutions
animal boarding or training establishments	intensive livestock agriculture
aquaculture	intensive plant agriculture
caravan parks	landfills
cemeteries	light industries (with a floor space greater than 500 square metres)
commercial premises (with a floor space greater than 500 square metres)	manufactured home estates
extractive industries	mining
forestry	offensive industries
hazardous industries	offensive storage establishments
hazardous storage establishments	roadside stalls
heliports	road transport terminals
highway service centres	rural industries
industries (with a floor space greater than 500 square metres)	rural workers' dwellings
	sawmills
	stock and saleyards
	warehouse or distribution centres

BY AUTHORITY
