



Armidale Local Environmental Plan 1988 (Amendment No 25)

under the

Environmental Planning and Assessment Act 1979

I, the Minister Assisting the Minister for Infrastructure and Planning (Planning Administration), make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*. (S02/01303/PC)

DIANE BEAMER, M.P.,

Minister Assisting the Minister for Infrastructure
and Planning (Planning Administration)

2003 No 826

Clause 1 Armidale Local Environmental Plan 1988 (Amendment No 25)

Armidale Local Environmental Plan 1988 (Amendment No 25)

under the

Environmental Planning and Assessment Act 1979

1 Name of plan

This plan is *Armidale Local Environmental Plan 1988 (Amendment No 25)*.

2 Aims of plan

The aims of this plan are:

- (a) to amend the provisions of *Armidale Local Environmental Plan 1988* that deal with advertisements and building and business identification signs, and
- (b) to insert a definition of *brothel* in that plan, and
- (c) to permit, with the consent of Armidale Dumaresq Council, development for the purposes of high technology industry, medical centres, professional consulting offices and technologists' consulting rooms and offices on Lot 1, DP 826910, Glen Innes Road, Armidale, and
- (d) to rezone Lot 22, DP 250373 and part of Lots 239 and 240, DP 755808 from Zone No 10 (Enterprise) to Zone No 1 (a) (Rural Agriculture) under *Armidale Local Environmental Plan 1988*.

3 Land to which plan applies

This plan applies:

- (a) to the extent that it amends provisions that deal with advertisements and inserts a definition of *brothel*—to all land to which *Armidale Local Environmental Plan 1988* applies, and

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- (b) to the extent that it permits development for the purposes of high technology industry, medical centres, professional consulting offices and technologists' consulting rooms and offices—to Lot 1, DP 826910, Glen Innes Road, Armidale, and
 - (c) to the extent that it rezones land to Zone No 1 (a) (Rural Agriculture)—to Lot 22, DP 250373 and part of Lots 239 and 240, DP 755808, corner of Cluny Road and Kruideniers Road, Armidale, as shown edged heavy black on the map marked "Armidale Local Environmental Plan 1988 (Amendment No 25)" deposited in the office 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 alphabetical order in clause 5 (1):

advertisement means any sign, notice, device or representation that advertises or promotes any goods, services or events and any structure or vessel that is principally designed for, or that is used for, the display of that advertisement, but does not include:

- (a) a business identification sign, or
- (b) a building identification sign, or
- (c) signage the display of which is exempt development, or
- (d) a sign on a vehicle, or
- (e) a traffic sign or traffic control facility.

brothel means a building or place used for prostitution and includes an escort agency.

building identification sign means a sign that identifies or names a building, and that may include the name of a business or building, the street number of a building, the nature of the business carried on in the building and a logo or other symbol that identifies the business, but that does not include general advertising of products, goods or services.

business identification sign means a sign that indicates no more than the following:

- (a) the name of the person carrying on business at the premises at which the sign is displayed, and no other name,
- (b) the business carried on by the person at the premises at which the sign is displayed,
- (c) the address of the premises,
- (d) a logo or other symbol that identifies the business.

medical centre means a building or place used for the purpose of providing professional health services (such as preventative care, diagnosis, medical or surgical treatment, or counselling) to outpatients only, and includes professional consulting offices.

professional consulting office means a building or place used for the purpose of professional or like activities that do not involve dealing with members of the public on a direct and regular basis or otherwise than by an appointment, except where this is a minor activity ancillary to the main purpose for which the building or place is used.

[2] Clause 9 Zone objectives and development controls

Omit “general advertising;” from item 4 of the matter relating to Zone No 1 (a) (Rural Agriculture) in the Table to the clause.

[3] Clause 9, Table

Omit “temporary signs;” from item 2 of the matter relating to Zone No 1 (b) (Rural Residential).

[4] Clause 9, Table

Omit “general advertising;” from item 4 of the matter relating to Zone No 1 (b) (Rural Residential).

[5] Clause 9, Table

Insert “building identification signs;” and “business identification signs;” in alphabetical order in item 3 of the matter relating to Zone No 2 (Residential).

[6] Clause 9, Table

Omit “general advertising;” from item 4 of the matter relating to Zone No 4 (Industrial).

[7] Clause 9, Table

Omit “advertising;” from item 3 of the matter relating to Zone No 6 (b) (Private Open Space).

[8] Clause 9, Table

Insert “building identification signs;” and “business identification signs;” in alphabetical order in item 3 of the matter relating to Zone No 6 (a) (Public Open Space).

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Schedule 1 Amendments

[9] Clause 9, Table

Insert “building identification signs;” and “business identification signs;” in alphabetical order in item 3 of the matter relating to Zone No 6 (b) (Private Open Space).

[10] Clause 9, Table

Insert “building identification signs;” and “business identification signs;” in alphabetical order in item 3 of the matter relating to Zone No 7 (Environmental Protection).

[11] Clause 9, Table

Omit “advertisement;” from item 3 of the matter relating to Zone No 10 (Enterprise).

Insert instead “advertisements;”.

[12] Clause 28 Advertising structures

Omit the clause.

[13] Schedule 2 Development for certain additional purposes

Insert after item 8:

<u>9 78 Glen Innes Road,</u> <u>Armidale,</u> being Lot 1, DP 826910	Development for the purposes of high technology industry, medical centres, professional consulting offices and technologists’ consulting rooms and offices
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BY AUTHORITY