



Mr James Roncon
General Manager
Armidale Regional Council
PO Box 75A
ARMIDALE NSW 2350

Our ref: IRF24/2089

Via email: JGoodall@armidale.nsw.gov.au
council@armidale.nsw.gov.au

Dear Mr Roncon

Armidale Local Housing Strategy 2024

I refer to your correspondence requesting the Department's approval of the Armidale Local Housing Strategy 2024.

I would like to acknowledge and commend Council on its significant efforts and commitment to establishing a strategic approach for the delivery of housing in the Armidale Regional local government area to meet the housing needs of the community.

I am pleased to approve the strategy subject to any future proposals for rezoning of the identified lands within Stages 0-2 of the Growth Areas, key investigation areas and villages being supported by:

- an assessment of consistency with the New England North West Regional Plan 2041 and section 9.1 Ministerial directions;
- detailed studies and assessment of site-specific development constraints (such as but not limited to biodiversity, traffic and transport, potential land contamination, agricultural land impacts and land use conflict, bushfire and flooding including probable maximum flood levels, velocity, hazard levels and access to critical services);
- infrastructure servicing plans; and
- an economic impact assessment for any new employment zones within the Growth Areas that demonstrates the location and scale of the areas does not undermine the viability of the Armidale Central Business District or existing employment zoned land.

It is noted that the strategy confirms that Stages 0-2 of the Growth Areas, combined with existing spare capacity within already residentially zoned areas and projected infill and investigation areas, will provide for the strategy's aspirational target of 4,400 dwellings to 2043.

In this regard, and to support the coordinated and cost-effective release of land and infrastructure delivery, prior to seeking any rezoning of land outside of Stages 0 – 2 located within the Growth Areas, the strategy should be updated to establish need and demand, along with site specific development constraints for the land, and the updated strategy be submitted to the Department for approval.

Ongoing collaboration with the Department along with key agencies such as Department of Primary Industries and Regional Development, Transport for NSW and NSW Biodiversity, Conservation and Science Group will be vital in the successful implementation of the strategy. I encourage Council to proactively engage and work with these agencies in relation to matters such as potential high environmental lands, important farmland, flood prone land, transport management and accessibility plans.

Should you wish to discuss this matter further, you are welcome to contact Mr Sam Tarrant, Planning Officer at the Department on 6643 6410.

Yours sincerely



9/10/24

Craig Diss
Acting Director, Hunter and Northern
Local Planning and Council Support