



PLANNING PROPOSAL

SCHEDULE 4 AMENDMENTS
TO COWRA LEP 2012

Prepared For:

NSW Department of Planning & Environment
Western Regional Office
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0.1

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1.0

Introduction

This following section provides an introduction to the Planning Proposal and outlines the approach used by Cowra to amend Cowra Local Environmental Plan 2012.

1.1. Background

To commence the plan making process, Cowra Council prepared an Issues Paper for the Review of Cowra Local Environmental Plan 2012 (the Issues Paper).

The purpose of the Issues Paper was to review the effectiveness of the existing land-use planning framework under Cowra Local Environmental Plan 2012, identify relevant planning issues and recommend appropriate actions for consideration as part of the preparation of a Local Environmental Plan amendment.

The Issues Paper was also prepared as the primary guiding document for Council as part of the preparation of an amendment, or series of amendments to Cowra Local Environmental Plan 2012.

The Issues Paper was endorsed for the purposes of public exhibition by Council at the Ordinary Meeting held 24 July 2017. The public exhibition occurred from Tuesday 1 August 2017 to Monday 28 August 2017. All submissions were considered by Council at the Ordinary Meeting on 23 October 2017.

1.2. Approach

The Issues Paper identified the need to amend Cowra Local Environmental Plan 2012 in a variety of ways. Owing to the varying nature and complexities of the proposed amendments, NSW Planning & Environment have recommended to Cowra Council that 5 separate Planning Proposals be prepared, with each one intending to address amendments that are of a similar nature.

A description of the issues to be addressed by the five Planning Proposals is included below:

- Planning Proposal – Clause Amendments.
- Planning Proposal – Land-use Table Amendments.
- Planning Proposal – Rezoning.
- Planning Proposal – Public Land Reclassifications.
- Planning Proposal – Heritage Listings.

This particular paper relates to public land reclassifications.

1.3. Issues Paper Findings

Section 9.1 of the Issues Paper for the Review of Cowra Local Environmental Plan 2012 included detail relating to the classification and reclassification of public land, and identified the need to undertake a thorough review of the Community and Operational Land Register that is maintained by Council.

A preliminary review of the Register was completed by Council staff with the following aims:

- Identifying any public land that should be changed from operational to community.
- Identifying any public land that should be changed from community to operational.
- Identifying any public land that is currently listed in the Council's Register as having an operational classification, but for which it has not been possible to confirm that the classification is the subject of a Council resolution pursuant to the requirements of the LG Act.

The findings of the preliminary review confirmed that a number of properties would need to be to be reclassified from community to operational, through the use of Schedule 4 in Cowra Local Environmental Plan 2012.

1.4. Introduction

This Planning Proposal has been prepared by Cowra Shire Council in accordance with the requirements of Section 55 of the Environmental Planning & Assessment Act 1979 and the NSW Department of Planning & Environment's guidelines for the preparation of Planning Proposals.

The Planning Proposal seeks to amend Schedule 4 of Cowra Local Environmental Plan 2012 (which is currently blank) by identifying public land that is now proposed to be reclassified.

A Gateway Determination is requested from the Department in accordance with Section 56 of the Environmental Planning & Assessment Act 1979.

2.0

The Proposal

This Section of the Planning Proposal explains and justifies the proposal to amend Cowra Local Environmental Plan 2012 in a way that better facilitates the existing and likely future use of land in Ranken Street, Cowra for residential purposes.

2.1. Context

What is public land?

Public land is defined in the LG Act as any land (including a public reserve) vested in, or under Council control. Exceptions include a public road, land to which the Crown Lands Act 1989 applies, a common, land subject to the Trustees of Schools Act 1902 or a regional park under the *National Parks and Wildlife Act 1974*.

How is public land managed?

Public land is managed under the *Local Government Act 1993* (LG Act) based on its classification. All public land must be classified as either community land or operational land in accordance with the requirements of Sections 25 and 26 of the LG Act. These terms are defined as follows:

- Community land is land that Council makes available for use by the general public, for example, parks, reserves or sports ground.
- Operational land is land which facilitates the functions of Council, and may not be open to the general public, for example, a works depot or Council garage.

The purpose of classification is to identify clearly that land made available for use by the general public (community) and land which need not (operational). How public land is classified determines the degree of difficulty a Council can have in dealing with public land,

including its sale, leasing or licencing. It also provides a transparency in Council's strategic asset management for disposal of public land.

Community land must not be sold, exchanged or otherwise disposed of by Council. It can be leased, but there are restrictions on the grant of leases and licences, and also on the way it can be used. There are no special restrictions on Council powers to manage, develop, dispose, or change the nature and use of operational land.

What is the difference between classification and reclassification?

Classification of public land occurs when it is first acquired by Council and classified as either community or operational.

Reclassification of public land occurs when it's classification is changed from community to operational, or from operational to community.

How is land classified or reclassified?

Pursuant to Clause 6 of Schedule 7 of the LG Act, all public land defaults to a community classification unless Council changed the classification of the land to operational by appropriate resolution within 1 year after the commencement of the LG Act.

Where land has a community classification because of the provisions contained in Clause 6 of Schedule 7 of the LG Act (i.e. the default position), then Council can only reclassify the land to operational through the use of a Local Environmental Plan.

Where land has an operational classification because of a Council resolution made pursuant to Section 30 of the LG Act, then Council can reclassify the land to community through the use of another resolution. It is not necessary to use a Local Environmental Plan in these instances.

Review of Community and Operational Land Register

As part of the preparation of the Issues Paper for the Review of Cowra Local Environmental Plan 2012, Council staff completed a review of the Community and Operational Land Register. The review was completed with the following aims:

- Identifying any public land that should be changed from operational to community.
- Identifying any public land that should be changed from community to operational.
- Identifying any public land that is currently listed in the Council's Register as having an operational classification, but for which it has not been possible to confirm that the classification is the subject of a Council resolution pursuant to the requirements of the LG Act.

The findings of this review were presented in Section 9.1 of the Issues Paper and have formed the basis for the preparation of this Planning Proposal. A detailed description of the public land which is the subject of this Planning Proposal is included in Appendix 1 of this report. In summary:

- There are no parcels of public land that are proposed to be changed from operational to community.
- There are 21 parcels of public land that are proposed to be changed from community to operational.

2.2. Objectives

Section 55(2)(a) of the Environmental Planning & Assessment Act 1979 requires the Planning Proposal to include a statement of the objectives or intended outcomes of the proposed amendments.

In relation to Schedule 4 of the LEP, the objectives of this Planning Proposal are to:

To ensure that public land in the Cowra Shire Local Government Area is correctly classified or pursuant to the requirements of Part 2 of Chapter 6 of the Local Government Act 1993.

2.3. Explanation of Provisions

Section 55(2)(b) of the Environmental Planning & Assessment Act 1979 requires the Planning Proposal to include an explanation of the provisions that are to be included in the proposed amending instrument. The explanation of provisions is a more detailed statement of how the objectives or intended outcomes are to be achieved by means of amending Cowra Local Environmental Plan 2012.

The objective (detailed in Section 2.2) will be achieved by amending Schedule 4 of Cowra Local Environmental Plan 2012 to reclassify 21 individual properties. A draft copy of the amended Schedule is shown in Appendix 4.

Appendix 1 includes detail of the twenty one (21) individual properties, including consideration of all matters specified in Attachment 1 of LEP Practice Note PN- 16-001 – Classification and Reclassification of Public Land through a Local Environmental Plan.

2.4. Justification

Section 55(2)(c) of the Environmental Planning & Assessment Act 1979 requires the Planning Proposal to include justification for the objectives, outcomes and provisions and the process for the implementation (including whether the proposed instrument will comply with relevant directions under Section 117. The Justification sets out the case for making the proposed LEP amendment.

The NSW Department of Planning & Environment's guidelines for the preparation of Planning Proposals requires the proposed LEP amendment to be justified against a number of considerations. These justifications are included as follows:

2.4.1. Need for the Planning Proposal

Is the Planning Proposal a result of any strategic study or report?

The Planning Proposal is a result of the recommendations contained in the Issues Paper for the Review of Cowra Local Environmental Plan 2012 (Issues Paper).

The Issues Paper was endorsed for the purposes of public exhibition by Council at the Ordinary Meeting held 24 July 2017. The public exhibition occurred from Tuesday 1 August 2017 to Monday 28 August 2017. All submissions were considered by Council at the Ordinary Meeting on 23 October 2017.

Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Depending on the circumstances, the classification or re-classification of public land is undertaken by one of two possible methods, including:

- Council resolution under relevant sections of the Local Government Act 1993,
- or
- A Local Environmental Plan under the relevant sections of the Environmental Planning & Assessment Act 1979.

Classification or reclassification of land by resolution under the LG Act is generally only appropriate in circumstances where the public land involved is classified as operational land (and the classification was made by Council within 1 year after the commencement of the LG Act, or by a Local Environmental Plan after this date).

Classification or reclassification of land through a Local Environmental Plan is appropriate in all other circumstances, and in particular where the public land has a default community classification and is proposed to be reclassified to operational land. Reclassification through a Local Environmental Plan is also the mechanism with which Council can remove any public reserve status applying to the land, as well any interests affecting all or part of the land (i.e. trusts, estates, interests, dedications, conditions, restrictions or covenants).

All of the reclassifications addressed by this Planning Proposal relate to public land that has a default community classification, and are proposed to be reclassified to operational status. For this reason, the use of Schedule 4 of Cowra Local Environmental Plan 2012 is the only way of achieving the objectives of the Planning Proposal.

2.4.2. Consistency with Regional Plan

The Central West Orange Regional Plan 2036 (Regional Plan) was released by the NSW Department of Planning & Environment in June 2017. The Regional Plan provides guidance on strategic planning matters that are generally of regional significance, and sets actions that can be implemented by Council's at the local level to help achieve identified planning objectives.

Whilst the classification or reclassification of public land is an important responsibility of Council under the Local Government Act 1993, it is generally not a matter of strategic planning importance. For this reason, the Planning Proposal does not closely align to any of the Strategic Directions identified in the Regional Plan. The Planning Proposal does not, however, create any issues of inconsistency with the Regional Plan and further assessment is considered unnecessary.

2.4.3. Consistency with Local Strategy

Cowra Local Environmental Plan 2012 was prepared based on the strategic recommendations contained in the Cowra Shire Land-use Strategy and the Cowra LEP Justification Report.

The Cowra Shire Land-use Strategy did not contain any recommendations relating specifically to the classification and reclassification of public land in the Cowra Local Government Area.

There are no planning principles in the Cowra Shire Land-use Strategy which are considered to be particularly relevant to this Planning Proposal. Further assessment is considered unwarranted.

2.4.4. Consistency with relevant SEPPs

The following State Environmental Planning Policies are assessed as not applying to the Cowra Local Government area:

- SEPP No. 14 – Coast Wetlands
- SEPP No. 19 – Bushland in Urban Areas
- SEPP No. 19 – Bushland in Urban Areas
- SEPP No. 26 – Littoral Rainforests
- SEPP No. 44 – Koala Habitat Protection
- SEPP No. 47 – Moore Park Showground
- SEPP No. 52 – Farm Dams and Other Works
- SEPP No. 70 – Affordable Housing
- SEPP No. 71 – Coastal Protection
- SEPP (Kosciuszko National Park – Alpine Resorts) 2007
- SEPP (Kurnell Peninsula) 1989
- SEPP (Penrith Lakes Scheme) 1989
- SEPP (Sydney Drinking Water Catchment) 2011
- SEPP (Sydney Region Growth Centres) 2006
- SEPP (Three Ports) 2013
- SEPP (Urban Renewal) 2010
- SEPP (Western Sydney Employment Area) 2009
- SEPP (Western Sydney Parklands) 2009

The following State Environmental Planning Policies apply to the Cowra Local Government Area.

- SEPP No. 1 – Development Standards
- SEPP No. 21 – Caravan Parks
- SEPP No. 30 – Intensive Agriculture
- SEPP No. 33 – Hazardous & Offensive Dev.
- SEPP No. 36 – Manufactured Home Estates
- SEPP No. 50 – Canal Estate Development
- SEPP No. 55 – Remediation of Land
- SEPP No. 62 – Sustainable Aquaculture
- SEPP No. 64 – Advertising and Signage
- SEPP No. 65 – Design of Quality Res. Apartments
- SEPP (Affordable Rental Housing) 2009
- SEPP (BASIX) 2004
- SEPP (Educational Establishments & Child Care Facilities) 2017
- SEPP (Exempt and Complying Development Codes) 2008
- SEPP (Infrastructure) 2007
- SEPP (Integration & Repeals) 2016
- SEPP (Mining, Petroleum Production and Extractive Industries) 2007
- SEPP (Miscellaneous Consent Provisions) 2007
- SEPP (Rural Lands) 2008
- SEPP (State and Regional Development) 2011
- SEPP (Vegetation in Non-Rural Areas) 2017.

This Planning Proposal relates to the reclassification of twenty one (21) individual sites owned by Cowra Council. The sites will be classified correctly according to their current operational uses. There are no proposals to change the current zonings applied to the land, and as a result there will be no significant changes to the current, likely future or permissible uses for the sites. For this reason, none of the State Environmental Planning Policies identified above are considered to be particularly relevant to the Planning Proposal. Further consideration is considered unwarranted.

2.4.5. Consistency with Section 9.1 Directions

This Planning Proposal relates to the reclassification of twenty one (21) individual sites owned by Cowra Council. Because each site is varied in terms of use, LEP zone and planning attributes, each site has been considered separately in terms of the relevant Section 9.1 Directions. This work is detailed the table included in Appendix 2

To simplify the assessment tables, the following Section 9.1 Directions have been removed, as there is no land in the Cowra Shire to which the Directions would apply:

- Direction 1.4 – Oyster Aquaculture.
- Direction 2.2 – Coastal Management.
- Direction 2.5 – Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs.
- Direction 4.1 – Acid Sulfate Soils
- Direction 5.2 – Sydney Drinking Water Catchments.
- Direction 5.3 – Farmland of State and Regional Significance on the NSW Far North Coast.
- Direction 5.4 – Commercial and Retail Development along the Pacific Highway, North Coast.
- Direction 5.5 – Development in the Vicinity of Ellalong, Paxton and Millfield (Cessnock LGA).
- Direction 5.6 – Sydney to Canberra Corridor
- Direction 5.7 – Central Coast.
- Direction 5.8 – Second Sydney Airport: Badgerys Creek.
- Direction 5.9 – North West Rail Link Corridor Strategy.
- Direction 7.1 – Implementation of a Plan for Growing Sydney
- Direction 7.2 – Implementation of Greater Macarthur Land Release Investigation.
- Direction 7.3 – Parramatta Road Corridor.
- Direction 7.4 – Implementation of North West Priority Growth Area
- Direction 7.5 – Implementation of Greater Parramatta Priority Growth Area.

- Direction 7.6 – Implementation of Wilton Priority Growth Area.
- Direction 7.7 – Implementation of Glenfield to Macarthur Urban Renewal Corridor.

2.4.6. Environmental, Social & Economic Impact Assessment

Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

Detailed assessment is unwarranted due to the nature of the Planning Proposal. Adverse impacts are considered unlikely as a direct result of the proposed reclassifications.

Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

Detailed assessment is unwarranted due to the nature of the Planning Proposal. Adverse impacts are considered unlikely as a direct result of the proposed reclassifications.

Has the planning proposal adequately addressed any social and economic impacts?

The proposal to reclassify Site No. 1 from community to operational may be of social interest. The current Public Reserve status of the land will be discharged as part of the reclassification process, meaning that the land is no longer available for public use. The exhibition process (including a Public Hearing) will enable Council to consider the public interest; however it is unlikely that the loss of this land as a Public Reserve will be unacceptable to the local community.

The remaining reclassifications relate to sites which are already being used as operational assets. The reclassifications are proposed only because the sites have a default community classification which is not consistent with the current or likely future use of the land.

There economic consequences of the reclassifications are unlikely to be significant. As part of the detailed descriptions of the individual sites in Appendix 1,

Council has disclosed any financial interests in the land, and identified how any funds from future (if any) sale of the properties would be used.

2.4.7. State and Commonwealth Interests

Is there adequate public infrastructure for the planning proposal?

There are no public infrastructure requirements associated with the Planning Proposal.

What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway determination?

Consultation with relevant government agencies will occur as part of the public exhibition of the Planning Proposal.

2.5. Mapping

The Planning Proposal does not require any changes to the mapping in Cowra Local Environmental Plan 2012.

Reference maps of the individual sites proposed for reclassification have however been included in Appendix 1 of this Planning Proposal.

3.0

Community Consultation

This section outlines the Community Consultation that is to be undertaken for the Planning Proposal.

3.1. Community Consultation

In accordance with Section 57(2) of the Environmental Planning and Assessment Act 1979, this planning proposal must be approved prior to community consultation being undertaken by the local authority (Cowra Council).

The following consultation strategy will be adopted by Cowra Council for the Planning Proposal.

- Advertisement on Council's website for 28 days.
- Advertisement in the Cowra Guardian on at least two occasions.
- Public Hearing in accordance with the requirements of Section 57 of the Environmental Planning & Assessment Act 1979 and Sections 29 and 47G of the Local Government Act 1993.

The following material will be made available for inspection throughout the exhibition period:

- Issues Paper for the Review of Cowra Local Environmental Plan 2012 – July 2017
- Issues Paper for the Review of Cowra Local Environmental Plan 2012 – July 2017 – Summary of Recommendations.
- Planning Proposal .
- Gateway Determination, as issued by NSW Department of Planning & Environment.

Council will consult with relevant state government authorities if this is deemed necessary by the NSW

Department of Planning & Environment as part of the issue of the Gateway Determination.

Council will also consult in accordance with the requirements of the Cowra Shire Council's Aboriginal Consultation Policy.

4.0

Project Timeline

This section outlines the expected timeframes required to complete the Planning Proposal relating to the clause amendments to Cowra Local Environmental Plan 2012.

4.1. Project Timeline

Description	Milestone	Anticipated Completion Date	Status
Issues Paper for Review of Cowra Local Environmental Plan 2012	Preparation	April 2017	Completed
	Report to Council	July 2017	Completed
	Public Exhibition	August 2017	Completed
	Consideration of Submissions	September 2017	Completed
	Report to Council for Endorsement	October 2017	Completed
Planning Proposal	Resolution to Prepare	October 2017	Completed
	Preparation	November 2017	Completed
	Report to Council	February 2018	Completed.
	Submission to Gateway	July 2018	To be completed
	Issue of Gateway Determination	August 2018	To be completed
Public Exhibition	Advertisement of Planning Proposal	August 2018	To be completed
	Public Hearing	August 2018	To be held.
Consideration of Submissions	Consideration of Submissions	September 2018	To be completed
	Report to Council	September 2018	To be completed
	Resolution to prepare LEP	September 2018	To be completed
Preparation of LEP	Preparation of Written Instrument	October 2018	To be completed
	Preparation of Mapping	N/A	N/A
	Parliamentary Counsel Opinion	November 2018	To be completed
Making of LEP	Ministerial signature	December 2018	To be completed

Appendix 1.0

Included in Appendix 1 is a detailed description of each site proposed to be reclassified through Schedule 4 of Cowra Local Environmental Plan 2012.

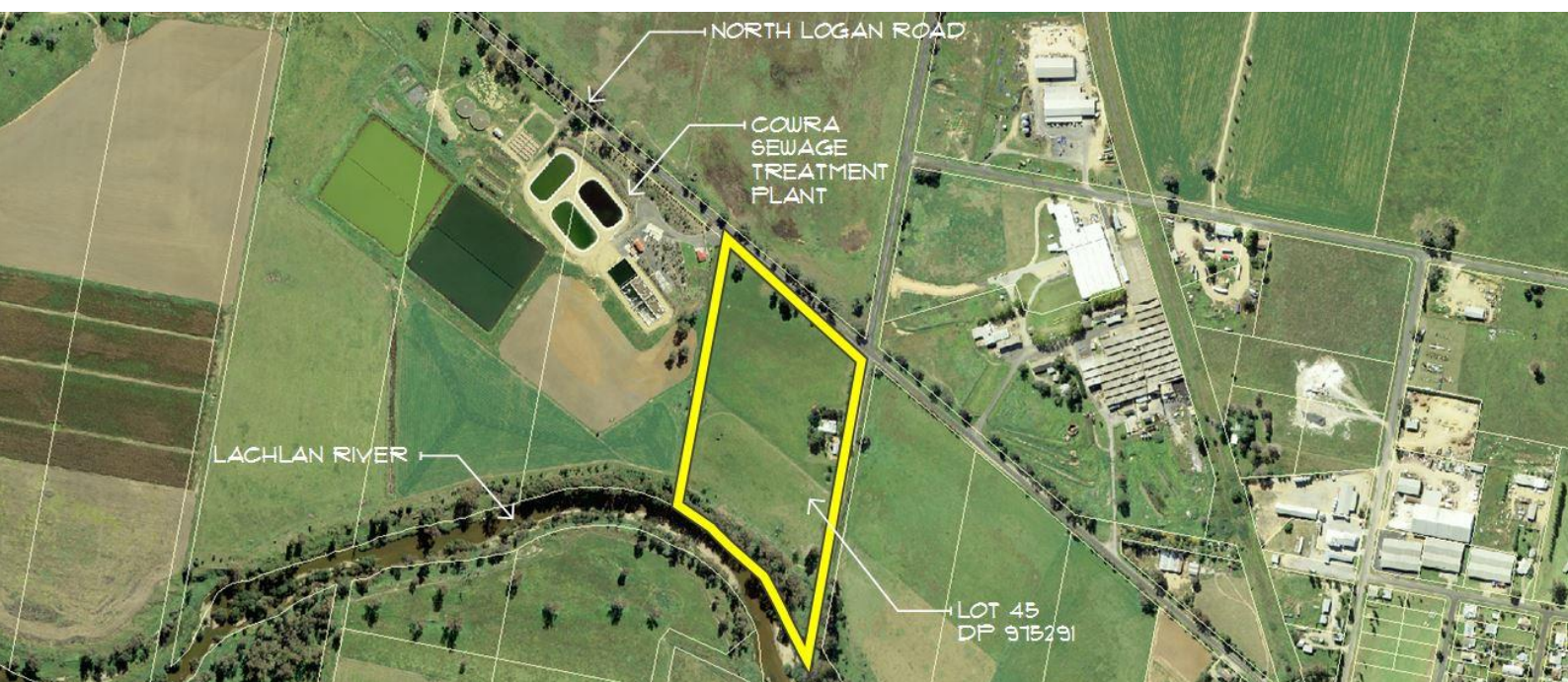
Site No. 1

Item	Consideration	Description / Response
1	Property Description	Lot 16 DP 845643, Kangaroooby Road, Gooloogong
2	Ownership	Cowra Shire Council.
3	Current Land-use	Vacant.
4	Relevant Site History	The land was dedicated as a public reserve in 1995 as part of the subdivision created by DP 845643 and approved by Council under DA 81/1994.
5	Current Classification	Community (default classification).
6	Proposed Classification	Operational.
7	Is the land a Public Reserve?	Yes. See Title Search included in Appendix 3 of this Planning Proposal.
8	What are the strategic merits?	The reclassification is not required for strategic planning reasons.
9	What are the site specific merits?	There are no site specific merits for this land.
10	Consistency with local strategy	There are no relevant matters to consider in the Council's local strategy.
11	Summary of interests in land.	Cowra Council is the owner of the land in fee simple. Cowra Council does not hold a mortgage on the land. The land is not managed by any trusts. Title search is included in Appendix 3 of this Planning Proposal.
12	Will any interests be discharged? Why?	The land will be discharged from its status as a Public Reserve. The discharge of the reserve status will require approval of the Governor, and is being sought by Council as part of the reclassification process. Justification for the discharge is included in Appendix 2.
13	What are the effects of reclassification?	The land will be classified correctly according to its current operational use. Council may resolve to offer the land for sale.
14	Current or proposed lease or agreements?	No. The land is not currently under lease or licence.
15	Is a rezoning proposed?	No. The land is currently zoned RU1 Primary Production.
16	How will Council benefit financially?	A financial benefit would result should the Council resolve to sell the land at a future date.
17	How will funds from any future sale be used?	Funds from any future sale would be directed towards the administrative and maintenance costs associated with the management of public lands in Cowra LGA.
18.	Does the reclassification relate to a part lot?	No.
19.	Government agency comments	Consultation will be completed as part of exhibition of Planning Proposal.



Site No. 2

Item	Consideration	Description / Response
1	Property Description	Lot 45 DP 975291, Lowes Lane, Cowra
2	Ownership	Cowra Shire Council.
3	Current Land-use	There is an existing dwelling on the land. The balance is used for agriculture.
4	Relevant Site History	The land was purchased by Council in 2007 as part of the STP augmentation and as a buffer to the STP
5	Current Classification	Community (default classification).
6	Proposed Classification	Operational.
7	Is the land a Public Reserve?	No. See Title Search included in Appendix 3 of this Planning Proposal.
8	What are the strategic merits?	The reclassification is not required for strategic planning reasons.
9	What are the site specific merits?	The land will be classified correctly according to the current and intended future use of the land. Council is operating an essential service on this site.
10	Consistency with local strategy	There are no relevant matters to consider in the Council's local strategy.
11	Summary of interests in land.	Cowra Council is the owner of the land in fee simple. Cowra Council does not hold a mortgage on the land. The land is not managed by any Trusts. The land is affected by easements for sewer and rising mains. Title search is included in Appendix 3 of this Planning Proposal.
12	Will any interests be discharged? Why?	No. All interests to remain unchanged. Council does not plan to dispose of this asset.
13	What are the effects of reclassification?	The land will be classified correctly according to its current operational use.
14	Current or proposed lease or agreements?	Yes. The land contains an existing residence and other ancillary structures. The residence is leased to Michael Carter for a twelve month period expiring in March 2018. It is intended for the house to be leased for a further twelve month period. LD 547 The vacant farming land is under licence To RA Cowley & Co for a three year period and expires December 2019. LD 552
15	Is a rezoning proposed?	No. The land is currently zoned RU1 Primary Production.
16	How will Council benefit financially?	Council will not benefit financially as a result of the reclassification.
17	How will funds from any future sale be used?	Funds from any future sale would be directed towards administrative and maintenance costs associated with maintaining Council infrastructure.
18.	Does the reclassification relate to a part lot?	No.
19.	Government agency comments	Consultation will be completed as part of exhibition of Planning Proposal.



Site No. 3

Item	Consideration	Description / Response
1	Property Description	Lot 1 DP 1118115, Clearview Road, Darbys Falls
2	Ownership	Cowra Shire Council.
3	Current Land-use	Darbys Falls Village Water Treatment Plant Infrastructure
4	Relevant Site History	The land was purchased by Council in 2008 as Lot 6 DP 255252. The subdivision creating Lot 1 DP 1118115 was completed by Council in 2007 The land was purchased as a site for Darbys Falls Water Treatment Plant after the initial purchase of Lot 2 was deemed insufficient for the specifications of the treatment plant.
5	Current Classification	Community (default classification).
6	Proposed Classification	Operational.
7	Is the land a Public Reserve?	No. See Title Search included in Appendix 3 of this Planning Proposal.
8	What are the strategic merits?	The reclassification is not required for strategic planning reasons.
9	What are the site specific merits?	The land will be classified correctly according to the current and intended future use of the land. Council is operating an essential service on this site.
10	Consistency with local strategy	There are no relevant matters to consider in the Council's local strategy.
11	Summary of interests in land	Cowra Council is the owner of the land in fee simple. Cowra Council does not hold a mortgage on the land. The land is not managed by a Trust. The land is burdened by an easement for water supply, benefiting Lot 2 DP 1118115 and Cowra Shire Council. The land is burdened by easement for electricity purposes, benefiting Lot 2 DP 1118115 and Country Energy. Title search is included in Appendix 3 of this Planning Proposal.
12	Will any interests be discharged? Why?	No. All interests to remain unchanged. Council does not plan to dispose of this asset.
13	What are the effects of reclassification?	The land will be classified correctly according to its current operational use.
14	Current or proposed lease or agreements?	Yes. The vacant farming land is under licence to Cliff Carney for a three year period and expires in June 2019. LD 549
15	Is a rezoning proposed?	No. The land is currently zoned RU1 Primary Production.
16	How will Council benefit financially?	Council will not benefit financially as a result of the reclassification.
17	How will funds from any future sale be used?	Funds from any future sale would be directed towards administrative and maintenance costs associated with maintaining Council infrastructure.
18.	Does the reclassification relate to a part lot?	No.
19.	Government agency comments	Consultation will be completed as part of exhibition of Planning Proposal.



Site No. 4

Item	Consideration	Description / Response
1	Property Description	Lot 2 DP 1118115, Clearview Road, Darbys Falls.
2	Ownership	Cowra Shire Council.
3	Current Land-use	Vacant.
4	Relevant Site History	The land was purchased by Council in 2007 as Lot 6 DP 255252. The land was purchased as a site for the Darbys Falls Water Treatment Plant. The subdivision creating Lot 2 DP 1118115 was completed by Council in 2007
5	Current Classification	Community (default classification).
6	Proposed Classification	Operational.
7	Is the land a Public Reserve?	No. See Title Search included in Appendix 3 of this Planning Proposal.
8	What are the strategic merits?	The reclassification is not required for strategic planning reasons.
9	What are the site specific merits?	The land will be classified correctly according to the current and intended future use of the land. Council is operating an essential service on this site.
10	Consistency with local strategy	There are no relevant matters to consider in the Council's local strategy.
11	Summary of interests in land.	Cowra Council is the owner of the land in fee simple. Cowra Council does not hold a mortgage on the land. The land is not managed by a Trust. The land is benefited by an easement for water supply, burdening Lot 1 DP 1118115. The land is benefited by easement for electricity purposes, burdening Lot 1 DP 1118115. The land is burdened by a Restriction as to User (RATU), benefiting Lot 1 DP 1118115. Title search is included in Appendix 3 of this Planning Proposal.
12	Will any interests be discharged? Why?	No. All interests to remain unchanged. Council does not plan to dispose of this asset.
13	What are the effects of reclassification?	The land will be classified correctly according to its current operational use.
14	Current or proposed lease or agreements?	Yes. The vacant farming land is under licence to Cliff Carney for a three year period and expires in June 2019. LD 549
15	Is a rezoning proposed?	No. The land is currently zoned RU1 Primary Production.
16	How will Council benefit financially?	Council will not benefit financially as a result of the reclassification.
17	How will funds from any future sale be used?	Funds from any future sale would be directed towards administrative and maintenance costs associated with maintaining Council infrastructure.
18.	Does the reclassification relate to a part lot?	No.
19.	Government agency comments	Consultation will be completed as part of exhibition of Planning Proposal.



Site No. 5

Item	Consideration	Description / Response
1	Property Description	Lot 1 & Lot 2 DP 1092182, Pack Street, Cowra
2	Ownership	Cowra Shire Council.
3	Current Land-use	Vacant.
4	Relevant Site History	The land was purchased by Cowra Shire Council in 1998. It was the sale of the old brickworks site. Purchased to secure future Yarrabilly development access. The subdivision creating Lot 1 DP 1092182 was completed by Council in 2006
5	Current Classification	Community (default classification).
6	Proposed Classification	Operational.
7	Is the land a Public Reserve?	No. See Title Search included in Appendix 3 of this Planning Proposal.
8	What are the strategic merits?	The reclassification is not required for strategic planning reasons.
9	What are the site specific merits?	The land will be classified correctly according to its current operational use.
10	Consistency with local strategy	There are no relevant matters to consider in the Council's local strategy.
11	Summary of interests in land.	Cowra Council is the owner of the land in fee simple. Cowra Council does not hold a mortgage on the land. The land is not managed by a Trust. The land is burdened by a Restriction as to User (RATU), benefiting Cowra Shire Council. Title search is included in Appendix 3 of this Planning Proposal.
12	Will any interests be discharged? Why?	No. All interests to remain unchanged. Council does not plan to dispose of this asset.
13	What are the effects of reclassification?	The land will be classified correctly according to its current operational use.
14	Current or proposed lease or agreements?	No.
15	Is a rezoning proposed?	No. The land is currently zoned R1 General Residential.
16	How will Council benefit financially?	Council will not benefit financially as a result of the reclassification.
17	How will funds from any future sale be used?	Funds from any future sale would be directed towards administrative and maintenance costs associated with maintaining Council infrastructure.
18.	Does the reclassification relate to a part lot?	No.
19.	Government agency comments	Consultation will be completed as part of exhibition of Planning Proposal.



Site No. 6

Item	Consideration	Description / Response
1	Property Description	Lot 22 DP 1104564, Railway Lane, Cowra
2	Ownership	Cowra Shire Council.
3	Current Land-use	Existing building, used by Cowra Senior Citizens Centre.
4	Relevant Site History	The land was purchased by Cowra Shire Council in June 1965.
5	Current Classification	Community (default classification).
6	Proposed Classification	Operational.
7	Is the land a Public Reserve?	No. See Title Search included in Appendix 3 of this Planning Proposal.
8	What are the strategic merits?	The reclassification is not required for strategic planning reasons.
9	What are the site specific merits?	The land will be classified correctly according to its current operational use.
10	Consistency with local strategy	There are no relevant matters to consider in the Council's local strategy.
11	Summary of interests in land.	Cowra Council is the owner of the land in fee simple. Cowra Council does not hold a mortgage on the land. The land is not managed by a Trust. The land is burdened by a right of carriageway (refer BK 2741 No 456) Title search is included in Appendix 3 of this Planning Proposal.
12	Will any interests be discharged? Why?	No. All interests to remain unchanged. Council does not plan to dispose of this asset.
13	What are the effects of reclassification?	The land will be classified correctly according to its current operational use.
14	Current or proposed lease or agreements?	Yes. Lease to Cowra and District Senior Citizens Club is for 25 years expires in June 2039.LD 140.
15	Is a rezoning proposed?	No. The land is currently zoned B2 Local Centre.
16	How will Council benefit financially?	Council will not benefit financially as a result of the reclassification.
17	How will funds from any future sale be used?	Funds from any future sale would be directed towards administrative and maintenance costs associated with maintaining Council infrastructure.
18.	Does the reclassification relate to a part lot?	No.
19.	Government agency comments	Consultation will be completed as part of exhibition of Planning Proposal.



Site No. 7

Item	Consideration	Description / Response
1	Property Description	Lot 4 DP 811274, Waratah Street, Cowra
2	Ownership	Cowra Shire Council.
3	Current Land-use	Vacant.
4	Relevant Site History	Council purchased this land in 1996. The land was purchased to assist with drainage for Waratah Street.
5	Current Classification	Community (default classification).
6	Proposed Classification	Operational.
7	Is the land a Public Reserve?	No. See Title Search included in Appendix 3 of this Planning Proposal.
8	What are the strategic merits?	The reclassification is not required for strategic planning reasons.
9	What are the site specific merits?	The land will be classified correctly according to its current operational use.
10	Consistency with local strategy	There are no relevant matters to consider in the Council's local strategy.
11	Summary of interests in land.	<p>Cowra Council is the owner of the land in fee simple.</p> <p>Cowra Council does not hold a mortgage on the land.</p> <p>The land is not managed by a Trust.</p> <p>The land is burdened by a covenant (Dealing No. 2436061), which requires Council (as the transferor) to cover all expenses associated with the fencing of any boundary of the land. By the terms in the Dealing, the covenant is only binding on Council during the ownership of any adjoining lot by the transferee. The transferee no longer owns any adjoining land and therefore covenant is no longer binding on Council. Discharge of the covenant is therefore possible without impact on other parties.</p> <p>The land is leased (Dealing No. AD721837) to Cowra Machinery Centre. Despite this dealing being registered on the title, the lease expired on 30 November 2012. Discharge of the lease is therefore possible without impact on other parties.</p> <p>Title search is included in Appendix 3 of this Planning Proposal.</p>
12	Will any interests be discharged? Why?	Yes. All interests are intended to be discharged in anticipation that Council may resolve to offer the land for sale. The discharge of interests prior to any sale will require approval of the Governor, and is being sought by Council as part of the reclassification process.
13	What are the effects of reclassification?	The land will be classified correctly according to its current operational use. Council may resolve to offer the land for sale.
14	Current or proposed lease or agreements?	Yes. Part of this land is currently under lease to Cowra Machinery Centre for two years expires March 2019. LD 452.
15	Is a rezoning proposed?	No. The land is currently zoned IN2 Light Industrial.
16	How will Council benefit financially?	A financial benefit would result should the Council resolve to sell the land at a future date.
17	How will funds from any future sale be used?	Funds from any future sale would be directed towards administrative and maintenance costs associated with maintaining Council infrastructure.
18	Does the reclassification relate to a part lot?	No.
19	Government agency comments	Consultation will be completed as part of exhibition of Planning Proposal.



Site No. 8

Item	Consideration	Description / Response
1	Property Description	Lots 146, 147, 148 DP 1122349, North Logan Road, Cowra
2	Ownership	Cowra Shire Council.
3	Current Land-use	Sewage Treatment Plant.
4	Relevant Site History	Council purchased this land in 2008. The land was purchased as a site for Sewage Treatment Plant.
5	Current Classification	Community (default classification).
6	Proposed Classification	Operational.
7	Is the land a Public Reserve?	No. See Title Search included in Appendix 3 of this Planning Proposal.
8	What are the strategic merits?	The reclassification is not required for strategic planning reasons.
9	What are the site specific merits?	The land will be classified correctly according to the current and intended future use of the land. Council is operating an essential service on this site.
10	Consistency with local strategy	There are no relevant matters to consider in the Council's local strategy.
11	Summary of interests in land.	Cowra Council is the owner of the land in fee simple. Cowra Council does not hold a mortgage on the land. The land is not managed by a Trust. Lot 146 is burdened by an existing easement for sewer. The new Sewage Treatment Plant infrastructure is located primarily on Lot 146. There is other/older infrastructure located on Lot 147 and Lot 148 DP 1122349. Title search is included in Appendix 3 of this Planning Proposal.
12	Will any interests be discharged? Why?	No. All interests to remain unchanged. Council does not plan to dispose of this asset.
13	What are the effects of reclassification?	The land will be classified correctly according to its current operational use.
14	Current or proposed lease or agreements?	The vacant farming land is under licence To RA Cowley & Co for a three year period and expires December 2019. LD 552
15	Is a rezoning proposed?	No. The land is currently zoned RU1 Primary Production.
16	How will Council benefit financially?	Initially Council will not benefit financially.
17	How will funds from any future sale be used?	Funds from any future sale would be directed towards administrative and maintenance costs associated with maintaining Council infrastructure.
18.	Does the reclassification relate to a part lot?	No.
19.	Government agency comments	Consultation will be completed as part of exhibition of Planning Proposal.



Site No. 9

Item	Consideration	Description / Response
1	Property Description	Lot 1 DP 1001730, Doncaster Drive Cowra
2	Ownership	Cowra Shire Council.
3	Current Land-use	Lawn Cemetery (extension)
4	Relevant Site History	Council purchased this land in 2010. Council purchased this land to allow for the extension of Cowra Cemetery.
5	Current Classification	Community (default classification).
6	Proposed Classification	Operational.
7	Is the land a Public Reserve?	No. See Title Search included in Appendix 3 of this Planning Proposal.
8	What are the strategic merits?	The reclassification is not required for strategic planning reasons.
9	What are the site specific merits?	The land will be classified correctly according to the current and intended future use of the land. Council is operating an essential service on this site. The land is reserved for the extension of Cowra Cemetery, this land has
10	Consistency with local strategy	There are no relevant matters to consider in the Council's local strategy.
11	Summary of interests in land.	Cowra Council is the owner of the land in fee simple. Cowra Council does not hold a mortgage on the land. The land is not managed by a Trust. Title search is included in Appendix 3 of this Planning Proposal.
12	Will any interests be discharged? Why?	No. All interests to remain unchanged. Council does not plan to dispose of this asset.
13	What are the effects of reclassification?	The land will be classified correctly according to its current operational use.
14	Current or proposed lease or agreements?	Yes. Part of this land is leased. Dealing AF387342 – Lease to Industry & Investment NSW. Expires 31/12/2019.LD 330
15	Is a rezoning proposed?	No. The land is currently zoned RU1 Primary Production.
16	How will Council benefit financially?	Initially Council will not benefit financially.
17	How will funds from any future sale be used?	Funds from any future sale would be directed towards administrative and maintenance costs associated with maintaining Council infrastructure.
18.	Does the reclassification relate to a part lot?	No.
19.	Government agency comments	Consultation will be completed as part of exhibition of Planning Proposal.



Site No. 10

Item	Consideration	Description / Response
1	Property Description	Lot 1 DP 180296, Lachlan Valley Way Cowra
2	Ownership	The Council of the Shire of Waugoola.
3	Current Land-use	Vacant.
4	Relevant Site History	Council acquired the land in 1936 through Resumption No. C473919.
5	Current Classification	Community (default classification).
6	Proposed Classification	Operational.
7	Is the land a Public Reserve?	No. See Title Search included in Appendix 3 of this Planning Proposal.
8	What are the strategic merits?	The reclassification is not required for strategic planning reasons.
9	What are the site specific merits?	The land will be classified correctly according to its current operational use.
10	Consistency with local strategy	There are no relevant matters to consider in the Council's local strategy.
11	Summary of interests in land.	Cowra Council is the owner of the land in fee simple. Cowra Council does not hold a mortgage on the land. The land is not managed by a Trust. Title search is included in Appendix 3 of this Planning Proposal.
12	Will any interests be discharged? Why?	There are no interests registered on the title, and therefore no interests required to be discharged prior to any sale of the land by Council.
13	What are the effects of reclassification?	The land will be classified correctly according to its current operational use. Council may resolve to offer the land for sale.
14	Current or proposed lease or agreements?	No.
15	Is a rezoning proposed?	No. The land is currently zoned RU1 Primary Production.
16	How will Council benefit financially?	A financial benefit would result should the Council resolve to sell the land at a future date.
17	How will funds from any future sale be used?	Funds from any future sale would be directed towards administrative and maintenance costs associated with maintaining Council infrastructure
18.	Does the reclassification relate to a part lot?	No.
19.	Government agency comments	Consultation will be completed as part of exhibition of Planning Proposal.



Site No. 11

Item	Consideration	Description / Response
1	Property Description	Lot 6 DP 304949
2	Ownership	Cowra Shire Council.
3	Current Land-use	Vacant.
4	Relevant Site History	Council purchased the land in 1991. Council purchased this land as an investment for future parking space.
5	Current Classification	Community (default classification).
6	Proposed Classification	Operational.
7	Is the land a Public Reserve?	No. See Title Search included in Appendix 3 of this Planning Proposal.
8	What are the strategic merits?	The reclassification is not required for strategic planning reasons.
9	What are the site specific merits?	The land will be classified correctly according to its current operational use.
10	Consistency with local strategy	There are no relevant matters to consider in the Council's local strategy.
11	Summary of interests in land.	Cowra Council is the owner of the land in fee simple. Cowra Council does not hold a mortgage on the land. The land is not managed by a Trust. Title search is included in Appendix 3 of this Planning Proposal.
12	Will any interests be discharged? Why?	There are no interests registered on the title, and therefore no interests required to be discharged prior to any sale of the land by Council.
13	What are the effects of reclassification?	The land will be classified correctly according to its current operational use. Council may resolve to offer the land for sale.
14	Current or proposed lease or agreements?	No.
15	Is a rezoning proposed?	No. The land is currently zoned R1 General Residential.
16	How will Council benefit financially?	A financial benefit would result should the Council resolve to sell the land at a future date.
17	How will funds from any future sale be used?	Funds from any future sale would be directed towards administrative and maintenance costs associated with maintaining Council infrastructure.
18.	Does the reclassification relate to a part lot?	No.
19.	Government agency comments	Consultation will be completed as part of exhibition of Planning Proposal.



Site No. 12

Item	Consideration	Description / Response
1	Property Description	Lot 21 DP 862774, Evans Street Cowra
2	Ownership	Cowra Shire Council.
3	Current Land-use	High Level Water Reservoirs.
4	Relevant Site History	Council purchased this land in 1998. Council purchased this land for Cowra High Water Level Reservoir.
5	Current Classification	Community (default classification).
6	Proposed Classification	Operational.
7	Is the land a Public Reserve?	No. See Title Search included in Appendix 3 of this Planning Proposal.
8	What are the strategic merits?	The reclassification is not required for strategic planning reasons.
9	What are the site specific merits?	The land will be classified correctly according to the current and intended future use of the land. Council is operating an essential service on this site. The land contains the Cowra High Level Water Reservoir and associated Infrastructure
10	Consistency with local strategy	There are no relevant matters to consider in the Council's local strategy.
11	Summary of interests in land.	Cowra Council is the owner of the land in fee simple. Cowra Council does not hold a mortgage on the land. The land is not managed by a Trust. The land is burdened by an easement for water pipeline. The land is burdened by an easement for access. The land is burdened by an easement for electricity cables. Title search is included in Appendix 3 of this Planning Proposal.
12	Will any interests be discharged? Why?	No. All interests to remain unchanged. Council does not plan to dispose of this asset.
13	What are the effects of reclassification?	The land will be classified correctly according to its current operational use.
14	Current or proposed lease or agreements?	No.
15	Is a rezoning proposed?	No. The land is currently zoned RU1 Primary Production.
16	How will Council benefit financially?	Initially Council will not benefit financially.
17	How will funds from any future sale be used?	Funds from any future sale would be directed towards administrative and maintenance costs associated with maintaining Council infrastructure.
18.	Does the reclassification relate to a part lot?	No.
19.	Government agency comments	Consultation will be completed as part of exhibition of Planning Proposal.



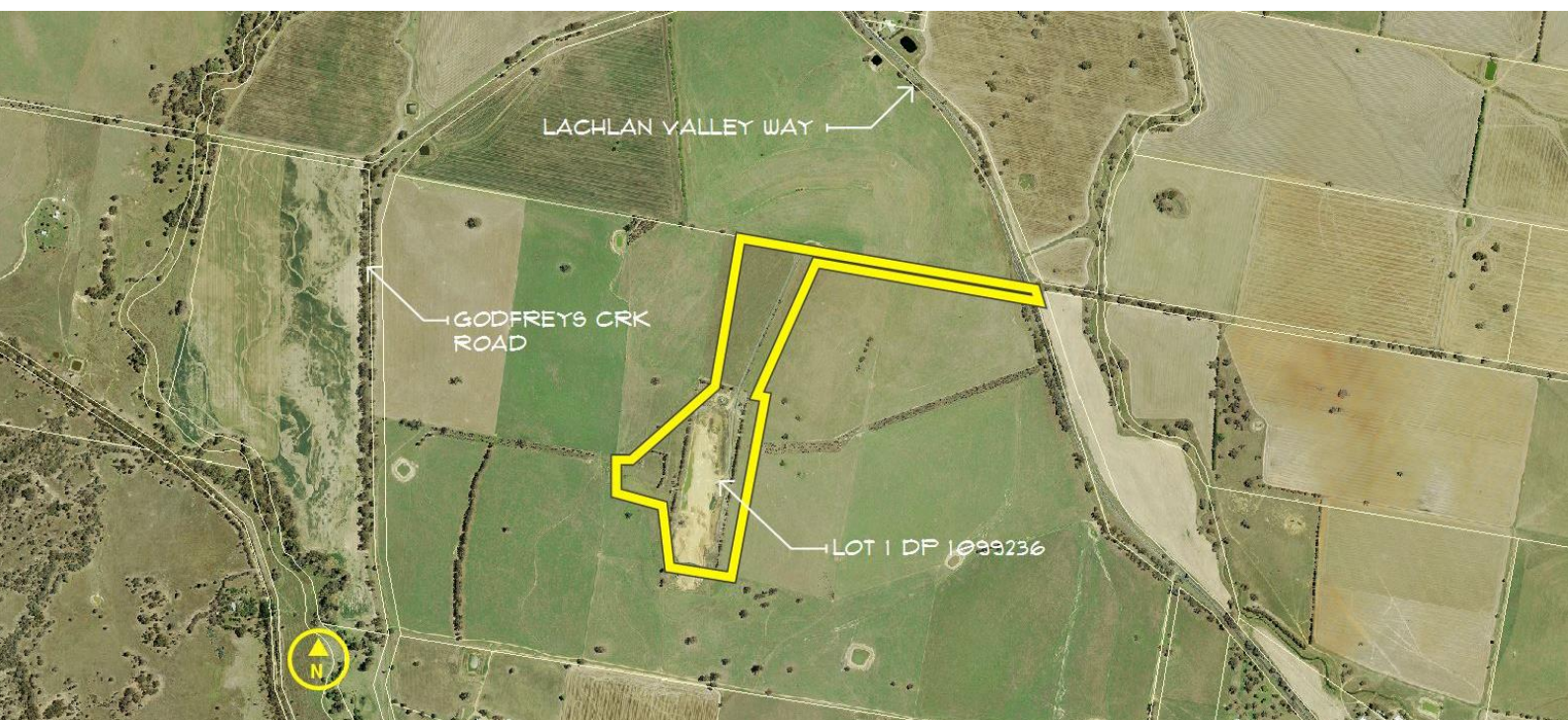
Site No. 13

Item	Consideration	Description / Response
1	Property Description	Lot 1 DP 382774, Rankin Street, Woodstock.
2	Ownership	Cowra Shire Council.
3	Current Land-use	Water Reservoirs.
4	Relevant Site History	Council purchased this land in 1993. The purpose was for a water reservoir for the Village of Woodstock.
5	Current Classification	Community (default classification).
6	Proposed Classification	Operational.
7	Is the land a Public Reserve?	No. See Title Search included in Appendix 3 of this Planning Proposal.
8	What are the strategic merits?	The reclassification is not required for strategic planning reasons.
9	What are the site specific merits?	The land will be classified correctly according to the current and intended future use of the land. Council is operating an essential service on this site.
10	Consistency with local strategy	There are no relevant matters to consider in the Council's local strategy.
11	Summary of interests in land.	Cowra Council is the owner of the land in fee simple. Cowra Council does not hold a mortgage on the land. The land is not managed by a Trust. Title search is included in Appendix 3 of this Planning Proposal.
12	Will any interests be discharged? Why?	No. All interests to remain unchanged. Council does not plan to dispose of this asset.
13	What are the effects of reclassification?	The land will be classified correctly according to its current operational use.
14	Current or proposed lease or agreements?	No.
15	Is a rezoning proposed?	No. The land is currently zoned RU1 Primary Production.
16	How will Council benefit financially?	Initially Council will not benefit financially.
17	How will funds from any future sale be used?	Funds from any future sale would be directed towards administrative and maintenance costs associated with maintaining Council infrastructure.
18.	Does the reclassification relate to a part lot?	No.
19.	Government agency comments	Consultation will be completed as part of exhibition of Planning Proposal.



Site No. 14

Item	Consideration	Description / Response
1	Property Description	Lot 1 DP 1099236, Lachlan Valley Way Cowra
2	Ownership	Cowra Shire Council.
3	Current Land-use	Houghtons Sand and Gravel Quarry
4	Relevant Site History	Council purchased this land in 2006. Council purchased this land for use as a Quarry.
5	Current Classification	Community (default classification).
6	Proposed Classification	Operational.
7	Is the land a Public Reserve?	No. See Title Search included in Appendix 3 of this Planning Proposal.
8	What are the strategic merits?	The reclassification is not required for strategic planning reasons.
9	What are the site specific merits?	The land will be classified correctly according to the current and intended future use of the land. Council is operating an essential service on this site.
10	Consistency with local strategy	There are no relevant matters to consider in the Council's local strategy.
11	Summary of interests in land.	Cowra Council is the owner of the land in fee simple. Cowra Council does not hold a mortgage on the land. The land is burdened by an easement for transmission line, benefiting the NSW Electricity Commission. The land is not managed by a Trust. Title search is included in Appendix 3 of this Planning Proposal.
12	Will any interests be discharged? Why?	No. All interests to remain unchanged. Council does not plan to dispose of this asset.
13	What are the effects of reclassification?	The land will be classified correctly according to its current operational use.
14	Current or proposed lease or agreements?	No.
15	Is a rezoning proposed?	No. The land is currently zoned RU1 Primary Production.
16	How will Council benefit financially?	Initially Council will not benefit financially.
17	How will funds from any future sale be used?	Funds from any future sale would be directed towards administrative and maintenance costs associated with maintaining Council infrastructure.
18.	Does the reclassification relate to a part lot?	No.
19.	Government agency comments	Consultation will be completed as part of exhibition of Planning Proposal.



Site No. 15

Item	Consideration	Description / Response
1	Property Description	Lots 5 and 6 Section 2 DP 758107, Sloan Street Billimari
2	Ownership	Cowra Shire Council.
3	Current Land-use	Billimari Rural Fire Service Shed
4	Relevant Site History	Council purchased this land in 2001. The purpose was to build a Rural Fire Service Shed for Billimari.
5	Current Classification	Community (default classification).
6	Proposed Classification	Operational.
7	Is the land a Public Reserve?	No. See Title Search included in Appendix 3 of this Planning Proposal.
8	What are the strategic merits?	The reclassification is not required for strategic planning reasons.
9	What are the site specific merits?	The land will be classified correctly according to the current and intended future use of the land. Council is operating an essential service on this site.
10	Consistency with local strategy	There are no relevant matters to consider in the Council's local strategy.
11	Summary of interests in land.	Cowra Council is the owner of the land in fee simple. Cowra Council does not hold a mortgage on the land. The land is not managed by a Trust. Title search is included in Appendix 3 of this Planning Proposal.
12	Will any interests be discharged? Why?	No. All interests to remain unchanged. Council does not plan to dispose of this asset.
13	What are the effects of reclassification?	The land will be classified correctly according to its current operational use.
14	Current or proposed lease or agreements?	No.
15	Is a rezoning proposed?	No. The land is currently zoned RU5 Village.
16	How will Council benefit financially?	Initially Council will not benefit financially.
17	How will funds from any future sale be used?	Funds from any future sale would be directed towards administrative and maintenance costs associated with maintaining Council infrastructure.
18.	Does the reclassification relate to a part lot?	No.
19.	Government agency comments	Consultation will be completed as part of exhibition of Planning Proposal.



Site No. 16

Item	Consideration	Description / Response
1	Property Description	Lot 2 Sec 27 DP 758462, Forbes Street Gooloogong.
2	Ownership	Cowra Shire Council.
3	Current Land-use	Gooloogong Rural Fire Service Shed
4	Relevant Site History	Council purchased this land in 2003. The purpose was to build a Rural Fire Service Shed for Gooloogong.
5	Current Classification	Community (default classification).
6	Proposed Classification	Operational.
7	Is the land a Public Reserve?	No. See Title Search included in Appendix 3 of this Planning Proposal.
8	What are the strategic merits?	The reclassification is not required for strategic planning reasons.
9	What are the site specific merits?	The land will be classified correctly according to the current and intended future use of the land. Council is operating an essential service on this site.
10	Consistency with local strategy	There are no relevant matters to consider in the Council's local strategy.
11	Summary of interests in land.	Cowra Council is the owner of the land in fee simple. Cowra Council does not hold a mortgage on the land. The land is not managed by a Trust. Title search is included in Appendix 3 of this Planning Proposal.
12	Will any interests be discharged? Why?	No. All interests to remain unchanged. Council does not plan to dispose of this asset.
13	What are the effects of reclassification?	The land will be classified correctly according to its current operational use.
14	Current or proposed lease or agreements?	No.
15	Is a rezoning proposed?	No. The land is currently zoned RU5 Village.
16	How will Council benefit financially?	Initially Council will not benefit financially.
17	How will funds from any future sale be used?	Funds from any future sale would be directed towards administrative and maintenance costs associated with maintaining Council infrastructure.
18.	Does the reclassification relate to a part lot?	No.
19.	Government agency comments	Consultation will be completed as part of exhibition of Planning Proposal.



Site No. 17

Item	Consideration	Description / Response
1	Property Description	Lot 1 DP 1060195, Camp Road Cowra
2	Ownership	Cowra Shire Council.
3	Current Land-use	Porters Mount Rural Fire Service Shed
4	Relevant Site History	Council purchased this land in 2003. The purpose was to build a Rural Fire Shed for Porters Mount.
5	Current Classification	Community (default classification).
6	Proposed Classification	Operational.
7	Is the land a Public Reserve?	No. See Title Search included in Appendix 3 of this Planning Proposal.
8	What are the strategic merits?	The reclassification is not required for strategic planning reasons.
9	What are the site specific merits?	The land will be classified correctly according to the current and intended future use of the land. Council is operating an essential service on this site.
10	Consistency with local strategy	There are no relevant matters to consider in the Council's local strategy.
11	Summary of interests in land.	Cowra Council is the owner of the land in fee simple. Cowra Council does not hold a mortgage on the land. The land is not managed by a Trust. Title search is included in Appendix 3 of this Planning Proposal.
12	Will any interests be discharged? Why?	No. All interests to remain unchanged. Council does not plan to dispose of this asset.
13	What are the effects of reclassification?	The land will be classified correctly according to its current operational use.
14	Current or proposed lease or agreements?	No.
15	Is a rezoning proposed?	No. The land is currently zoned RU1 Primary Production.
16	How will Council benefit financially?	Initially Council will not benefit financially.
17	How will funds from any future sale be used?	Funds from any future sale would be directed towards administrative and maintenance costs associated with maintaining Council infrastructure.
18.	Does the reclassification relate to a part lot?	No.
19.	Government agency comments	Consultation will be completed as part of exhibition of Planning Proposal.



Site No. 18

Item	Consideration	Description / Response
1	Property Description	Lot 1 DP 1063303, Mount McDonald.
2	Ownership	Cowra Shire Council.
3	Current Land-use	Mount McDonald Rural Fire Service Shed
4	Relevant Site History	Council purchased this land in 2004. The purpose was to build a Rural Fire Shed for Mount McDonald.
5	Current Classification	Community (default classification).
6	Proposed Classification	Operational.
7	Is the land a Public Reserve?	No. See Title Search included in Appendix 3 of this Planning Proposal.
8	What are the strategic merits?	The reclassification is not required for strategic planning reasons.
9	What are the site specific merits?	The land will be classified correctly according to the current and intended future use of the land. Council is operating an essential service on this site.
10	Consistency with local strategy	There are no relevant matters to consider in the Council's local strategy.
11	Summary of interests in land.	Cowra Council is the owner of the land in fee simple. Cowra Council does not hold a mortgage on the land. The land is not managed by a Trust. Title search is included in Appendix 3 of this Planning Proposal.
12	Will any interests be discharged? Why?	No. All interests to remain unchanged. Council does not plan to dispose of this asset.
13	What are the effects of reclassification?	The land will be classified correctly according to its current operational use.
14	Current or proposed lease or agreements?	No.
15	Is a rezoning proposed?	No. The land is currently zoned RU1 Primary Production.
16	How will Council benefit financially?	Initially Council will not benefit financially.
17	How will funds from any future sale be used?	Funds from any future sale would be directed towards administrative and maintenance costs associated with maintaining Council infrastructure.
18.	Does the reclassification relate to a part lot?	No.
19.	Government agency comments	Consultation will be completed as part of exhibition of Planning Proposal.



Site No. 19

Item	Consideration	Description / Response
1	Property Description	Lot 2260 DP 1122311, Lachlan Street, Cowra
2	Ownership	Cowra Shire Council.
3	Current Land-use	Sewer Pump Station.
4	Relevant Site History	Council purchased this land in 2008. The purpose was for the Sewer Pump Station.
5	Current Classification	Community (default classification).
6	Proposed Classification	Operational.
7	Is the land a Public Reserve?	No. See Title Search included in Appendix 3 of this Planning Proposal.
8	What are the strategic merits?	The reclassification is not required for strategic planning reasons.
9	What are the site specific merits?	The land will be classified correctly according to the current and intended future use of the land. Council is operating an essential service on this site.
10	Consistency with local strategy	There are no relevant matters to consider in the Council's local strategy.
11	Summary of interests in land.	Cowra Council is the owner of the land in fee simple. Cowra Council does not hold a mortgage on the land. The land is not managed by a Trust. The land is burdened by an easement for gas. Title search is included in Appendix 3 of this Planning Proposal.
12	Will any interests be discharged? Why?	No. All interests to remain unchanged. Council does not plan to dispose of this asset.
13	What are the effects of reclassification?	The land will be classified correctly according to its current operational use.
14	Current or proposed lease or agreements?	No.
15	Is a rezoning proposed?	No. The land is currently zoned RE1 Public Recreation.
16	How will Council benefit financially?	Initially Council will not benefit financially.
17	How will funds from any future sale be used?	Funds from any future sale would be directed towards administrative and maintenance costs associated with maintaining Council infrastructure.
18.	Does the reclassification relate to a part lot?	No.
19.	Government agency comments	Consultation will be completed as part of exhibition of Planning Proposal.



Site No. 20

Item	Consideration	Description / Response
1	Property Description	Lot 50 DP 862889, Brisbane Street, Cowra
2	Ownership	Cowra Shire Council.
3	Current Land-use	Water Treatment Plant infrastructure.
4	Relevant Site History	Council purchased this land in 1998. The purpose for a Water Treatment Plant for Cowra.
5	Current Classification	Community (default classification).
6	Proposed Classification	Operational.
7	Is the land a Public Reserve?	No. See Title Search included in Appendix 3 of this Planning Proposal.
8	What are the strategic merits?	The reclassification is not required for strategic planning reasons.
9	What are the site specific merits?	The land will be classified correctly according to the current and intended future use of the land. Council is operating an essential service on this site.
10	Consistency with local strategy	There are no relevant matters to consider in the Council's local strategy.
11	Summary of interests in land.	Cowra Council is the owner of the land in fee simple. Cowra Council does not hold a mortgage on the land. The land is not managed by a Trust. Title search is included in Appendix 3 of this Planning Proposal.
12	Will any interests be discharged? Why?	No. All interests to remain unchanged. Council does not plan to dispose of this asset.
13	What are the effects of reclassification?	The land will be classified correctly according to its current operational use.
14	Current or proposed lease or agreements?	No.
15	Is a rezoning proposed?	No. The land is currently zoned SP2 Infrastructure.
16	How will Council benefit financially?	Initially Council will not benefit financially.
17	How will funds from any future sale be used?	Funds from any future sale would be directed towards administrative and maintenance costs associated with maintaining Council infrastructure.
18.	Does the reclassification relate to a part lot?	No.
19.	Government agency comments	Consultation will be completed as part of exhibition of Planning Proposal.



Site No. 21

Item	Consideration	Description / Response
1	Property Description	Lot 2 DP 867898, Bennelong Place Cowra
2	Ownership	Cowra Shire Council.
3	Current Land-use	Site for Water Reservoir and vacant land
4	Relevant Site History	Resumed for Public Reservoir. Notified Government Gazette 14 May 1926 F.2111 Plan (1948-3090)
5	Current Classification	Community (default classification).
6	Proposed Classification	Operational.
7	Is the land a Public Reserve?	No. See Title Search included in Appendix 3 of this Planning Proposal.
8	What are the strategic merits?	The reclassification is not required for strategic planning reasons.
9	What are the site specific merits?	The land will be classified correctly according to the current and intended future use of the land. Council is operating an essential service on this site.
10	Consistency with local strategy	There are no relevant matters to consider in the Council's local strategy.
11	Summary of interests in land.	Cowra Council is the owner of the land in fee simple. Cowra Council does not hold a mortgage on the land. The land is not managed by a Trust. Title search is included in Appendix 3 of this Planning Proposal.
12	Will any interests be discharged? Why?	No. All interests to remain unchanged. Council does not plan to dispose of this asset.
13	What are the effects of reclassification?	The land will be classified correctly according to its current operational use.
14	Current or proposed lease or agreements?	No.
15	Is a rezoning proposed?	No. The land is currently zoned R1 General Residential.
16	How will Council benefit financially?	Initially Council will not benefit financially.
17	How will funds from any future sale be used?	Funds from any future sale would be directed towards administrative and maintenance costs associated with maintaining Council infrastructure.
18.	Does the reclassification relate to a part lot?	No.
19.	Government agency comments	Consultation will be completed as part of exhibition of Planning Proposal.



Appendix 2.0

Included in Appendix 2 is a copy of the Council's assessment of each reclassification proposal against relevant Section 9.1 Ministerial Directions.

Site No. 1 - Lot 16 DP 845643, Kangaroo Road, Gooloogong

9.1 Direction		When does the Direction apply?	Assessment
Employment and			
1.1	Business and Industrial Zones	Proposals that affect land within an existing or proposed business or industrial zone.	The reclassification proposal does not affect business or industrial zoned land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
1.2	Rural Zones	Proposals that affect land within an existing or proposed rural zone.	The reclassification proposal involves land in an existing rural zone. The proposal does not involve the rezoning of the site to a residential, business, industrial, village or tourist zone, and there is no intention to increase the permissible density of the land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
1.3	Mining, Petroleum etc.	Proposals that have the effect of prohibiting mining activities, or restricting potential development of resources by permitting a land-use that is incompatible with such development.	There is no proposal to change the zoning of the land (RU1 Primary Production) as part of the reclassification proposal. For this reason, there will be no change to the permissibility of mining activities on the land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
1.4	Rural Lands	Proposals that affect land within an existing or proposed rural or environmental protection zone, or which change the existing minimum lot size on land in a rural or environmental protection zone.	The Rural Planning Principles listed in State Environmental Planning Policy (Rural Lands) 2008 have been considered. The reclassification of the land does not change the agricultural capability or suitability of the land, and is generally considered to be of minor significance in terms of rural land-use planning. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
Environment and Heritage			
2.1	Environment Prot. Zones	The Direction applies to all Planning Proposals.	The land is not zoned for environmental protection purposes and there is not proposal to reduce any environmental protection standards that currently apply to the land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
2.3	Heritage Conservation	The Direction applies to all Planning Proposals.	There is no proposal to alter any existing provisions that facilitate the conservation of items, places, buildings, works relics, moveable objects or precincts of environmental heritage significance, or protected Aboriginal objects or places. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
2.4	Recreation Vehicles Areas	The Direction applies to all Planning Proposals.	There is no proposal to enable the site to be developed for the purposes of a recreation vehicle area. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
Housing, Infrastructure & Urban Development			
3.1	Residential Zones	Proposals that affect land within an existing or proposed residential zone, or any other zone in which significant residential development is permitted or proposed to be permitted.	The reclassification proposal does not affect residential zoned land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
3.2	Caravan Parks	The Direction applies to all Planning Proposals.	The reclassification proposal does not aim to identify suitable zones, locations and provisions for caravan parks or manufactured home estates. The reclassification proposal is consistent with the requirements of the Ministerial Direction.

3.3	Home Occupations	The Direction applies to all Planning Proposals.	The reclassification proposal does not alter the permissibility of home occupations to be carried out within dwelling houses without the need for development consent. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
3.4	Integrating Land-use etc.	Planning Proposals that create, alter or remove a zone or provision relating to urban zoned land.	The reclassification proposal does not affect urban zoned land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
3.5	Dev. Near Aerodromes	Planning Proposals that will create, alter or remove a zone or provision relating to land in the vicinity of a licenced aerodrome.	The reclassification proposal does not relate to land that is located within the vicinity of a licenced aerodrome. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
3.6	Shooting Ranges	Planning Proposals that will affect, create, alter or remove a zone or provision relating to land adjacent to and or adjoining an existing shooting range.	The reclassification proposal does not relate to land that is located within the vicinity of a known shooting range. The reclassification proposal is consistent with the requirements of the Ministerial Direction.

Hazard and Risk

4.2	Mine Subsidence	Planning Proposals that permit development on land within a mine subsidence district, or land that has been identified as unstable in a study, strategy or other assessment.	The reclassification proposal does not relate to land that is known to be within a mine subsidence district. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
4.3	Flood Prone Land	Planning Proposals that create, remove or alter a zone or provision that affects flood prone land.	The reclassification proposal does not relate to land that is mapped as flood prone. There is no proposal to change any local planning provisions relating to flood prone land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
4.4	Planning for Bushfire etc.	Planning Proposals that will affect, or is in proximity to land mapped as bushfire prone land.	Site No. 1 was created as a public reserve. Reclassification of the land would enable Council to remove the public reserve status of the land and consider disposal of the asset. Future development on the land for residential purposes would be prohibited under current planning provisions for the RU1 Primary Production zone (and there is no proposal to alter current zoning provisions). The reclassification is therefore unlikely to create opportunities for new development that would need to comply with the requirements for Planning for Bushfire Protection.

Regional Planning

5.10	Implement Regional Plans	The Direction applies to all Planning Proposals.	The reclassification proposal has been considered against the Central West Orana Regional Plan in Section 4.4.2 of this report. The reclassification of land is generally a matter of local significance.
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Local Plan Making

6.1	Approval and Ref. Req.	The Direction applies to all Planning Proposals.	There are no proposed changes to existing provisions relating to approval or referral requirements for planning matters.
6.2	Reserving public land.	The Direction applies to all Planning Proposals.	The approval of the Director-General of the NSW Department of Planning & Environment is required for the Planning Proposal because it involves the removal of the Public Reserve status of the land. Detailed justification for the reclassification has been presented in Appendix 1 of this report. The removal of the reserve status is also considered justified for the following reasons:

6.2	Reserving public land (cont.)	The Direction applies to all Planning Proposals.	<ul style="list-style-type: none"> - Council is not aware that the land is currently being actively or passively used for public recreation. - Council is not actively maintaining the land. - The land has an isolated location and is not highly accessible to the broader community.
6.3	Site specific provisions	Planning Proposals that will allow a particular development to be carried out.	The Planning Proposal has not been prepared with the aim of allowing a particular development to be carried out. The proposal is to ensure the land is correctly classified under the Local Government Act 1993.

Site No. 2 - Lot 45 DP 975291, Lowes Lane Cowra

9.1 Direction		When does the Direction apply?	Assessment
Employment and			
1.1	Business and Industrial Zones	Proposals that affect land within an existing or proposed business or industrial zone.	The reclassification proposal does not affect business or industrial zoned land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
1.2	Rural Zones	Proposals that affect land within an existing or proposed rural zone.	The reclassification proposal involves land in an existing rural zone. The proposal does not involve the rezoning of the site to a residential, business, industrial, village or tourist zone, and there is no intention to increase the permissible density of the land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
1.3	Mining, Petroleum etc.	Proposals that have the effect of prohibiting mining activities, or restricting potential development of resources by permitting a land-use that is incompatible with such development.	There is no proposal to change the zoning of the land (RU1 Primary Production) as part of the reclassification proposal. For this reason, there will be no change to the permissibility of mining activities on the land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
1.4	Rural Lands	Proposals that affect land within an existing or proposed rural or environmental protection zone, or which change the existing minimum lot size on land in a rural or environmental protection zone.	The Rural Planning Principles listed in State Environmental Planning Policy (Rural Lands) 2008 have been considered. The reclassification of the land does not change the agricultural capability or suitability of the land, and is generally considered to be of minor significance in terms of rural land-use planning. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
Environment and Heritage			
2.1	Environment Prot. Zones	The Direction applies to all Planning Proposals.	The land is not zoned for environmental protection purposes and there is not proposal to reduce any environmental protection standards that currently apply to the land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
2.3	Heritage Conservation	The Direction applies to all Planning Proposals.	There is no proposal to alter any existing provisions that facilitate the conservation of items, places, buildings, works relics, moveable objects or precincts of environmental heritage significance, or protected Aboriginal objects or places. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
2.4	Recreation Vehicles Areas	The Direction applies to all Planning Proposals.	There is no proposal to enable the site to be developed for the purposes of a recreation vehicle area. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
Housing, Infrastructure & Urban Development			
3.1	Residential Zones	Proposals that affect land within an existing or proposed residential zone, or any other zone in which significant residential development is permitted or proposed to be permitted.	The reclassification proposal does not affect residential zoned land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
3.2	Caravan Parks	The Direction applies to all Planning Proposals.	The reclassification proposal does not aim to identify suitable zones, locations and provisions for caravan parks or manufactured home estates. The reclassification proposal is consistent with the requirements of the Ministerial Direction.

3.3	Home Occupations	The Direction applies to all Planning Proposals.	The reclassification proposal does not alter the permissibility of home occupations to be carried out within dwelling houses without the need for development consent. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
3.4	Integrating Land-use etc.	Planning Proposals that create, alter or remove a zone or provision relating to urban zoned land.	The reclassification proposal does not affect urban zoned land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
3.5	Dev. Near Aerodromes	Planning Proposals that will create, alter or remove a zone or provision relating to land in the vicinity of a licenced aerodrome.	The reclassification proposal does not relate to land that is located within the vicinity of a licenced aerodrome. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
3.6	Shooting Ranges	Planning Proposals that will affect, create, alter or remove a zone or provision relating to land adjacent to and or adjoining an existing shooting range.	The reclassification proposal does not relate to land that is located within the vicinity of a known shooting range. The reclassification proposal is consistent with the requirements of the Ministerial Direction.

Hazard and Risk

4.2	Mine Subsidence	Planning Proposals that permit development on land within a mine subsidence district, or land that has been identified as unstable in a study, strategy or other assessment.	The reclassification proposal does not relate to land that is known to be within a mine subsidence district. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
4.3	Flood Prone Land	Planning Proposals that create, remove or alter a zone or provision that affects flood prone land.	The reclassification proposal does relate to land that is mapped as flood prone. There is an existing dwelling on the land which is known to have been constructed in the early 1900's. The balance of the site is used for agricultural purposes. The land was purchased by Council in 2007 to increase the buffer around the upgraded Sewer Treatment Plant. The current use is expected to continue into the longer term. The reclassification will not have the effect of allowing intensification of land-use, and there is no proposal to alter any planning provisions that control flooding. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
4.4	Planning for Bushfire etc.	Planning Proposals that will affect, or is in proximity to land mapped as bushfire prone land.	The reclassification proposal does not relate to land that is mapped as Bushfire Prone. The reclassification proposal is consistent with the requirements of the Ministerial Direction.

Regional Planning

5.10	Implement Regional Plans	The Direction applies to all Planning Proposals.	The reclassification proposal has been considered against the Central West Orana Regional Plan in Section 4.4.2 of this report. The reclassification of land is generally a matter of local significance.
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Local Plan Making

6.1	Approval and Ref. Req.	The Direction applies to all Planning Proposals.	There are no proposed changes to existing provisions relating to approval or referral requirements for planning matters.
6.2	Reserving public land.	The Direction applies to all Planning Proposals.	The approval of the Director-General of the NSW Department of Planning & Environment is required for the Planning Proposal because it involves the reclassification of the land from community to operational. Detailed justification for the reclassification has been presented in Appendix 1 of this report.
6.3	Site specific provisions	Planning Proposals that will allow a particular development to be carried out.	The Planning Proposal has not been prepared with the aim of allowing a particular development to be carried out. The proposal is to ensure the land is correctly classified under the Local Government Act 1993.

Site No. 3 - Lot 1 DP 1118115, Clearview Road, Darbys Falls

9.1 Direction		When does the Direction apply?	Assessment
Employment and			
1.1	Business and Industrial Zones	Proposals that affect land within an existing or proposed business or industrial zone.	The reclassification proposal does not affect business or industrial zoned land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
1.2	Rural Zones	Proposals that affect land within an existing or proposed rural zone.	The reclassification proposal involves land in an existing rural zone. The proposal does not involve the rezoning of the site to a residential, business, industrial, village or tourist zone, and there is no intention to increase the permissible density of the land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
1.3	Mining, Petroleum etc.	Proposals that have the effect of prohibiting mining activities, or restricting potential development of resources by permitting a land-use that is incompatible with such development.	There is no proposal to change the zoning of the land (RU1 Primary Production) as part of the reclassification proposal. For this reason, there will be no change to the permissibility of mining activities on the land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
1.4	Rural Lands	Proposals that affect land within an existing or proposed rural or environmental protection zone, or which change the existing minimum lot size on land in a rural or environmental protection zone.	The Rural Planning Principles listed in State Environmental Planning Policy (Rural Lands) 2008 have been considered. The reclassification of the land does not change the agricultural capability or suitability of the land, and is generally considered to be of minor significance in terms of rural land-use planning. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
Environment and Heritage			
2.1	Environment Protection Zones	The Direction applies to all Planning Proposals.	The land is not zoned for environmental protection purposes and there is not proposal to reduce any environmental protection standards that currently apply to the land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
2.3	Heritage Conservation	The Direction applies to all Planning Proposals.	The land is not mapped as containing any items of environmental heritage. There is no proposal to alter any existing provisions that facilitate the conservation of items, places, buildings, works relics, moveable objects or precincts of environmental heritage significance, or protected Aboriginal objects or places. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
2.4	Recreation Vehicles Areas	The Direction applies to all Planning Proposals.	There is no proposal to enable the site to be developed for the purposes of a recreation vehicle area. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
Housing, Infrastructure & Urban Development			
3.1	Residential Zones	Proposals that affect land within an existing or proposed residential zone, or any other zone in which significant residential development is permitted or proposed to be permitted.	The reclassification proposal does not affect residential zoned land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
3.2	Caravan Parks	The Direction applies to all Planning Proposals.	The reclassification proposal does not aim to identify suitable zones, locations and provisions for caravan parks or manufactured home estates. The reclassification proposal is consistent with the requirements of the Ministerial Direction.

3.3	Home Occupations	The Direction applies to all Planning Proposals.	The reclassification proposal does not alter the permissibility of home occupations to be carried out within dwelling houses without the need for development consent. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
3.4	Integrating Land-use etc.	Planning Proposals that create, alter or remove a zone or provision relating to urban zoned land.	The reclassification proposal does not affect urban zoned land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
3.5	Dev. Near Aerodromes	Planning Proposals that will create, alter or remove a zone or provision relating to land in the vicinity of a licenced aerodrome.	The reclassification proposal does not relate to land that is located within the vicinity of a licenced aerodrome. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
3.6	Shooting Ranges	Planning Proposals that will affect, create, alter or remove a zone or provision relating to land adjacent to and or adjoining an existing shooting range.	The reclassification proposal does not relate to land that is located within the vicinity of a known shooting range. The reclassification proposal is consistent with the requirements of the Ministerial Direction.

Hazard and Risk

4.2	Mine Subsidence	Planning Proposals that permit development on land within a mine subsidence district, or land that has been identified as unstable in a study, strategy or other assessment.	The reclassification proposal does not relate to land that is known to be within a mine subsidence district. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
4.3	Flood Prone Land	Planning Proposals that create, remove or alter a zone or provision that affects flood prone land.	The reclassification proposal does relate to land that is mapped as flood prone. The land contains the Darbys Falls Water Treatment Plant. The balance of the site is used for agricultural purposes. The current use is expected to continue into the longer term. The reclassification will not have the effect of allowing intensification of land-use, and there is no proposal to alter any planning provisions that control flooding. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
4.4	Planning for Bushfire etc.	Planning Proposals that will affect, or is in proximity to land mapped as bushfire prone land.	The reclassification proposal does not relate to land that is mapped as Bushfire Prone. The reclassification proposal is consistent with the requirements of the Ministerial Direction.

Regional Planning

5.10	Implement Regional Plans	The Direction applies to all Planning Proposals.	The reclassification proposal has been considered against the Central West Orana Regional Plan in Section 4.4.2 of this report. The reclassification of land is generally a matter of local significance.
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Local Plan Making

6.1	Approval and Ref. Req.	The Direction applies to all Planning Proposals.	There are no proposed changes to existing provisions relating to approval or referral requirements for planning matters.
6.2	Reserving public land.	The Direction applies to all Planning Proposals.	The approval of the Director-General of the NSW Department of Planning & Environment is required for the Planning Proposal because it involves the reclassification of the land from community to operational. Detailed justification for the reclassification has been presented in Appendix 1 of this report.
6.3	Site specific provisions	Planning Proposals that will allow a particular development to be carried out.	The Planning Proposal has not been prepared with the aim of allowing a particular development to be carried out. The proposal is to ensure the land is correctly classified under the Local Government Act 1993.

Site No. 4 - Lot 2 DP 118155, Clearview Road, Darbys Falls

9.1 Direction		When does the Direction apply?	Assessment
Employment and			
1.1	Business and Industrial Zones	Proposals that affect land within an existing or proposed business or industrial zone.	The reclassification proposal does not affect business or industrial zoned land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
1.2	Rural Zones	Proposals that affect land within an existing or proposed rural zone.	The reclassification proposal involves land in an existing rural zone. The proposal does not involve the rezoning of the site to a residential, business, industrial, village or tourist zone, and there is no intention to increase the permissible density of the land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
1.3	Mining, Petroleum etc.	Proposals that have the effect of prohibiting mining activities, or restricting potential development of resources by permitting a land-use that is incompatible with such development.	There is no proposal to change the zoning of the land (RU1 Primary Production) as part of the reclassification proposal. For this reason, there will be no change to the permissibility of mining activities on the land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
1.4	Rural Lands	Proposals that affect land within an existing or proposed rural or environmental protection zone, or which change the existing minimum lot size on land in a rural or environmental protection zone.	The Rural Planning Principles listed in State Environmental Planning Policy (Rural Lands) 2008 have been considered. The reclassification of the land does not change the agricultural capability or suitability of the land, and is generally considered to be of minor significance in terms of rural land-use planning. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
Environment and Heritage			
2.1	Environment Protection Zones	The Direction applies to all Planning Proposals.	The land is not zoned for environmental protection purposes and there is not proposal to reduce any environmental protection standards that currently apply to the land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
2.3	Heritage Conservation	The Direction applies to all Planning Proposals.	The land is not mapped as containing any items of environmental heritage. There is no proposal to alter any existing provisions that facilitate the conservation of items, places, buildings, works relics, moveable objects or precincts of environmental heritage significance, or protected Aboriginal objects or places. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
2.4	Recreation Vehicles Areas	The Direction applies to all Planning Proposals.	There is no proposal to enable the site to be developed for the purposes of a recreation vehicle area. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
Housing, Infrastructure & Urban Development			
3.1	Residential Zones	Proposals that affect land within an existing or proposed residential zone, or any other zone in which significant residential development is permitted or proposed to be permitted.	The reclassification proposal does not affect residential zoned land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
3.2	Caravan Parks	The Direction applies to all Planning Proposals.	The reclassification proposal does not aim to identify suitable zones, locations and provisions for caravan parks or manufactured home estates. The reclassification proposal is consistent with the requirements of the Ministerial Direction.

3.3	Home Occupations	The Direction applies to all Planning Proposals.	The reclassification proposal does not alter the permissibility of home occupations to be carried out within dwelling houses without the need for development consent. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
3.4	Integrating Land-use etc.	Planning Proposals that create, alter or remove a zone or provision relating to urban zoned land.	The reclassification proposal does not affect urban zoned land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
3.5	Dev. Near Aerodromes	Planning Proposals that will create, alter or remove a zone or provision relating to land in the vicinity of a licenced aerodrome.	The reclassification proposal does not relate to land that is located within the vicinity of a licenced aerodrome. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
3.6	Shooting Ranges	Planning Proposals that will affect, create, alter or remove a zone or provision relating to land adjacent to and or adjoining an existing shooting range.	The reclassification proposal does not relate to land that is located within the vicinity of a known shooting range. The reclassification proposal is consistent with the requirements of the Ministerial Direction.

Hazard and Risk

4.2	Mine Subsidence	Planning Proposals that permit development on land within a mine subsidence district, or land that has been identified as unstable in a study, strategy or other assessment.	The reclassification proposal does not relate to land that is known to be within a mine subsidence district. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
4.3	Flood Prone Land	Planning Proposals that create, remove or alter a zone or provision that affects flood prone land.	The reclassification proposal does not relate to land that is mapped as flood prone. There is no proposal to change any local planning provisions relating to flood prone land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
4.4	Planning for Bushfire etc.	Planning Proposals that will affect, or is in proximity to land mapped as bushfire prone land.	The reclassification proposal does not relate to land that is mapped as Bushfire Prone. The reclassification proposal is consistent with the requirements of the Ministerial Direction.

Regional Planning

5.10	Implement Regional Plans	The Direction applies to all Planning Proposals.	The reclassification proposal has been considered against the Central West Orana Regional Plan in Section 4.4.2 of this report. The reclassification of land is generally a matter of local significance.
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Local Plan Making

6.1	Approval and Ref. Req.	The Direction applies to all Planning Proposals.	There are no proposed changes to existing provisions relating to approval or referral requirements for planning matters.
6.2	Reserving public land.	The Direction applies to all Planning Proposals.	The approval of the Director-General of the NSW Department of Planning & Environment is required for the Planning Proposal because it involves the reclassification of the land from community to operational. Detailed justification for the reclassification has been presented in Appendix 1 of this report.
6.3	Site specific provisions	Planning Proposals that will allow a particular development to be carried out.	The Planning Proposal has not been prepared with the aim of allowing a particular development to be carried out. The proposal is to ensure the land is correctly classified under the Local Government Act 1993.

Site No. 5 – Lot 1 & 2 DP 1092182, Pack Street Cowra

9.1 Direction		When does the Direction apply?	Assessment
Employment and			
1.1	Business and Industrial Zones	Proposals that affect land within an existing or proposed business or industrial zone.	The reclassification proposal does not affect business or industrial zoned land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
1.2	Rural Zones	Proposals that affect land within an existing or proposed rural zone.	The reclassification proposal does not affect rural zoned land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
1.3	Mining, Petroleum etc.	Proposals that have the effect of prohibiting mining activities, or restricting potential development of resources by permitting a land-use that is incompatible with such development.	There reclassification proposal does not change the permissibility of mining activities on the land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
1.4	Rural Lands	Proposals that affect land within an existing or proposed rural or environmental protection zone, or which change the existing minimum lot size on land in a rural or environmental protection zone.	The reclassification proposal does not affect rural zoned land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
Environment and Heritage			
2.1	Environment Protection Zones	The Direction applies to all Planning Proposals.	The land is not zoned for environmental protection purposes and there is not proposal to reduce any environmental protection standards that currently apply to the land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
2.3	Heritage Conservation	The Direction applies to all Planning Proposals.	The land is not mapped as containing any items of environmental heritage. There is no proposal to alter any existing provisions that facilitate the conservation of items, places, buildings, works relics, moveable objects or precincts of environmental heritage significance, or protected Aboriginal objects or places. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
2.4	Recreation Vehicles Areas	The Direction applies to all Planning Proposals.	There is no proposal to enable the site to be developed for the purposes of a recreation vehicle area. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
Housing, Infrastructure & Urban Development			
3.1	Residential Zones	Proposals that affect land within an existing or proposed residential zone, or any other zone in which significant residential development is permitted or proposed to be permitted.	The reclassification proposal does relate to land in an existing residential zone. The current classification prevents the land from being developed for residential purposes. Changing the classification of the land to Operation will enable the land to be used for residential purposes, consistent with the requirements of the Ministerial Direction.
3.2	Caravan Parks	The Direction applies to all Planning Proposals.	The reclassification proposal does not aim to identify suitable zones, locations and provisions for caravan parks or manufactured home estates. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
3.3	Home Occupations	The Direction applies to all Planning Proposals.	The reclassification proposal does not alter the permissibility of home occupations to be carried out within dwelling houses without the need for development consent. The reclassification proposal is consistent with the requirements of the Ministerial Direction.

3.4	Integrating Land-use etc.	Planning Proposals that create, alter or remove a zone or provision relating to urban zoned land.	The reclassification proposal does not affect urban zoned land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
3.5	Dev. Near Aerodromes	Planning Proposals that will create, alter or remove a zone or provision relating to land in the vicinity of a licenced aerodrome.	The reclassification proposal does not relate to land that is located within the vicinity of a licenced aerodrome. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
3.6	Shooting Ranges	Planning Proposals that will affect, create, alter or remove a zone or provision relating to land adjacent to and or adjoining an existing shooting range.	<p>The land is adjacent to Lot 7 DP 1173223 which is a Crown Reserve. Part of this Crown Reserve is leased to the Cowra Pistol Club, which has occupied the site for many years. There is only a road separating the shooting range from the subject site, and a straight line distance of approximately 200 metres.</p> <p>The Ministerial Direction requires that a Planning Proposal must not seek to rezone land adjacent to and / or adjoining an existing shooting range that has the effect of:</p> <ul style="list-style-type: none"> (a) Permitting more intensive land-uses than those which are permitted under the existing zone; or (b) Permitting land-uses that are incompatible with the noise emitted by the existing shooting range. <p>The site is currently zoned R1 General Residential under Cowra Local Environmental Plan 2012 and is subject to a lot size of 2000m². Detailed justification for the rezoning was completed in the Cowra LEP Justification Report in April 2012.</p> <p>The Planning Proposal seeks only to give the land to correct classification pursuant to the requirements of Sections 25 and 26 of the Local Government Act. There is no proposal to permit more intensive land-uses than those which are permitted in the R1 General Residential zone. There is no proposal to enable any land-use activities which could be incompatible with the noise emitted by the existing shooting range, which are not already permitted on the land.</p>

Hazard and Risk

4.2	Mine Subsidence	Planning Proposals that permit development on land within a mine subsidence district, or land that has been identified as unstable in a study, strategy or other assessment.	The reclassification proposal does not relate to land that is known to be within a mine subsidence district. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
4.3	Flood Prone Land	Planning Proposals that create, remove or alter a zone or provision that affects flood prone land.	The reclassification proposal does not relate to land that is mapped as flood prone. There is no proposal to change any local planning provisions relating to flood prone land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
4.4	Planning for Bushfire etc.	Planning Proposals that will affect, or is in proximity to land mapped as bushfire prone land.	The reclassification proposal does not relate to land that is mapped as Bushfire Prone. The reclassification proposal is consistent with the requirements of the Ministerial Direction.

Regional Planning

5.10	Implement Regional Plans	The Direction applies to all Planning Proposals.	The reclassification proposal has been considered against the Central West Orana Regional Plan in Section 4.4.2 of this report. The reclassification of land is generally a matter of local significance.
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Local Plan Making

6.1	Approval and Ref. Req.	The Direction applies to all Planning Proposals.	There are no proposed changes to existing provisions relating to approval or referral requirements for planning matters.
6.2	Reserving public land.	The Direction applies to all Planning Proposals.	The approval of the Director-General of the NSW Department of Planning & Environment is required for the Planning Proposal because it involves the reclassification of the land from community to operational. Detailed justification for the reclassification has been presented in Appendix 1 of this report.
6.3	Site specific provisions	Planning Proposals that will allow a particular development to be carried out.	The Planning Proposal has not been prepared with the aim of allowing a particular development to be carried out. The proposal is to ensure the land is correctly classified under the Local Government Act 1993.

Site No. 6 – Lot 22 DP 1104564, Railway Lane

9.1 Direction		When does the Direction apply?	Assessment
Employment and			
1.1	Business and Industrial Zones	Proposals that affect land within an existing or proposed business or industrial zone.	The site is zoned B2 Local Centre in accordance with Cowra Local Environmental Plan 2012. In relation to this site, the Ministerial direction requires that the Planning Proposal must retain the areas and locations of business zoned land and not reduce the total potential floor space area for employment uses. This land accommodates an existing commercial building currently under licence to the Cowra Senior Citizens Centre. Changing the land to operational will ensure that the site has the correct classification under the LG Act. There is no proposal to change the current zoning of the land and the current use of the land is expected to continue. The reclassification of Site No. 6 does not create any issues of inconsistency with the requirements of this Ministerial Direction.
1.2	Rural Zones	Proposals that affect land within an existing or proposed rural zone.	The reclassification proposal does not affect rural zoned land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
1.3	Mining, Petroleum etc.	Proposals that have the effect of prohibiting mining activities, or restricting potential development of resources by permitting a land-use that is incompatible with such development.	There reclassification proposal does not change the permissibility of mining activities on the land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
1.4	Rural Lands	Proposals that affect land within an existing or proposed rural or environmental protection zone, or which change the existing minimum lot size on land in a rural or environmental protection zone.	The reclassification proposal does not affect rural zoned land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
Environment and Heritage			
2.1	Environment Protection Zones	The Direction applies to all Planning Proposals.	The land is not zoned for environmental protection purposes and there is not proposal to reduce any environmental protection standards that currently apply to the land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
2.3	Heritage Conservation	The Direction applies to all Planning Proposals.	The land is not mapped as containing any items of environmental heritage. There is no proposal to alter any existing provisions that facilitate the conservation of items, places, buildings, works relics, moveable objects or precincts of environmental heritage significance, or protected Aboriginal objects or places. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
2.4	Recreation Vehicles Areas	The Direction applies to all Planning Proposals.	There is no proposal to enable the site to be developed for the purposes of a recreation vehicle area. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
Housing, Infrastructure & Urban Development			
3.1	Residential Zones	Proposals that affect land within an existing or proposed residential zone, or any other zone in which significant residential development is permitted or proposed to be permitted.	The reclassification proposal does not affect residential zoned land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.

3.2	Caravan Parks	The Direction applies to all Planning Proposals.	The reclassification proposal does not aim to identify suitable zones, locations and provisions for caravan parks or manufactured home estates. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
3.3	Home Occupations	The Direction applies to all Planning Proposals.	The reclassification proposal does not alter the permissibility of home occupations to be carried out within dwelling houses without the need for development consent. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
3.4	Integrating Land-use etc.	Planning Proposals that create, alter or remove a zone or provision relating to urban zoned land.	The reclassification proposal does not create, alter or remove an urban zone. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
3.5	Dev. Near Aerodromes	Planning Proposals that will create, alter or remove a zone or provision relating to land in the vicinity of a licenced aerodrome.	The reclassification proposal does not relate to land that is located within the vicinity of a licenced aerodrome. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
3.6	Shooting Ranges	Planning Proposals that will affect, create, alter or remove a zone or provision relating to land adjacent to and or adjoining an existing shooting range.	The reclassification proposal does not relate to land that is located within the vicinity of a known shooting range. The reclassification proposal is consistent with the requirements of the Ministerial Direction.

Hazard and Risk

4.2	Mine Subsidence	Planning Proposals that permit development on land within a mine subsidence district, or land that has been identified as unstable in a study, strategy or other assessment.	The reclassification proposal does not relate to land that is known to be within a mine subsidence district. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
4.3	Flood Prone Land	Planning Proposals that create, remove or alter a zone or provision that affects flood prone land.	The reclassification proposal does not relate to land that is mapped as flood prone. There is no proposal to change any local planning provisions relating to flood prone land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
4.4	Planning for Bushfire etc.	Planning Proposals that will affect, or is in proximity to land mapped as bushfire prone land.	The reclassification proposal does not relate to land that is mapped as Bushfire Prone. The reclassification proposal is consistent with the requirements of the Ministerial Direction.

Regional Planning

5.10	Implement Regional Plans	The Direction applies to all Planning Proposals.	The reclassification proposal has been considered against the Central West Orana Regional Plan in Section 4.4.2 of this report. The reclassification of land is generally a matter of local significance.
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Local Plan Making

6.1	Approval and Ref. Req.	The Direction applies to all Planning Proposals.	There are no proposed changes to existing provisions relating to approval or referral requirements for planning matters.
6.2	Reserving public land.	The Direction applies to all Planning Proposals.	The approval of the Director-General of the NSW Department of Planning & Environment is required for the Planning Proposal because it involves the reclassification of the land from community to operational. Detailed justification for the reclassification has been presented in Appendix 1 of this report.
6.3	Site specific provisions	Planning Proposals that will allow a particular development to be carried out.	The Planning Proposal has not been prepared with the aim of allowing a particular development to be carried out. The proposal is to ensure the land is correctly classified under the Local Government Act 1993.

Site No. 7 – Lot 4 DP 811274, Waratah Street, Cowra

9.1 Direction		When does the Direction apply?	Assessment
Employment and			
1.1	Business and Industrial Zones	Proposals that affect land within an existing or proposed business or industrial zone.	The reclassification proposal does affect land within an existing industrial zone. The site is zoned IN2 Light Industrial in accordance with Cowra Local Environmental Plan 2012. In relation to this site, the Ministerial direction requires that the Planning Proposal must retain the areas and locations of industrial zoned land and not reduce the total potential floor space area for employment uses. This is vacant land, originally purchased by Council for public drainage purposes, and part of the land is currently under licence to Cowra Machinery Centre. Changing the land to operational will ensure that the site has the correct classification under the LG Act. There is no proposal to change the current zoning of the land and the current use of the land is expected to continue. The reclassification of Site No. 6 does not create any issues of inconsistency with the requirements of this Ministerial Direction.
1.2	Rural Zones	Proposals that affect land within an existing or proposed rural zone.	The reclassification proposal does not affect rural zoned land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
1.3	Mining, Petroleum etc.	Proposals that have the effect of prohibiting mining activities, or restricting potential development of resources by permitting a land-use that is incompatible with such development.	There reclassification proposal does not change the permissibility of mining activities on the land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
1.4	Rural Lands	Proposals that affect land within an existing or proposed rural or environmental protection zone, or which change the existing minimum lot size on land in a rural or environmental protection zone.	The reclassification proposal does not affect rural zoned land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
Environment and Heritage			
2.1	Environment Protection Zones	The Direction applies to all Planning Proposals.	The land is not zoned for environmental protection purposes and there is not proposal to reduce any environmental protection standards that currently apply to the land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
2.3	Heritage Conservation	The Direction applies to all Planning Proposals.	The land is not mapped as containing any items of environmental heritage. There is no proposal to alter any existing provisions that facilitate the conservation of items, places, buildings, works relics, moveable objects or precincts of environmental heritage significance, or protected Aboriginal objects or places. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
2.4	Recreation Vehicles Areas	The Direction applies to all Planning Proposals.	There is no proposal to enable the site to be developed for the purposes of a recreation vehicle area. The reclassification proposal is consistent with the requirements of the Ministerial Direction.

Housing, Infrastructure & Urban Development

3.1	Residential Zones	Proposals that affect land within an existing or proposed residential zone, or any other zone in which significant residential development is permitted or proposed to be permitted.	The reclassification proposal does not affect residential zoned land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
3.2	Caravan Parks	The Direction applies to all Planning Proposals.	The reclassification proposal does not aim to identify suitable zones, locations and provisions for caravan parks or manufactured home estates. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
3.3	Home Occupations	The Direction applies to all Planning Proposals.	The reclassification proposal does not alter the permissibility of home occupations to be carried out within dwelling houses without the need for development consent. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
3.4	Integrating Land-use etc.	Planning Proposals that create, alter or remove a zone or provision relating to urban zoned land.	The reclassification proposal does not create, alter or remove an urban zone. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
3.5	Dev. Near Aerodromes	Planning Proposals that will create, alter or remove a zone or provision relating to land in the vicinity of a licenced aerodrome.	The reclassification proposal does not relate to land that is located within the vicinity of a licenced aerodrome. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
3.6	Shooting Ranges	Planning Proposals that will affect, create, alter or remove a zone or provision relating to land adjacent to and or adjoining an existing shooting range.	The reclassification proposal does not relate to land that is located within the vicinity of a known shooting range. The reclassification proposal is consistent with the requirements of the Ministerial Direction.

Hazard and Risk

4.2	Mine Subsidence	Planning Proposals that permit development on land within a mine subsidence district, or land that has been identified as unstable in a study, strategy or other assessment.	The reclassification proposal does not relate to land that is known to be within a mine subsidence district. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
4.3	Flood Prone Land	Planning Proposals that create, remove or alter a zone or provision that affects flood prone land.	The reclassification proposal does relate to land that is mapped as flood prone. The land is located within the West Cowra Drainage Basin, so the flood liability of the land would need to be properly considered before any development of the land could take place. Flood planning controls are contained in Cowra Local Environmental Plan 2012, which have been implemented in accordance with a study prepared in accordance with the Floodplain Development Manual 2005. The Planning Proposal is not changing the permissibility of development on the land, and there is no proposal to alter existing flood planning controls that apply to this site, or land in the Cowra Shire generally.
4.4	Planning for Bushfire etc.	Planning Proposals that will affect, or is in proximity to land mapped as bushfire prone land.	The reclassification proposal does not relate to land that is mapped as Bushfire Prone. The reclassification proposal is consistent with the requirements of the Ministerial Direction.

Regional Planning

5.10	Implement Regional Plans	The Direction applies to all Planning Proposals.	The reclassification proposal has been considered against the Central West Orana Regional Plan in Section 4.4.2 of this report. The reclassification of land is generally a matter of local significance.
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Local Plan Making

6.1	Approval and Ref. Req.	The Direction applies to all Planning Proposals.	There are no proposed changes to existing provisions relating to approval or referral requirements for planning matters.
6.2	Reserving public land.	The Direction applies to all Planning Proposals.	The approval of the Director-General of the NSW Department of Planning & Environment is required for the Planning Proposal because it involves the reclassification of the land from community to operational. Detailed justification for the reclassification has been presented in Appendix 1 of this report.
6.3	Site specific provisions	Planning Proposals that will allow a particular development to be carried out.	The Planning Proposal has not been prepared with the aim of allowing a particular development to be carried out. The proposal is to ensure the land is correctly classified under the Local Government Act 1993.

Site No. 8 – Lots 146, 147, 148 DP 1122349, North Logan Road Cowra

9.1 Direction		When does the Direction apply?	Assessment
Employment and			
1.1	Business and Industrial Zones	Proposals that affect land within an existing or proposed business or industrial zone.	The reclassification proposal does not affect business or industrial zoned land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
1.2	Rural Zones	Proposals that affect land within an existing or proposed rural zone.	The reclassification proposal involves land in an existing rural zone. The proposal does not involve the rezoning of the site to a residential, business, industrial, village or tourist zone, and there is no intention to increase the permissible density of the land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
1.3	Mining, Petroleum etc.	Proposals that have the effect of prohibiting mining activities, or restricting potential development of resources by permitting a land-use that is incompatible with such development.	There is no proposal to change the zoning of the land (RU1 Primary Production) as part of the reclassification proposal. For this reason, there will be no change to the permissibility of mining activities on the land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
1.4	Rural Lands	Proposals that affect land within an existing or proposed rural or environmental protection zone, or which change the existing minimum lot size on land in a rural or environmental protection zone.	The Rural Planning Principles listed in State Environmental Planning Policy (Rural Lands) 2008 have been considered. The reclassification of the land does not change the agricultural capability or suitability of the land, and is generally considered to be of minor significance in terms of rural land-use planning. Agriculture is not the primary use of the land, and this is unlikely to change into the longer term, given the current use of the land for purposes associated with Cowra's Sewage Treatment Plant. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
Environment and Heritage			
2.1	Environment Protection Zones	The Direction applies to all Planning Proposals.	The land is not zoned for environmental protection purposes and there is not proposal to reduce any environmental protection standards that currently apply to the land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
2.3	Heritage Conservation	The Direction applies to all Planning Proposals.	The land is not mapped as containing any items of environmental heritage. There is no proposal to alter any existing provisions that facilitate the conservation of items, places, buildings, works relics, moveable objects or precincts of environmental heritage significance, or protected Aboriginal objects or places. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
2.4	Recreation Vehicles Areas	The Direction applies to all Planning Proposals.	There is no proposal to enable the site to be developed for the purposes of a recreation vehicle area. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
Housing, Infrastructure & Urban Development			
3.1	Residential Zones	Proposals that affect land within an existing or proposed residential zone, or any other zone in which significant residential development is permitted or proposed to be permitted.	The reclassification proposal does not affect residential zoned land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
3.2	Caravan Parks	The Direction applies to all Planning Proposals.	The reclassification proposal does not aim to identify suitable zones, locations and provisions for caravan parks or manufactured home estates. The reclassification proposal is consistent with the requirements of the Ministerial Direction.

3.3	Home Occupations	The Direction applies to all Planning Proposals.	The reclassification proposal does not alter the permissibility of home occupations to be carried out within dwelling houses without the need for development consent. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
3.4	Integrating Land-use etc.	Planning Proposals that create, alter or remove a zone or provision relating to urban zoned land.	The reclassification proposal does not create, alter or remove an urban zone. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
3.5	Dev. Near Aerodromes	Planning Proposals that will create, alter or remove a zone or provision relating to land in the vicinity of a licenced aerodrome.	The reclassification proposal does not relate to land that is located within the vicinity of a licenced aerodrome. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
3.6	Shooting Ranges	Planning Proposals that will affect, create, alter or remove a zone or provision relating to land adjacent to and or adjoining an existing shooting range.	The reclassification proposal does not relate to land that is located within the vicinity of a known shooting range. The reclassification proposal is consistent with the requirements of the Ministerial Direction.

Hazard and Risk

4.2	Mine Subsidence	Planning Proposals that permit development on land within a mine subsidence district, or land that has been identified as unstable in a study, strategy or other assessment.	The reclassification proposal does not relate to land that is known to be within a mine subsidence district. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
4.3	Flood Prone Land	Planning Proposals that create, remove or alter a zone or provision that affects flood prone land.	The reclassification proposal does relate to land that is mapped as flood prone. The land is located on the banks of the Lachlan River. Flood planning controls are contained in Cowra Local Environmental Plan 2012, which have been implemented in accordance with a study prepared in accordance with the Floodplain Development Manual 2005. The Planning Proposal is not changing the permissibility of development on the land, and there is no proposal to alter existing flood planning controls that apply to this site, or land in the Cowra Shire generally.
4.4	Planning for Bushfire etc.	Planning Proposals that will affect, or is in proximity to land mapped as bushfire prone land.	The reclassification proposal does not relate to land that is mapped as Bushfire Prone. The reclassification proposal is consistent with the requirements of the Ministerial Direction.

Regional Planning

5.10	Implement Regional Plans	The Direction applies to all Planning Proposals.	The reclassification proposal has been considered against the Central West Orana Regional Plan in Section 4.4.2 of this report. The reclassification of land is generally a matter of local significance.
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Local Plan Making

6.1	Approval and Ref. Req.	The Direction applies to all Planning Proposals.	There are no proposed changes to existing provisions relating to approval or referral requirements for planning matters.
6.2	Reserving public land.	The Direction applies to all Planning Proposals.	The approval of the Director-General of the NSW Department of Planning & Environment is required for the Planning Proposal because it involves the reclassification of the land from community to operational. Detailed justification for the reclassification has been presented in Appendix 1 of this report.
6.3	Site specific provisions	Planning Proposals that will allow a particular development to be carried out.	The Planning Proposal has not been prepared with the aim of allowing a particular development to be carried out. The proposal is to ensure the land is correctly classified under the Local Government Act 1993.

Site No. 9 – Lot 1 DP 1001730, Doncaster Drive

9.1 Direction		When does the Direction apply?	Assessment
Employment and			
1.1	Business and Industrial Zones	Proposals that affect land within an existing or proposed business or industrial zone.	The reclassification proposal does not affect business or industrial zoned land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
1.2	Rural Zones	Proposals that affect land within an existing or proposed rural zone.	The reclassification proposal involves land in an existing rural zone. The proposal does not involve the rezoning of the site to a residential, business, industrial, village or tourist zone, and there is no intention to increase the permissible density of the land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
1.3	Mining, Petroleum etc.	Proposals that have the effect of prohibiting mining activities, or restricting potential development of resources by permitting a land-use that is incompatible with such development.	There is no proposal to change the zoning of the land (RU1 Primary Production) as part of the reclassification proposal. For this reason, there will be no change to the permissibility of mining activities on the land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
1.4	Rural Lands	Proposals that affect land within an existing or proposed rural or environmental protection zone, or which change the existing minimum lot size on land in a rural or environmental protection zone.	The Rural Planning Principles listed in State Environmental Planning Policy (Rural Lands) 2008 have been considered. The reclassification of the land does not change the agricultural capability or suitability of the land, and is generally considered to be of minor significance in terms of rural land-use planning. Agriculture is not the primary use of the land, and this is unlikely to change into the longer term, given the intended use of the land for purposes associated with the Cowra Cemetery. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
Environment and Heritage			
2.1	Environment Protection Zones	The Direction applies to all Planning Proposals.	The land is not zoned for environmental protection purposes and there is not proposal to reduce any environmental protection standards that currently apply to the land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
2.3	Heritage Conservation	The Direction applies to all Planning Proposals.	The land is not mapped as containing any items of environmental heritage. There is no proposal to alter any existing provisions that facilitate the conservation of items, places, buildings, works relics, moveable objects or precincts of environmental heritage significance, or protected Aboriginal objects or places. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
2.4	Recreation Vehicles Areas	The Direction applies to all Planning Proposals.	There is no proposal to enable the site to be developed for the purposes of a recreation vehicle area. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
Housing, Infrastructure & Urban Development			
3.1	Residential Zones	Proposals that affect land within an existing or proposed residential zone, or any other zone in which significant residential development is permitted or proposed to be permitted.	The reclassification proposal does not affect residential zoned land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
3.2	Caravan Parks	The Direction applies to all Planning Proposals.	The reclassification proposal does not aim to identify suitable zones, locations and provisions for caravan parks or manufactured home estates. The reclassification proposal is consistent with the requirements of the Ministerial Direction.

3.3	Home Occupations	The Direction applies to all Planning Proposals.	The reclassification proposal does not alter the permissibility of home occupations to be carried out within dwelling houses without the need for development consent. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
3.4	Integrating Land-use etc.	Planning Proposals that create, alter or remove a zone or provision relating to urban zoned land.	The reclassification proposal does not create, alter or remove an urban zone. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
3.5	Dev. Near Aerodromes	Planning Proposals that will create, alter or remove a zone or provision relating to land in the vicinity of a licenced aerodrome.	The reclassification proposal does not relate to land that is located within the vicinity of a licenced aerodrome. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
3.6	Shooting Ranges	Planning Proposals that will affect, create, alter or remove a zone or provision relating to land adjacent to and or adjoining an existing shooting range.	The reclassification proposal does not relate to land that is located within the vicinity of a known shooting range. The reclassification proposal is consistent with the requirements of the Ministerial Direction.

Hazard and Risk

4.2	Mine Subsidence	Planning Proposals that permit development on land within a mine subsidence district, or land that has been identified as unstable in a study, strategy or other assessment.	The reclassification proposal does not relate to land that is known to be within a mine subsidence district. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
4.3	Flood Prone Land	Planning Proposals that create, remove or alter a zone or provision that affects flood prone land.	The reclassification proposal does not relate to land that is mapped as flood prone. There is no proposal to change any local planning provisions relating to flood prone land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
4.4	Planning for Bushfire etc.	Planning Proposals that will affect, or is in proximity to land mapped as bushfire prone land.	The reclassification proposal does not relate to land that is mapped as Bushfire Prone. The reclassification proposal is consistent with the requirements of the Ministerial Direction.

Regional Planning

5.10	Implement Regional Plans	The Direction applies to all Planning Proposals.	The reclassification proposal has been considered against the Central West Orana Regional Plan in Section 4.4.2 of this report. The reclassification of land is generally a matter of local significance.
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Local Plan Making

6.1	Approval and Ref. Req.	The Direction applies to all Planning Proposals.	There are no proposed changes to existing provisions relating to approval or referral requirements for planning matters.
6.2	Reserving public land.	The Direction applies to all Planning Proposals.	The approval of the Director-General of the NSW Department of Planning & Environment is required for the Planning Proposal because it involves the reclassification of the land from community to operational. Detailed justification for the reclassification has been presented in Appendix 1 of this report.
6.3	Site specific provisions	Planning Proposals that will allow a particular development to be carried out.	The Planning Proposal has not been prepared with the aim of allowing a particular development to be carried out. The proposal is to ensure the land is correctly classified under the Local Government Act 1993.

Site No. 10 – Lot 1 DP 180296, Lachlan Valley Way Cowra

9.1 Direction		When does the Direction apply?	Assessment
Employment and			
1.1	Business and Industrial Zones	Proposals that affect land within an existing or proposed business or industrial zone.	The reclassification proposal does not affect business or industrial zoned land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
1.2	Rural Zones	Proposals that affect land within an existing or proposed rural zone.	The reclassification proposal involves land in an existing rural zone. The proposal does not involve the rezoning of the site to a residential, business, industrial, village or tourist zone, and there is no intention to increase the permissible density of the land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
1.3	Mining, Petroleum etc.	Proposals that have the effect of prohibiting mining activities, or restricting potential development of resources by permitting a land-use that is incompatible with such development.	There is no proposal to change the zoning of the land (RU1 Primary Production) as part of the reclassification proposal. For this reason, there will be no change to the permissibility of mining activities on the land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
1.4	Rural Lands	Proposals that affect land within an existing or proposed rural or environmental protection zone, or which change the existing minimum lot size on land in a rural or environmental protection zone.	The Rural Planning Principles listed in State Environmental Planning Policy (Rural Lands) 2008 have been considered. The reclassification of the land does not change the agricultural capability or suitability of the land, and is generally considered to be of minor significance in terms of rural land-use planning. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
Environment and Heritage			
2.1	Environment Protection Zones	The Direction applies to all Planning Proposals.	The land is not zoned for environmental protection purposes and there is not proposal to reduce any environmental protection standards that currently apply to the land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
2.3	Heritage Conservation	The Direction applies to all Planning Proposals.	The land is not mapped as containing any items of environmental heritage. There is no proposal to alter any existing provisions that facilitate the conservation of items, places, buildings, works relics, moveable objects or precincts of environmental heritage significance, or protected Aboriginal objects or places. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
2.4	Recreation Vehicles Areas	The Direction applies to all Planning Proposals.	There is no proposal to enable the site to be developed for the purposes of a recreation vehicle area. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
Housing, Infrastructure & Urban Development			
3.1	Residential Zones	Proposals that affect land within an existing or proposed residential zone, or any other zone in which significant residential development is permitted or proposed to be permitted.	The reclassification proposal does not affect residential zoned land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
3.2	Caravan Parks	The Direction applies to all Planning Proposals.	The reclassification proposal does not aim to identify suitable zones, locations and provisions for caravan parks or manufactured home estates. The reclassification proposal is consistent with the requirements of the Ministerial Direction.

3.3	Home Occupations	The Direction applies to all Planning Proposals.	The reclassification proposal does not alter the permissibility of home occupations to be carried out within dwelling houses without the need for development consent. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
3.4	Integrating Land-use etc.	Planning Proposals that create, alter or remove a zone or provision relating to urban zoned land.	The reclassification proposal does not create, alter or remove an urban zone. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
3.5	Dev. Near Aerodromes	Planning Proposals that will create, alter or remove a zone or provision relating to land in the vicinity of a licenced aerodrome.	The reclassification proposal does not relate to land that is located within the vicinity of a licenced aerodrome. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
3.6	Shooting Ranges	Planning Proposals that will affect, create, alter or remove a zone or provision relating to land adjacent to and or adjoining an existing shooting range.	The reclassification proposal does not relate to land that is located within the vicinity of a known shooting range. The reclassification proposal is consistent with the requirements of the Ministerial Direction.

Hazard and Risk

4.2	Mine Subsidence	Planning Proposals that permit development on land within a mine subsidence district, or land that has been identified as unstable in a study, strategy or other assessment.	The reclassification proposal does not relate to land that is known to be within a mine subsidence district. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
4.3	Flood Prone Land	Planning Proposals that create, remove or alter a zone or provision that affects flood prone land.	The reclassification proposal does not relate to land that is mapped as flood prone. There is no proposal to change any local planning provisions relating to flood prone land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
4.4	Planning for Bushfire etc.	Planning Proposals that will affect, or is in proximity to land mapped as bushfire prone land.	The reclassification relates to land that is mapped as bushfire prone. There is no new development proposed for the land as part of the reclassification. Detailed consideration of Planning for Bushfire Protection is considered unnecessary given the nature of the Planning Proposal. Consultation with the NSW Rural Fire Service will occur as part of exhibition. The reclassification proposal is consistent with the requirements of the Ministerial Direction.

Regional Planning

5.10	Implement Regional Plans	The Direction applies to all Planning Proposals.	The reclassification proposal has been considered against the Central West Orana Regional Plan in Section 4.4.2 of this report. The reclassification of land is generally a matter of local significance.
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Local Plan Making

6.1	Approval and Ref. Req.	The Direction applies to all Planning Proposals.	There are no proposed changes to existing provisions relating to approval or referral requirements for planning matters.
6.2	Reserving public land.	The Direction applies to all Planning Proposals.	The approval of the Director-General of the NSW Department of Planning & Environment is required for the Planning Proposal because it involves the reclassification of the land from community to operational. Detailed justification for the reclassification has been presented in Appendix 1 of this report.
6.3	Site specific provisions	Planning Proposals that will allow a particular development to be carried out.	The Planning Proposal has not been prepared with the aim of allowing a particular development to be carried out. The proposal is to ensure the land is correctly classified under the Local Government Act 1993.

Site No. 11 – Lot 6 DP 304949, Darling Street Cowra

9.1 Direction		When does the Direction apply?	Assessment
Employment and			
1.1	Business and Industrial Zones	Proposals that affect land within an existing or proposed business or industrial zone.	The reclassification proposal does not affect business or industrial zoned land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
1.2	Rural Zones	Proposals that affect land within an existing or proposed rural zone.	The reclassification proposal does not affect rural zoned land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
1.3	Mining, Petroleum etc.	Proposals that have the effect of prohibiting mining activities, or restricting potential development of resources by permitting a land-use that is incompatible with such development.	The land is zoned R1 General Residential. Mining activities are already prohibited on land in the R1 General Residential zone. The reclassification will not alter the permissibility of mining activities on the land and. The proposal is consistent with the requirements of the Ministerial Direction.
1.4	Rural Lands	Proposals that affect land within an existing or proposed rural or environmental protection zone, or which change the existing minimum lot size on land in a rural or environmental protection zone.	The reclassification proposal does not affect rural land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
Environment and Heritage			
2.1	Environment Protection Zones	The Direction applies to all Planning Proposals.	The land is not zoned for environmental protection purposes and there is not proposal to reduce any environmental protection standards that currently apply to the land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
2.3	Heritage Conservation	The Direction applies to all Planning Proposals.	The land is not mapped as containing any items of environmental heritage. There is no proposal to alter any existing provisions that facilitate the conservation of items, places, buildings, works relics, moveable objects or precincts of environmental heritage significance, or protected Aboriginal objects or places. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
2.4	Recreation Vehicles Areas	The Direction applies to all Planning Proposals.	There is no proposal to enable the site to be developed for the purposes of a recreation vehicle area. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
Housing, Infrastructure & Urban Development			
3.1	Residential Zones	Proposals that affect land within an existing or proposed residential zone, or any other zone in which significant residential development is permitted or proposed to be permitted.	<p>The reclassification proposal does relate to land in an existing residential zone. The Ministerial Direction requires the Planning Proposal to include provisions that broaden housing choice, make efficient use of existing infrastructure and services, and reduce the consumption of land for housing and associated urban development on the fringe.</p> <p>This proposal is to reclassify the site according to its correct operational status. All other planning parameters including zoning, lot size and land-use permissibility will remain without change. The proposal is consistent with requirements of the Ministerial Direction.</p>
3.2	Caravan Parks	The Direction applies to all Planning Proposals.	The reclassification proposal does not aim to identify suitable zones, locations and provisions for caravan parks or manufactured home estates. The reclassification proposal is consistent with the requirements of the Ministerial Direction.

3.3	Home Occupations	The Direction applies to all Planning Proposals.	The reclassification proposal does not alter the permissibility of home occupations to be carried out within dwelling houses without the need for development consent. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
3.4	Integrating Land-use etc.	Planning Proposals that create, alter or remove a zone or provision relating to urban zoned land.	This proposal is to reclassify the site according to its correct operational status. All other planning parameters including zoning, lot size and land-use permissibility will remain without change. The proposal is consistent with requirements of the Ministerial Direction.
3.5	Dev. Near Aerodromes	Planning Proposals that will create, alter or remove a zone or provision relating to land in the vicinity of a licenced aerodrome.	The reclassification proposal does not relate to land that is located within the vicinity of a licenced aerodrome. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
3.6	Shooting Ranges	Planning Proposals that will affect, create, alter or remove a zone or provision relating to land adjacent to and or adjoining an existing shooting range.	The reclassification proposal does not relate to land that is located within the vicinity of a known shooting range. The reclassification proposal is consistent with the requirements of the Ministerial Direction.

Hazard and Risk

4.2	Mine Subsidence	Planning Proposals that permit development on land within a mine subsidence district, or land that has been identified as unstable in a study, strategy or other assessment.	The reclassification proposal does not relate to land that is known to be within a mine subsidence district. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
4.3	Flood Prone Land	Planning Proposals that create, remove or alter a zone or provision that affects flood prone land.	The reclassification proposal does not relate to land that is mapped as flood prone. There is no proposal to change any local planning provisions relating to flood prone land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
4.4	Planning for Bushfire etc.	Planning Proposals that will affect, or is in proximity to land mapped as bushfire prone land.	The reclassification proposal does not relate to land that is mapped as Bushfire Prone. The reclassification proposal is consistent with the requirements of the Ministerial Direction.

Regional Planning

5.10	Implement Regional Plans	The Direction applies to all Planning Proposals.	The reclassification proposal has been considered against the Central West Orana Regional Plan in Section 4.4.2 of this report. The reclassification of land is generally a matter of local significance.
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Local Plan Making

6.1	Approval and Ref. Req.	The Direction applies to all Planning Proposals.	There are no proposed changes to existing provisions relating to approval or referral requirements for planning matters.
6.2	Reserving public land.	The Direction applies to all Planning Proposals.	The approval of the Director-General of the NSW Department of Planning & Environment is required for the Planning Proposal because it involves the reclassification of the land from community to operational. Detailed justification for the reclassification has been presented in Appendix 1 of this report.
6.3	Site specific provisions	Planning Proposals that will allow a particular development to be carried out.	The Planning Proposal has not been prepared with the aim of allowing a particular development to be carried out. The proposal is to ensure the land is correctly classified under the Local Government Act 1993.

Site No. 12 – Lot 21 DP 862774, Evans Street Cowra

9.1 Direction		When does the Direction apply?	Assessment
Employment and			
1.1	Business and Industrial Zones	Proposals that affect land within an existing or proposed business or industrial zone.	The reclassification proposal does not affect business or industrial zoned land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
1.2	Rural Zones	Proposals that affect land within an existing or proposed rural zone.	The reclassification proposal does not affect rural zoned land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
1.3	Mining, Petroleum etc.	Proposals that have the effect of prohibiting mining activities, or restricting potential development of resources by permitting a land-use that is incompatible with such development.	The land is zoned RE1 Public Recreation. Mining activities are already prohibited on land in the RE1 Public Recreation zone. The reclassification will not alter the permissibility of mining activities on the land. The proposal is consistent with the requirements of the Ministerial Direction.
1.4	Rural Lands	Proposals that affect land within an existing or proposed rural or environmental protection zone, or which change the existing minimum lot size on land in a rural or environmental protection zone.	The reclassification proposal does not affect rural land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
Environment and Heritage			
2.1	Environment Protection Zones	The Direction applies to all Planning Proposals.	The land is not zoned for environmental protection purposes and there is not proposal to reduce any environmental protection standards that currently apply to the land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
2.3	Heritage Conservation	The Direction applies to all Planning Proposals.	The land is not mapped as containing any items of environmental heritage. There is no proposal to alter any existing provisions that facilitate the conservation of items, places, buildings, works relics, moveable objects or precincts of environmental heritage significance, or protected Aboriginal objects or places. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
2.4	Recreation Vehicles Areas	The Direction applies to all Planning Proposals.	There is no proposal to enable the site to be developed for the purposes of a recreation vehicle area. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
Housing, Infrastructure & Urban Development			
3.1	Residential Zones	Proposals that affect land within an existing or proposed residential zone, or any other zone in which significant residential development is permitted or proposed to be permitted.	The reclassification proposal does not relate to residential zoned land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
3.2	Caravan Parks	The Direction applies to all Planning Proposals.	The reclassification proposal does not aim to identify suitable zones, locations and provisions for caravan parks or manufactured home estates. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
3.3	Home Occupations	The Direction applies to all Planning Proposals.	The reclassification proposal does not alter the permissibility of home occupations to be carried out within dwelling houses without the need for development consent. The reclassification proposal is consistent with the requirements of the Ministerial Direction.

3.4	Integrating Land-use etc.	Planning Proposals that create, alter or remove a zone or provision relating to urban zoned land.	The reclassification proposal does not urban zoned land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
3.5	Dev. Near Aerodromes	Planning Proposals that will create, alter or remove a zone or provision relating to land in the vicinity of a licenced aerodrome.	The reclassification proposal does not relate to land that is located within the vicinity of a licenced aerodrome. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
3.6	Shooting Ranges	Planning Proposals that will affect, create, alter or remove a zone or provision relating to land adjacent to and or adjoining an existing shooting range.	The reclassification proposal does not relate to land that is located within the vicinity of a known shooting range. The reclassification proposal is consistent with the requirements of the Ministerial Direction.

Hazard and Risk

4.2	Mine Subsidence	Planning Proposals that permit development on land within a mine subsidence district, or land that has been identified as unstable in a study, strategy or other assessment.	The reclassification proposal does not relate to land that is known to be within a mine subsidence district. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
4.3	Flood Prone Land	Planning Proposals that create, remove or alter a zone or provision that affects flood prone land.	The reclassification proposal does not relate to land that is mapped as flood prone. There is no proposal to change any local planning provisions relating to flood prone land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
4.4	Planning for Bushfire etc.	Planning Proposals that will affect, or is in proximity to land mapped as bushfire prone land.	The reclassification proposal does not relate to land that is mapped as Bushfire Prone. The reclassification proposal is consistent with the requirements of the Ministerial Direction.

Regional Planning

5.10	Implement Regional Plans	The Direction applies to all Planning Proposals.	The reclassification proposal has been considered against the Central West Orana Regional Plan in Section 4.4.2 of this report. The reclassification of land is generally a matter of local significance.
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Local Plan Making

6.1	Approval and Ref. Req.	The Direction applies to all Planning Proposals.	There are no proposed changes to existing provisions relating to approval or referral requirements for planning matters.
6.2	Reserving public land.	The Direction applies to all Planning Proposals.	The approval of the Director-General of the NSW Department of Planning & Environment is required for the Planning Proposal because it involves the reclassification of the land from community to operational. Detailed justification for the reclassification has been presented in Appendix 1 of this report.
6.3	Site specific provisions	Planning Proposals that will allow a particular development to be carried out.	The Planning Proposal has not been prepared with the aim of allowing a particular development to be carried out. The proposal is to ensure the land is correctly classified under the Local Government Act 1993.

Site No. 13 – Lot 1 DP 382774, Rankin Street Woodstock

9.1 Direction		When does the Direction apply?	Assessment
Employment and			
1.1	Business and Industrial Zones	Proposals that affect land within an existing or proposed business or industrial zone.	The reclassification proposal does not affect business or industrial zoned land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
1.2	Rural Zones	Proposals that affect land within an existing or proposed rural zone.	The reclassification proposal involves land in an existing rural zone. The proposal does not involve the rezoning of the site to a residential, business, industrial, village or tourist zone, and there is no intention to increase the permissible density of the land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
1.3	Mining, Petroleum etc.	Proposals that have the effect of prohibiting mining activities, or restricting potential development of resources by permitting a land-use that is incompatible with such development.	There is no proposal to change the zoning of the land (RU1 Primary Production) as part of the reclassification proposal. For this reason, there will be no change to the permissibility of mining activities on the land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
1.4	Rural Lands	Proposals that affect land within an existing or proposed rural or environmental protection zone, or which change the existing minimum lot size on land in a rural or environmental protection zone.	The Rural Planning Principles listed in State Environmental Planning Policy (Rural Lands) 2008 have been considered. The reclassification of the land does not change the agricultural capability or suitability of the land, and is generally considered to be of minor significance in terms of rural land-use planning. Agriculture is not the primary use of the land, and this is unlikely to change into the longer term, given the land contains a Water Reservoir. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
Environment and Heritage			
2.1	Environment Protection Zones	The Direction applies to all Planning Proposals.	The land is not zoned for environmental protection purposes and there is not proposal to reduce any environmental protection standards that currently apply to the land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
2.3	Heritage Conservation	The Direction applies to all Planning Proposals.	The land is not mapped as containing any items of environmental heritage. There is no proposal to alter any existing provisions that facilitate the conservation of items, places, buildings, works relics, moveable objects or precincts of environmental heritage significance, or protected Aboriginal objects or places. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
2.4	Recreation Vehicles Areas	The Direction applies to all Planning Proposals.	There is no proposal to enable the site to be developed for the purposes of a recreation vehicle area. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
Housing, Infrastructure & Urban Development			
3.1	Residential Zones	Proposals that affect land within an existing or proposed residential zone, or any other zone in which significant residential development is permitted or proposed to be permitted.	The reclassification proposal does not affect residential zoned land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
3.2	Caravan Parks	The Direction applies to all Planning Proposals.	The reclassification proposal does not aim to identify suitable zones, locations and provisions for caravan parks or manufactured home estates. The reclassification proposal is consistent with the requirements of the Ministerial Direction.

3.3	Home Occupations	The Direction applies to all Planning Proposals.	The reclassification proposal does not alter the permissibility of home occupations to be carried out within dwelling houses without the need for development consent. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
3.4	Integrating Land-use etc.	Planning Proposals that create, alter or remove a zone or provision relating to urban zoned land.	The reclassification proposal does not create, alter or remove an urban zone. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
3.5	Dev. Near Aerodromes	Planning Proposals that will create, alter or remove a zone or provision relating to land in the vicinity of a licenced aerodrome.	The reclassification proposal does not relate to land that is located within the vicinity of a licenced aerodrome. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
3.6	Shooting Ranges	Planning Proposals that will affect, create, alter or remove a zone or provision relating to land adjacent to and or adjoining an existing shooting range.	The reclassification proposal does not relate to land that is located within the vicinity of a known shooting range. The reclassification proposal is consistent with the requirements of the Ministerial Direction.

Hazard and Risk

4.2	Mine Subsidence	Planning Proposals that permit development on land within a mine subsidence district, or land that has been identified as unstable in a study, strategy or other assessment.	The reclassification proposal does not relate to land that is known to be within a mine subsidence district. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
4.3	Flood Prone Land	Planning Proposals that create, remove or alter a zone or provision that affects flood prone land.	The reclassification proposal does not relate to land that is mapped as flood prone. There is no proposal to change any local planning provisions relating to flood prone land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
4.4	Planning for Bushfire etc.	Planning Proposals that will affect, or is in proximity to land mapped as bushfire prone land.	The reclassification proposal does not relate to land that is mapped as Bushfire Prone. The reclassification proposal is consistent with the requirements of the Ministerial Direction.

Regional Planning

5.10	Implement Regional Plans	The Direction applies to all Planning Proposals.	The reclassification proposal has been considered against the Central West Orana Regional Plan in Section 4.4.2 of this report. The reclassification of land is generally a matter of local significance.
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Local Plan Making

6.1	Approval and Ref. Req.	The Direction applies to all Planning Proposals.	There are no proposed changes to existing provisions relating to approval or referral requirements for planning matters.
6.2	Reserving public land.	The Direction applies to all Planning Proposals.	The approval of the Director-General of the NSW Department of Planning & Environment is required for the Planning Proposal because it involves the reclassification of the land from community to operational. Detailed justification for the reclassification has been presented in Appendix 1 of this report.
6.3	Site specific provisions	Planning Proposals that will allow a particular development to be carried out.	The Planning Proposal has not been prepared with the aim of allowing a particular development to be carried out. The proposal is to ensure the land is correctly classified under the Local Government Act 1993.

Site No. 14 – Lot 1 DP 1099236, Lachlan Valley Way Cowra

9.1 Direction		When does the Direction apply?	Assessment
Employment and			
1.1	Business and Industrial Zones	Proposals that affect land within an existing or proposed business or industrial zone.	The reclassification proposal does not affect business or industrial zoned land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
1.2	Rural Zones	Proposals that affect land within an existing or proposed rural zone.	The reclassification proposal involves land in an existing rural zone. The proposal does not involve the rezoning of the site to a residential, business, industrial, village or tourist zone, and there is no intention to increase the permissible density of the land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
1.3	Mining, Petroleum etc.	Proposals that have the effect of prohibiting mining activities, or restricting potential development of resources by permitting a land-use that is incompatible with such development.	There is no proposal to change the zoning of the land (RU1 Primary Production) as part of the reclassification proposal. The land is currently occupied by an approved sand and gravel quarry (extractive industry). The reclassification proposal will not restrict this use of the site. There are no inconsistencies with the requirements of the Ministerial Direction.
1.4	Rural Lands	Proposals that affect land within an existing or proposed rural or environmental protection zone, or which change the existing minimum lot size on land in a rural or environmental protection zone.	The Rural Planning Principles listed in State Environmental Planning Policy (Rural Lands) 2008 have been considered. The reclassification of the land does not change the agricultural capability or suitability of the land, and is generally considered to be of minor significance in terms of rural land-use planning. Agriculture is not the primary use of the land, and this is unlikely to change into the longer term, given the land contains an operation sand and gravel quarry. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
Environment and Heritage			
2.1	Environment Protection Zones	The Direction applies to all Planning Proposals.	The land is not zoned for environmental protection purposes and there is not proposal to reduce any environmental protection standards that currently apply to the land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
2.3	Heritage Conservation	The Direction applies to all Planning Proposals.	The land is not mapped as containing any items of environmental heritage. There is no proposal to alter any existing provisions that facilitate the conservation of items, places, buildings, works relics, moveable objects or precincts of environmental heritage significance, or protected Aboriginal objects or places. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
2.4	Recreation Vehicles Areas	The Direction applies to all Planning Proposals.	There is no proposal to enable the site to be developed for the purposes of a recreation vehicle area. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
Housing, Infrastructure & Urban Development			
3.1	Residential Zones	Proposals that affect land within an existing or proposed residential zone, or any other zone in which significant residential development is permitted or proposed to be permitted.	The reclassification proposal does not affect residential zoned land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
3.2	Caravan Parks	The Direction applies to all Planning Proposals.	The reclassification proposal does not aim to identify suitable zones, locations and provisions for caravan parks or manufactured home estates. The reclassification proposal is consistent with the requirements of the Ministerial Direction.

3.3	Home Occupations	The Direction applies to all Planning Proposals.	The reclassification proposal does not alter the permissibility of home occupations to be carried out within dwelling houses without the need for development consent. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
3.4	Integrating Land-use etc.	Planning Proposals that create, alter or remove a zone or provision relating to urban zoned land.	The reclassification proposal does not create, alter or remove an urban zone. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
3.5	Dev. Near Aerodromes	Planning Proposals that will create, alter or remove a zone or provision relating to land in the vicinity of a licenced aerodrome.	The reclassification proposal does not relate to land that is located within the vicinity of a licenced aerodrome. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
3.6	Shooting Ranges	Planning Proposals that will affect, create, alter or remove a zone or provision relating to land adjacent to and or adjoining an existing shooting range.	The reclassification proposal does not relate to land that is located within the vicinity of a known shooting range. The reclassification proposal is consistent with the requirements of the Ministerial Direction.

Hazard and Risk

4.2	Mine Subsidence	Planning Proposals that permit development on land within a mine subsidence district, or land that has been identified as unstable in a study, strategy or other assessment.	The reclassification proposal does not relate to land that is known to be within a mine subsidence district. All mining activities at the site are open cut, and there are no underground operations. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
4.3	Flood Prone Land	Planning Proposals that create, remove or alter a zone or provision that affects flood prone land.	The reclassification proposal does not relate to land that is mapped as flood prone. There is no proposal to change any local planning provisions relating to flood prone land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
4.4	Planning for Bushfire etc.	Planning Proposals that will affect, or is in proximity to land mapped as bushfire prone land.	The reclassification proposal does not relate to land that is mapped as Bushfire Prone. The reclassification proposal is consistent with the requirements of the Ministerial Direction.

Regional Planning

5.10	Implement Regional Plans	The Direction applies to all Planning Proposals.	The reclassification proposal has been considered against the Central West Orana Regional Plan in Section 4.4.2 of this report. The reclassification of land is generally a matter of local significance.
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Local Plan Making

6.1	Approval and Ref. Req.	The Direction applies to all Planning Proposals.	There are no proposed changes to existing provisions relating to approval or referral requirements for planning matters.
6.2	Reserving public land.	The Direction applies to all Planning Proposals.	The approval of the Director-General of the NSW Department of Planning & Environment is required for the Planning Proposal because it involves the reclassification of the land from community to operational. Detailed justification for the reclassification has been presented in Appendix 1 of this report.
6.3	Site specific provisions	Planning Proposals that will allow a particular development to be carried out.	The Planning Proposal has not been prepared with the aim of allowing a particular development to be carried out. The proposal is to ensure the land is correctly classified under the Local Government Act 1993.

Site No. 15 – Lots 5 and 6 Section 2 DP 758107, Sloan Street Billimari

9.1 Direction		When does the Direction apply?	Assessment
Employment and			
1.1	Business and Industrial Zones	Proposals that affect land within an existing or proposed business or industrial zone.	The reclassification proposal does not affect business or industrial zoned land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
1.2	Rural Zones	Proposals that affect land within an existing or proposed rural zone.	The reclassification proposal does not affect rural zoned land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
1.3	Mining, Petroleum etc.	Proposals that have the effect of prohibiting mining activities, or restricting potential development of resources by permitting a land-use that is incompatible with such development.	The land is zoned RU5 Village. Mining activities are already prohibited on land in the RU5 Village zone. The reclassification will not alter the permissibility of mining activities on the land. The proposal is consistent with the requirements of the Ministerial Direction.
1.4	Rural Lands	Proposals that affect land within an existing or proposed rural or environmental protection zone, or which change the existing minimum lot size on land in a rural or environmental protection zone.	The reclassification proposal does not affect rural land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
Environment and Heritage			
2.1	Environment Protection Zones	The Direction applies to all Planning Proposals.	The land is not zoned for environmental protection purposes and there is not proposal to reduce any environmental protection standards that currently apply to the land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
2.3	Heritage Conservation	The Direction applies to all Planning Proposals.	The land is not mapped as containing any items of environmental heritage. There is no proposal to alter any existing provisions that facilitate the conservation of items, places, buildings, works relics, moveable objects or precincts of environmental heritage significance, or protected Aboriginal objects or places. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
2.4	Recreation Vehicles Areas	The Direction applies to all Planning Proposals.	There is no proposal to enable the site to be developed for the purposes of a recreation vehicle area. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
Housing, Infrastructure & Urban Development			
3.1	Residential Zones	Proposals that affect land within an existing or proposed residential zone, or any other zone in which significant residential development is permitted or proposed to be permitted.	The reclassification proposal does relate to land in an existing residential zone. The Ministerial Direction requires the Planning Proposal to include provisions that broaden housing choice, make efficient use of existing infrastructure and services, and reduce the consumption of land for housing and associated urban development on the fringe. This proposal is to reclassify the site according to its correct operational status. All other planning parameters including zoning, lot size and land-use permissibility will remain without change. The proposal is consistent with requirements of the Ministerial Direction.
3.2	Caravan Parks	The Direction applies to all Planning Proposals.	The reclassification proposal does not aim to identify suitable zones, locations and provisions for caravan parks or manufactured home estates. The reclassification proposal is consistent with the requirements of the Ministerial Direction.

3.3	Home Occupations	The Direction applies to all Planning Proposals.	The reclassification proposal does not alter the permissibility of home occupations to be carried out within dwelling houses without the need for development consent. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
3.4	Integrating Land-use etc.	Planning Proposals that create, alter or remove a zone or provision relating to urban zoned land.	This proposal is to reclassify the site according to its correct operational status. All other planning parameters including zoning, lot size and land-use permissibility will remain without change. The proposal is consistent with requirements of the Ministerial Direction.
3.5	Dev. Near Aerodromes	Planning Proposals that will create, alter or remove a zone or provision relating to land in the vicinity of a licenced aerodrome.	The reclassification proposal does not relate to land that is located within the vicinity of a licenced aerodrome. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
3.6	Shooting Ranges	Planning Proposals that will affect, create, alter or remove a zone or provision relating to land adjacent to and or adjoining an existing shooting range.	The reclassification proposal does not relate to land that is located within the vicinity of a known shooting range. The reclassification proposal is consistent with the requirements of the Ministerial Direction.

Hazard and Risk

4.2	Mine Subsidence	Planning Proposals that permit development on land within a mine subsidence district, or land that has been identified as unstable in a study, strategy or other assessment.	The reclassification proposal does not relate to land that is known to be within a mine subsidence district. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
4.3	Flood Prone Land	Planning Proposals that create, remove or alter a zone or provision that affects flood prone land.	The reclassification proposal does not relate to land that is mapped as flood prone. There is no proposal to change any local planning provisions relating to flood prone land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
4.4	Planning for Bushfire etc.	Planning Proposals that will affect, or is in proximity to land mapped as bushfire prone land.	The reclassification proposal does not relate to land that is mapped as Bushfire Prone. The reclassification proposal is consistent with the requirements of the Ministerial Direction.

Regional Planning

5.10	Implement Regional Plans	The Direction applies to all Planning Proposals.	The reclassification proposal has been considered against the Central West Orana Regional Plan in Section 4.4.2 of this report. The reclassification of land is generally a matter of local significance.
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Local Plan Making

6.1	Approval and Ref. Req.	The Direction applies to all Planning Proposals.	There are no proposed changes to existing provisions relating to approval or referral requirements for planning matters.
6.2	Reserving public land.	The Direction applies to all Planning Proposals.	The approval of the Director-General of the NSW Department of Planning & Environment is required for the Planning Proposal because it involves the reclassification of the land from community to operational. Detailed justification for the reclassification has been presented in Appendix 1 of this report.
6.3	Site specific provisions	Planning Proposals that will allow a particular development to be carried out.	The Planning Proposal has not been prepared with the aim of allowing a particular development to be carried out. The proposal is to ensure the land is correctly classified under the Local Government Act 1993.

Site No. 16 – Lot 2 Sec 27 DP 758462, Forbes Street Gooloogong.

9.1 Direction		When does the Direction apply?	Assessment
Employment and			
1.1	Business and Industrial Zones	Proposals that affect land within an existing or proposed business or industrial zone.	The reclassification proposal does not affect business or industrial zoned land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
1.2	Rural Zones	Proposals that affect land within an existing or proposed rural zone.	The reclassification proposal does not affect rural zoned land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
1.3	Mining, Petroleum etc.	Proposals that have the effect of prohibiting mining activities, or restricting potential development of resources by permitting a land-use that is incompatible with such development.	The land is zoned RU5 Village. Mining activities are already prohibited on land in the RU5 Village zone. The reclassification will not alter the permissibility of mining activities on the land. The proposal is consistent with the requirements of the Ministerial Direction.
1.4	Rural Lands	Proposals that affect land within an existing or proposed rural or environmental protection zone, or which change the existing minimum lot size on land in a rural or environmental protection zone.	The reclassification proposal does not affect rural land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
Environment and Heritage			
2.1	Environment Protection Zones	The Direction applies to all Planning Proposals.	The land is not zoned for environmental protection purposes and there is not proposal to reduce any environmental protection standards that currently apply to the land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
2.3	Heritage Conservation	The Direction applies to all Planning Proposals.	The land is not mapped as containing any items of environmental heritage. There is no proposal to alter any existing provisions that facilitate the conservation of items, places, buildings, works relics, moveable objects or precincts of environmental heritage significance, or protected Aboriginal objects or places. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
2.4	Recreation Vehicles Areas	The Direction applies to all Planning Proposals.	There is no proposal to enable the site to be developed for the purposes of a recreation vehicle area. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
Housing, Infrastructure & Urban Development			
3.1	Residential Zones	Proposals that affect land within an existing or proposed residential zone, or any other zone in which significant residential development is permitted or proposed to be permitted.	The reclassification proposal does relate to land in an existing residential zone. The Ministerial Direction requires the Planning Proposal to include provisions that broaden housing choice, make efficient use of existing infrastructure and services, and reduce the consumption of land for housing and associated urban development on the fringe. This proposal is to reclassify the site according to its correct operational status. All other planning parameters including zoning, lot size and land-use permissibility will remain without change. The proposal is consistent with requirements of the Ministerial Direction.
3.2	Caravan Parks	The Direction applies to all Planning Proposals.	The reclassification proposal does not aim to identify suitable zones, locations and provisions for caravan parks or manufactured home estates. The reclassification proposal is consistent with the requirements of the Ministerial Direction.

3.3	Home Occupations	The Direction applies to all Planning Proposals.	The reclassification proposal does not alter the permissibility of home occupations to be carried out within dwelling houses without the need for development consent. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
3.4	Integrating Land-use etc.	Planning Proposals that create, alter or remove a zone or provision relating to urban zoned land.	This proposal is to reclassify the site according to its correct operational status. All other planning parameters including zoning, lot size and land-use permissibility will remain without change. The proposal is consistent with requirements of the Ministerial Direction.
3.5	Dev. Near Aerodromes	Planning Proposals that will create, alter or remove a zone or provision relating to land in the vicinity of a licenced aerodrome.	The reclassification proposal does not relate to land that is located within the vicinity of a licenced aerodrome. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
3.6	Shooting Ranges	Planning Proposals that will affect, create, alter or remove a zone or provision relating to land adjacent to and or adjoining an existing shooting range.	The reclassification proposal does not relate to land that is located within the vicinity of a known shooting range. The reclassification proposal is consistent with the requirements of the Ministerial Direction.

Hazard and Risk

4.2	Mine Subsidence	Planning Proposals that permit development on land within a mine subsidence district, or land that has been identified as unstable in a study, strategy or other assessment.	The reclassification proposal does not relate to land that is known to be within a mine subsidence district. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
4.3	Flood Prone Land	Planning Proposals that create, remove or alter a zone or provision that affects flood prone land.	The reclassification proposal does not relate to land that is mapped as flood prone. There is no proposal to change any local planning provisions relating to flood prone land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
4.4	Planning for Bushfire etc.	Planning Proposals that will affect, or is in proximity to land mapped as bushfire prone land.	The reclassification proposal does not relate to land that is mapped as Bushfire Prone. The reclassification proposal is consistent with the requirements of the Ministerial Direction.

Regional Planning

5.10	Implement Regional Plans	The Direction applies to all Planning Proposals.	The reclassification proposal has been considered against the Central West Orana Regional Plan in Section 4.4.2 of this report. The reclassification of land is generally a matter of local significance.
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Local Plan Making

6.1	Approval and Ref. Req.	The Direction applies to all Planning Proposals.	There are no proposed changes to existing provisions relating to approval or referral requirements for planning matters.
6.2	Reserving public land.	The Direction applies to all Planning Proposals.	The approval of the Director-General of the NSW Department of Planning & Environment is required for the Planning Proposal because it involves the reclassification of the land from community to operational. Detailed justification for the reclassification has been presented in Appendix 1 of this report.
6.3	Site specific provisions	Planning Proposals that will allow a particular development to be carried out.	The Planning Proposal has not been prepared with the aim of allowing a particular development to be carried out. The proposal is to ensure the land is correctly classified under the Local Government Act 1993.

Site No. 17 – Lot 1 DP 1060195, Camp Road Cowra

9.1 Direction		When does the Direction apply?	Assessment
Employment and			
1.1	Business and Industrial Zones	Proposals that affect land within an existing or proposed business or industrial zone.	The reclassification proposal does not affect business or industrial zoned land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
1.2	Rural Zones	Proposals that affect land within an existing or proposed rural zone.	The reclassification proposal involves land in an existing rural zone. The proposal does not involve the rezoning of the site to a residential, business, industrial, village or tourist zone, and there is no intention to increase the permissible density of the land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
1.3	Mining, Petroleum etc.	Proposals that have the effect of prohibiting mining activities, or restricting potential development of resources by permitting a land-use that is incompatible with such development.	There is no proposal to change the zoning of the land (RU1 Primary Production) as part of the reclassification proposal. The land is currently occupied by a NSW Rural Fire Service Shed. The reclassification proposal will not further restrict this use of the site for mining related activities. There are no inconsistencies with the requirements of the Ministerial Direction.
1.4	Rural Lands	Proposals that affect land within an existing or proposed rural or environmental protection zone, or which change the existing minimum lot size on land in a rural or environmental protection zone.	The Rural Planning Principles listed in State Environmental Planning Policy (Rural Lands) 2008 have been considered. The reclassification of the land does not change the agricultural capability or suitability of the land, and is generally considered to be of minor significance in terms of rural land-use planning. Agriculture is not the primary use of the land, and this is unlikely to change into the longer term, given the small size of the site (1200m ²) and given the land contains a NSW Rural Fire Service Shed. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
Environment and Heritage			
2.1	Environment Protection Zones	The Direction applies to all Planning Proposals.	The land is not zoned for environmental protection purposes and there is not proposal to reduce any environmental protection standards that currently apply to the land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
2.3	Heritage Conservation	The Direction applies to all Planning Proposals.	The land is not mapped as containing any items of environmental heritage. There is no proposal to alter any existing provisions that facilitate the conservation of items, places, buildings, works relics, moveable objects or precincts of environmental heritage significance, or protected Aboriginal objects or places. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
2.4	Recreation Vehicles Areas	The Direction applies to all Planning Proposals.	There is no proposal to enable the site to be developed for the purposes of a recreation vehicle area. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
Housing, Infrastructure & Urban Development			
3.1	Residential Zones	Proposals that affect land within an existing or proposed residential zone, or any other zone in which significant residential development is permitted or proposed to be permitted.	The reclassification proposal does not affect residential zoned land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
3.2	Caravan Parks	The Direction applies to all Planning Proposals.	The reclassification proposal does not aim to identify suitable zones, locations and provisions for caravan parks or manufactured home estates. The reclassification proposal is consistent with the requirements of the Ministerial Direction.

3.3	Home Occupations	The Direction applies to all Planning Proposals.	The reclassification proposal does not alter the permissibility of home occupations to be carried out within dwelling houses without the need for development consent. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
3.4	Integrating Land-use etc.	Planning Proposals that create, alter or remove a zone or provision relating to urban zoned land.	The reclassification proposal does not create, alter or remove an urban zone. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
3.5	Dev. Near Aerodromes	Planning Proposals that will create, alter or remove a zone or provision relating to land in the vicinity of a licenced aerodrome.	The reclassification proposal does not relate to land that is located within the vicinity of a licenced aerodrome. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
3.6	Shooting Ranges	Planning Proposals that will affect, create, alter or remove a zone or provision relating to land adjacent to and or adjoining an existing shooting range.	The reclassification proposal does not relate to land that is located within the vicinity of a known shooting range. The reclassification proposal is consistent with the requirements of the Ministerial Direction.

Hazard and Risk

4.2	Mine Subsidence	Planning Proposals that permit development on land within a mine subsidence district, or land that has been identified as unstable in a study, strategy or other assessment.	The reclassification proposal does not relate to land that is known to be within a mine subsidence district. All mining activities at the site are open cut, and there are no underground operations. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
4.3	Flood Prone Land	Planning Proposals that create, remove or alter a zone or provision that affects flood prone land.	The reclassification proposal does not relate to land that is mapped as flood prone. There is no proposal to change any local planning provisions relating to flood prone land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
4.4	Planning for Bushfire etc.	Planning Proposals that will affect, or is in proximity to land mapped as bushfire prone land.	The reclassification proposal does not relate to land that is mapped as Bushfire Prone. The reclassification proposal is consistent with the requirements of the Ministerial Direction.

Regional Planning

5.10	Implement Regional Plans	The Direction applies to all Planning Proposals.	The reclassification proposal has been considered against the Central West Orana Regional Plan in Section 4.4.2 of this report. The reclassification of land is generally a matter of local significance.
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Local Plan Making

6.1	Approval and Ref. Req.	The Direction applies to all Planning Proposals.	There are no proposed changes to existing provisions relating to approval or referral requirements for planning matters.
6.2	Reserving public land.	The Direction applies to all Planning Proposals.	The approval of the Director-General of the NSW Department of Planning & Environment is required for the Planning Proposal because it involves the reclassification of the land from community to operational. Detailed justification for the reclassification has been presented in Appendix 1 of this report.
6.3	Site specific provisions	Planning Proposals that will allow a particular development to be carried out.	The Planning Proposal has not been prepared with the aim of allowing a particular development to be carried out. The proposal is to ensure the land is correctly classified under the Local Government Act 1993.

Site No. 18 – Lot 1 DP 1063303, Mount McDonald

9.1 Direction		When does the Direction apply?	Assessment
Employment and			
1.1	Business and Industrial Zones	Proposals that affect land within an existing or proposed business or industrial zone.	The reclassification proposal does not affect business or industrial zoned land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
1.2	Rural Zones	Proposals that affect land within an existing or proposed rural zone.	The reclassification proposal involves land in an existing rural zone. The proposal does not involve the rezoning of the site to a residential, business, industrial, village or tourist zone, and there is no intention to increase the permissible density of the land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
1.3	Mining, Petroleum etc.	Proposals that have the effect of prohibiting mining activities, or restricting potential development of resources by permitting a land-use that is incompatible with such development.	There is no proposal to change the zoning of the land (RU1 Primary Production) as part of the reclassification proposal. The land is currently occupied by a NSW Rural Fire Service Shed. The reclassification proposal will not further restrict this use of the site for mining related activities. There are no inconsistencies with the requirements of the Ministerial Direction.
1.4	Rural Lands	Proposals that affect land within an existing or proposed rural or environmental protection zone, or which change the existing minimum lot size on land in a rural or environmental protection zone.	The Rural Planning Principles listed in State Environmental Planning Policy (Rural Lands) 2008 have been considered. The reclassification of the land does not change the agricultural capability or suitability of the land, and is generally considered to be of minor significance in terms of rural land-use planning. Agriculture is not the primary use of the land, and this is unlikely to change into the longer term, given the small size of the site (2700m ²) and given the land contains a NSW Rural Fire Service Shed. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
Environment and Heritage			
2.1	Environment Protection Zones	The Direction applies to all Planning Proposals.	The land is not zoned for environmental protection purposes and there is not proposal to reduce any environmental protection standards that currently apply to the land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
2.3	Heritage Conservation	The Direction applies to all Planning Proposals.	The land is not mapped as containing any items of environmental heritage. There is no proposal to alter any existing provisions that facilitate the conservation of items, places, buildings, works relics, moveable objects or precincts of environmental heritage significance, or protected Aboriginal objects or places. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
2.4	Recreation Vehicles Areas	The Direction applies to all Planning Proposals.	There is no proposal to enable the site to be developed for the purposes of a recreation vehicle area. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
Housing, Infrastructure & Urban Development			
3.1	Residential Zones	Proposals that affect land within an existing or proposed residential zone, or any other zone in which significant residential development is permitted or proposed to be permitted.	The reclassification proposal does not affect residential zoned land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
3.2	Caravan Parks	The Direction applies to all Planning Proposals.	The reclassification proposal does not aim to identify suitable zones, locations and provisions for caravan parks or manufactured home estates. The reclassification proposal is consistent with the requirements of the Ministerial Direction.

3.3	Home Occupations	The Direction applies to all Planning Proposals.	The reclassification proposal does not alter the permissibility of home occupations to be carried out within dwelling houses without the need for development consent. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
3.4	Integrating Land-use etc.	Planning Proposals that create, alter or remove a zone or provision relating to urban zoned land.	The reclassification proposal does not create, alter or remove an urban zone. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
3.5	Dev. Near Aerodromes	Planning Proposals that will create, alter or remove a zone or provision relating to land in the vicinity of a licenced aerodrome.	The reclassification proposal does not relate to land that is located within the vicinity of a licenced aerodrome. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
3.6	Shooting Ranges	Planning Proposals that will affect, create, alter or remove a zone or provision relating to land adjacent to and or adjoining an existing shooting range.	The reclassification proposal does not relate to land that is located within the vicinity of a known shooting range. The reclassification proposal is consistent with the requirements of the Ministerial Direction.

Hazard and Risk

4.2	Mine Subsidence	Planning Proposals that permit development on land within a mine subsidence district, or land that has been identified as unstable in a study, strategy or other assessment.	The reclassification proposal does not relate to land that is known to be within a mine subsidence district. All mining activities at the site are open cut, and there are no underground operations. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
4.3	Flood Prone Land	Planning Proposals that create, remove or alter a zone or provision that affects flood prone land.	The reclassification proposal does not relate to land that is mapped as flood prone. There is no proposal to change any local planning provisions relating to flood prone land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
4.4	Planning for Bushfire etc.	Planning Proposals that will affect, or is in proximity to land mapped as bushfire prone land.	The reclassification proposal does relate to land that is mapped as Bushfire Prone. Detailed consideration of Planning for Bushfire Protection Guidelines is considered unnecessary given the use of this land is established (NSW Rural Fire Service Shed), and there is no proposal to change any planning parameters (i.e. zoning, lot size, land-use) which would allow the site to be developed for a future purpose that is incompatible with the bushfire prone status of the land. The aim of this proposal is to reclassify the land according to the requirements of Local Government Act. The proposal is not inconsistent with the requirements of the Ministerial Direction.

Regional Planning

5.10	Implement Regional Plans	The Direction applies to all Planning Proposals.	The reclassification proposal has been considered against the Central West Orana Regional Plan in Section 4.4.2 of this report. The reclassification of land is generally a matter of local significance.
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Local Plan Making

6.1	Approval and Ref. Req.	The Direction applies to all Planning Proposals.	There are no proposed changes to existing provisions relating to approval or referral requirements for planning matters.
6.2	Reserving public land.	The Direction applies to all Planning Proposals.	The approval of the Director-General of the NSW Department of Planning & Environment is required for the Planning Proposal because it involves the reclassification of the land from community to operational. Detailed justification for the reclassification has been presented in Appendix 1 of this report.
6.3	Site specific provisions	Planning Proposals that will allow a particular development to be carried out.	The Planning Proposal has not been prepared with the aim of allowing a particular development to be carried out. The proposal is to ensure the land is correctly classified under the Local Government Act 1993.

Site No. 19 – Lot 2260 DP 1122311, Lachlan Street Cowra

9.1 Direction		When does the Direction apply?	Assessment
Employment and			
1.1	Business and Industrial Zones	Proposals that affect land within an existing or proposed business or industrial zone.	The reclassification proposal does not affect business or industrial zoned land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
1.2	Rural Zones	Proposals that affect land within an existing or proposed rural zone.	The reclassification proposal does not affect rural zoned land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
1.3	Mining, Petroleum etc.	Proposals that have the effect of prohibiting mining activities, or restricting potential development of resources by permitting a land-use that is incompatible with such development.	The land is zoned RE1 Public Recreation. Mining activities are already prohibited on land in the RE1 Public Recreation zone. The reclassification will not alter the permissibility of mining activities on the land. The proposal is consistent with the requirements of the Ministerial Direction.
1.4	Rural Lands	Proposals that affect land within an existing or proposed rural or environmental protection zone, or which change the existing minimum lot size on land in a rural or environmental protection zone.	The reclassification proposal does not affect rural land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
Environment and Heritage			
2.1	Environment Protection Zones	The Direction applies to all Planning Proposals.	The land is not zoned for environmental protection purposes and there is not proposal to reduce any environmental protection standards that currently apply to the land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
2.3	Heritage Conservation	The Direction applies to all Planning Proposals.	The land is not mapped as containing any items of environmental heritage. There is no proposal to alter any existing provisions that facilitate the conservation of items, places, buildings, works relics, moveable objects or precincts of environmental heritage significance, or protected Aboriginal objects or places. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
2.4	Recreation Vehicles Areas	The Direction applies to all Planning Proposals.	There is no proposal to enable the site to be developed for the purposes of a recreation vehicle area. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
Housing, Infrastructure & Urban Development			
3.1	Residential Zones	Proposals that affect land within an existing or proposed residential zone, or any other zone in which significant residential development is permitted or proposed to be permitted.	The reclassification proposal does not relate to residential zoned land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
3.2	Caravan Parks	The Direction applies to all Planning Proposals.	The reclassification proposal does not aim to identify suitable zones, locations and provisions for caravan parks or manufactured home estates. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
3.3	Home Occupations	The Direction applies to all Planning Proposals.	The reclassification proposal does not alter the permissibility of home occupations to be carried out within dwelling houses without the need for development consent. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
3.4	Integrating Land-use etc.	Planning Proposals that create, alter or remove a zone or provision relating to urban zoned land.	The reclassification proposal does not urban zoned land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.

3.5	Dev. Near Aerodromes	Planning Proposals that will create, alter or remove a zone or provision relating to land in the vicinity of a licenced aerodrome.	The reclassification proposal does not relate to land that is located within the vicinity of a licenced aerodrome. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
3.6	Shooting Ranges	Planning Proposals that will affect, create, alter or remove a zone or provision relating to land adjacent to and or adjoining an existing shooting range.	The reclassification proposal does not relate to land that is located within the vicinity of a known shooting range. The reclassification proposal is consistent with the requirements of the Ministerial Direction.

Hazard and Risk

4.2	Mine Subsidence	Planning Proposals that permit development on land within a mine subsidence district, or land that has been identified as unstable in a study, strategy or other assessment.	The reclassification proposal does not relate to land that is known to be within a mine subsidence district. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
4.3	Flood Prone Land	Planning Proposals that create, remove or alter a zone or provision that affects flood prone land.	The reclassification proposal does relate to land that is mapped as flood prone. The land contains a Sewer Pump Station. The current use is expected to continue into the longer term. The reclassification will not have the effect of allowing intensification of land-use, and there is no proposal to alter any planning provisions that control flooding. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
4.4	Planning for Bushfire etc.	Planning Proposals that will affect, or is in proximity to land mapped as bushfire prone land.	The reclassification proposal does not relate to land that is mapped as Bushfire Prone. The reclassification proposal is consistent with the requirements of the Ministerial Direction.

Regional Planning

5.10	Implement Regional Plans	The Direction applies to all Planning Proposals.	The reclassification proposal has been considered against the Central West Orana Regional Plan in Section 4.4.2 of this report. The reclassification of land is generally a matter of local significance.
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Local Plan Making

6.1	Approval and Ref. Req.	The Direction applies to all Planning Proposals.	There are no proposed changes to existing provisions relating to approval or referral requirements for planning matters.
6.2	Reserving public land.	The Direction applies to all Planning Proposals.	The approval of the Director-General of the NSW Department of Planning & Environment is required for the Planning Proposal because it involves the reclassification of the land from community to operational. Detailed justification for the reclassification has been presented in Appendix 1 of this report.
6.3	Site specific provisions	Planning Proposals that will allow a particular development to be carried out.	The Planning Proposal has not been prepared with the aim of allowing a particular development to be carried out. The proposal is to ensure the land is correctly classified under the Local Government Act 1993.

Site No. 20 – Lot 50 DP 862889, Brisbane Street, Cowra

9.1 Direction		When does the Direction apply?	Assessment
Employment and			
1.1	Business and Industrial Zones	Proposals that affect land within an existing or proposed business or industrial zone.	The reclassification proposal does not affect business or industrial zoned land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
1.2	Rural Zones	Proposals that affect land within an existing or proposed rural zone.	The reclassification proposal does not affect rural zoned land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
1.3	Mining, Petroleum etc.	Proposals that have the effect of prohibiting mining activities, or restricting potential development of resources by permitting a land-use that is incompatible with such development.	The land is zoned SP2 Infrastructure. Mining activities are already prohibited on this land in the SP2 Infrastructure zone. The reclassification will not alter the permissibility of mining activities on the land. The proposal is consistent with the requirements of the Ministerial Direction.
1.4	Rural Lands	Proposals that affect land within an existing or proposed rural or environmental protection zone, or which change the existing minimum lot size on land in a rural or environmental protection zone.	The reclassification proposal does not affect rural land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
Environment and Heritage			
2.1	Environment Protection Zones	The Direction applies to all Planning Proposals.	The land is not zoned for environmental protection purposes and there is not proposal to reduce any environmental protection standards that currently apply to the land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
2.3	Heritage Conservation	The Direction applies to all Planning Proposals.	The land is not mapped as containing any items of environmental heritage. There is no proposal to alter any existing provisions that facilitate the conservation of items, places, buildings, works relics, moveable objects or precincts of environmental heritage significance, or protected Aboriginal objects or places. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
2.4	Recreation Vehicles Areas	The Direction applies to all Planning Proposals.	There is no proposal to enable the site to be developed for the purposes of a recreation vehicle area. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
Housing, Infrastructure & Urban Development			
3.1	Residential Zones	Proposals that affect land within an existing or proposed residential zone, or any other zone in which significant residential development is permitted or proposed to be permitted.	The reclassification proposal does not relate to residential zoned land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
3.2	Caravan Parks	The Direction applies to all Planning Proposals.	The reclassification proposal does not aim to identify suitable zones, locations and provisions for caravan parks or manufactured home estates. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
3.3	Home Occupations	The Direction applies to all Planning Proposals.	The reclassification proposal does not alter the permissibility of home occupations to be carried out within dwelling houses without the need for development consent. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
3.4	Integrating Land-use etc.	Planning Proposals that create, alter or remove a zone or provision relating to urban zoned land.	The reclassification proposal does not affect urban zoned land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.

3.5	Dev. Near Aerodromes	Planning Proposals that will create, alter or remove a zone or provision relating to land in the vicinity of a licenced aerodrome.	The reclassification proposal does not relate to land that is located within the vicinity of a licenced aerodrome. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
3.6	Shooting Ranges	Planning Proposals that will affect, create, alter or remove a zone or provision relating to land adjacent to and or adjoining an existing shooting range.	The reclassification proposal does not relate to land that is located within the vicinity of a known shooting range. The reclassification proposal is consistent with the requirements of the Ministerial Direction.

Hazard and Risk

4.2	Mine Subsidence	Planning Proposals that permit development on land within a mine subsidence district, or land that has been identified as unstable in a study, strategy or other assessment.	The reclassification proposal does not relate to land that is known to be within a mine subsidence district. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
4.3	Flood Prone Land	Planning Proposals that create, remove or alter a zone or provision that affects flood prone land.	The reclassification proposal does not relate to land that is mapped as flood prone. There is no proposal to change any local planning provisions relating to flood prone land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
4.4	Planning for Bushfire etc.	Planning Proposals that will affect, or is in proximity to land mapped as bushfire prone land.	The reclassification proposal does not relate to land that is mapped as Bushfire Prone. The reclassification proposal is consistent with the requirements of the Ministerial Direction.

Regional Planning

5.10	Implement Regional Plans	The Direction applies to all Planning Proposals.	The reclassification proposal has been considered against the Central West Orana Regional Plan in Section 4.4.2 of this report. The reclassification of land is generally a matter of local significance.
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Local Plan Making

6.1	Approval and Ref. Req.	The Direction applies to all Planning Proposals.	There are no proposed changes to existing provisions relating to approval or referral requirements for planning matters.
6.2	Reserving public land.	The Direction applies to all Planning Proposals.	The approval of the Director-General of the NSW Department of Planning & Environment is required for the Planning Proposal because it involves the reclassification of the land from community to operational. Detailed justification for the reclassification has been presented in Appendix 1 of this report.
6.3	Site specific provisions	Planning Proposals that will allow a particular development to be carried out.	The Planning Proposal has not been prepared with the aim of allowing a particular development to be carried out. The proposal is to ensure the land is correctly classified under the Local Government Act 1993.

Site No. 21 – Lot 2 DP 867898, Bennelong Place, Cowra

9.1 Direction		When does the Direction apply?	Assessment
Employment and			
1.1	Business and Industrial Zones	Proposals that affect land within an existing or proposed business or industrial zone.	The reclassification proposal does not affect business or industrial zoned land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
1.2	Rural Zones	Proposals that affect land within an existing or proposed rural zone.	The reclassification proposal does not affect rural zoned land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
1.3	Mining, Petroleum etc.	Proposals that have the effect of prohibiting mining activities, or restricting potential development of resources by permitting a land-use that is incompatible with such development.	The land is zoned part SP2 Infrastructure and Part R1 General Residential. Mining activities are already prohibited on this land. The reclassification will not alter the permissibility of mining activities on the land. The proposal is consistent with the requirements of the Ministerial Direction.
1.4	Rural Lands	Proposals that affect land within an existing or proposed rural or environmental protection zone, or which change the existing minimum lot size on land in a rural or environmental protection zone.	The reclassification proposal does not affect rural land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
Environment and Heritage			
2.1	Environment Protection Zones	The Direction applies to all Planning Proposals.	The land is not zoned for environmental protection purposes and there is not proposal to reduce any environmental protection standards that currently apply to the land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
2.3	Heritage Conservation	The Direction applies to all Planning Proposals.	The land is not mapped as containing any items of environmental heritage. There is no proposal to alter any existing provisions that facilitate the conservation of items, places, buildings, works relics, moveable objects or precincts of environmental heritage significance, or protected Aboriginal objects or places. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
2.4	Recreation Vehicles Areas	The Direction applies to all Planning Proposals.	There is no proposal to enable the site to be developed for the purposes of a recreation vehicle area. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
Housing, Infrastructure & Urban Development			
3.1	Residential Zones	Proposals that affect land within an existing or proposed residential zone, or any other zone in which significant residential development is permitted or proposed to be permitted.	<p>The reclassification proposal does relate to land in an existing residential zone. The Ministerial Direction requires the Planning Proposal to include provisions that broaden housing choice, make efficient use of existing infrastructure and services, and reduce the consumption of land for housing and associated urban development on the fringe.</p> <p>This proposal is to reclassify the site according to its correct operational status. All other planning parameters including zoning, lot size and land-use permissibility will remain without change. The proposal is consistent with requirements of the Ministerial Direction.</p>
3.2	Caravan Parks	The Direction applies to all Planning Proposals.	The reclassification proposal does not aim to identify suitable zones, locations and provisions for caravan parks or manufactured home estates. The reclassification proposal is consistent with the requirements of the Ministerial Direction.

3.3	Home Occupations	The Direction applies to all Planning Proposals.	The reclassification proposal does not alter the permissibility of home occupations to be carried out within dwelling houses without the need for development consent. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
3.4	Integrating Land-use etc.	Planning Proposals that create, alter or remove a zone or provision relating to urban zoned land.	The reclassification proposal does not affect urban zoned land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
3.5	Dev. Near Aerodromes	Planning Proposals that will create, alter or remove a zone or provision relating to land in the vicinity of a licenced aerodrome.	The reclassification proposal does not relate to land that is located within the vicinity of a licenced aerodrome. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
3.6	Shooting Ranges	Planning Proposals that will affect, create, alter or remove a zone or provision relating to land adjacent to and or adjoining an existing shooting range.	The reclassification proposal does not relate to land that is located within the vicinity of a known shooting range. The reclassification proposal is consistent with the requirements of the Ministerial Direction.

Hazard and Risk

4.2	Mine Subsidence	Planning Proposals that permit development on land within a mine subsidence district, or land that has been identified as unstable in a study, strategy or other assessment.	The reclassification proposal does not relate to land that is known to be within a mine subsidence district. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
4.3	Flood Prone Land	Planning Proposals that create, remove or alter a zone or provision that affects flood prone land.	The reclassification proposal does not relate to land that is mapped as flood prone. There is no proposal to change any local planning provisions relating to flood prone land. The reclassification proposal is consistent with the requirements of the Ministerial Direction.
4.4	Planning for Bushfire etc.	Planning Proposals that will affect, or is in proximity to land mapped as bushfire prone land.	The reclassification proposal does not relate to land that is mapped as Bushfire Prone. The reclassification proposal is consistent with the requirements of the Ministerial Direction.

Regional Planning

5.10	Implement Regional Plans	The Direction applies to all Planning Proposals.	The reclassification proposal has been considered against the Central West Orana Regional Plan in Section 4.4.2 of this report. The reclassification of land is generally a matter of local significance.
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Local Plan Making

6.1	Approval and Ref. Req.	The Direction applies to all Planning Proposals.	There are no proposed changes to existing provisions relating to approval or referral requirements for planning matters.
6.2	Reserving public land.	The Direction applies to all Planning Proposals.	The approval of the Director-General of the NSW Department of Planning & Environment is required for the Planning Proposal because it involves the reclassification of the land from community to operational. Detailed justification for the reclassification has been presented in Appendix 1 of this report.
6.3	Site specific provisions	Planning Proposals that will allow a particular development to be carried out.	The Planning Proposal has not been prepared with the aim of allowing a particular development to be carried out. The proposal is to ensure the land is correctly classified under the Local Government Act 1993.

Appendix 3.0

Included in Appendix 3 is
a copy of the Title
Searches for the
properties proposed for
reclassification.



LAND
REGISTRY
SERVICES

Title Search



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 16/845643

SEARCH DATE	TIME	EDITION NO	DATE
6/2/2018	11:56 AM	2	25/7/1997

LAND

LOT 16 IN DEPOSITED PLAN 845643
AT GOOLOOGONG
LOCAL GOVERNMENT AREA COWRA
PARISH OF CONIMBLA COUNTY OF FORBES
TITLE DIAGRAM DP845643

FIRST SCHEDULE

COWRA COUNCIL

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- 2 LAND EXCLUDES THE ROAD(S) SHOWN IN THE TITLE DIAGRAM
- 3 THE LAND WITHIN DESCRIBED IS PUBLIC RESERVE

NOTATIONS

NOTE: THE CERTIFICATE OF TITLE FOR THIS FOLIO OF THE REGISTER DOES NOT INCLUDE SECURITY FEATURES INCLUDED ON COMPUTERISED CERTIFICATES OF TITLE ISSUED FROM 4TH JANUARY, 2004. IT IS RECOMMENDED THAT STRINGENT PROCESSES ARE ADOPTED IN VERIFYING THE IDENTITY OF THE PERSON(S) CLAIMING A RIGHT TO DEAL WITH THE LAND COMPRISED IN THIS FOLIO.

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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LAND
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Title Search



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 45/975291

SEARCH DATE	TIME	EDITION NO	DATE
6/2/2018	11:56 AM	2	24/4/2007

LAND

LOT 45 IN DEPOSITED PLAN 975291
AT COWRA
LOCAL GOVERNMENT AREA COWRA
PARISH OF COWRA COUNTY OF BATHURST
TITLE DIAGRAM DP975291

FIRST SCHEDULE

COWRA SHIRE COUNCIL (T AD71782)

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.
- * 3 NOTIFICATION IN GOVERNMENT GAZETTE DATED 21.9.1934 FOLIO 3527 EASEMENT FOR SEWERAGE PURPOSES 4.57 WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN CROWN PLAN 2242.3090
- * 4 NOTIFICATION IN GOVERNMENT GAZETTE DATED 1.6.1979 FOLIO 2648 EASEMENT FOR RISING MAIN 5 WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN DP600928

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



LAND
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SERVICES

Title Search



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 1/1118115

SEARCH DATE	TIME	EDITION NO	DATE
6/2/2018	11:56 AM	3	4/9/2008

LAND

LOT 1 IN DEPOSITED PLAN 1118115
AT DARBY FALLS
LOCAL GOVERNMENT AREA COWRA
PARISH OF MILBURN COUNTY OF BATHURST
TITLE DIAGRAM DP1118115

FIRST SCHEDULE

COWRA SHIRE COUNCIL

(T AE191282)

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- * 2 EASEMENT FOR TRANSMISSION LINE AFFECTING THE PART(S) SHOWN SO
BURDENED IN THE TITLE DIAGRAM VIDE NOTIFICATION IN GOV. GAZ.
DATED 17.1.1947 FOLIO 8819
- 3 DP1118115 EASEMENT FOR WATER SUPPLY 15 METRE(S) WIDE AFFECTING
THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 4 DP1118115 EASEMENT FOR ELECTRICITY PURPOSES 15 METRE(S) WIDE
AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE
DIAGRAM

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



LAND
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Title Search



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 2/1118115

SEARCH DATE

TIME

EDITION NO

DATE

6/2/2018

12:00 PM

2

8/11/2007

LAND

LOT 2 IN DEPOSITED PLAN 1118115
AT DARBY FALLS
LOCAL GOVERNMENT AREA COWRA
PARISH OF MILBURN COUNTY OF BATHURST
TITLE DIAGRAM DP1118115

FIRST SCHEDULE

COWRA SHIRE COUNCIL

(T AD548559)

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 DP1118115 EASEMENT FOR WATER SUPPLY 15 METRE(S) WIDE
APPURTENANT TO THE LAND ABOVE DESCRIBED
- 3 DP1118115 EASEMENT FOR ELECTRICITY PURPOSES 15 METRE(S) WIDE
APPURTENANT TO THE LAND ABOVE DESCRIBED
- 4 DP1118115 RESTRICTION(S) ON THE USE OF LAND

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 1/1092182

SEARCH DATE	TIME	EDITION NO	DATE
6/2/2018	11:56 AM	1	6/6/2006

LAND

LOT 1 IN DEPOSITED PLAN 1092182
AT COWRA
LOCAL GOVERNMENT AREA COWRA
PARISH OF COWRA COUNTY OF BATHURST
TITLE DIAGRAM DP1092182

FIRST SCHEDULE

COWRA SHIRE COUNCIL

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- 2 DP1092182 RESTRICTION(S) ON THE USE OF LAND
- 3 DP1092182 POSITIVE COVENANT

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



LAND
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Title Search



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 22/1104564

SEARCH DATE	TIME	EDITION NO	DATE
6/2/2018	11:56 AM	1	24/11/2006

LAND

LOT 22 IN DEPOSITED PLAN 1104564
AT COWRA
LOCAL GOVERNMENT AREA COWRA
PARISH OF COWRA COUNTY OF BATHURST
TITLE DIAGRAM DP1104564

FIRST SCHEDULE

COWRA SHIRE COUNCIL (CA102508)

SECOND SCHEDULE (5 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 QUALIFIED TITLE. CAUTION PURSUANT TO SECTION 28J OF THE REAL PROPERTY ACT, 1900. ENTERED 17.10.2006 BK 2752 NO 660
- 3 LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.
- 4 BK 2741 NO 456 RIGHT OF WAY 3.05 METRE(S) WIDE AFFECTING THE PART OF THE LAND ABOVE DESCRIBED AS SET OUT IN DEED BK 2741 NO 456
- 5 BK 4083 NO 10 LEASE TO LIONS CLUB OF COWRA INCORPORATED
BK 4128 NO 217 ASSIGNMENT OF LEASE. LESSEE IS NOW THE COWRA AND DISTRICT SENIOR CITIZENS' CLUB

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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LAND
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Title Search



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 4/811274

SEARCH DATE	TIME	EDITION NO	DATE
6/2/2018	11:56 AM	4	23/10/2008

LAND

LOT 4 IN DEPOSITED PLAN 811274
AT COWRA
LOCAL GOVERNMENT AREA COWRA
PARISH OF MULYAN COUNTY OF FORBES
TITLE DIAGRAM DP811274

FIRST SCHEDULE

COWRA SHIRE COUNCIL

(T 2436061)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 2436061 COVENANT
- 3 AD721837 LEASE TO COWRA MACHINERY CENTRE PTY LIMITED OF THE
PART SHOWN HATCHED IN PLAN WITH AD721837. EXPIRES:
30/11/2012.

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



LAND
REGISTRY
SERVICES

Title Search



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 146/1122349

SEARCH DATE	TIME	EDITION NO	DATE
6/2/2018	11:56 AM	1	11/1/2008

LAND

LOT 146 IN DEPOSITED PLAN 1122349
AT COWRA
LOCAL GOVERNMENT AREA COWRA
PARISH OF COWRA COUNTY OF BATHURST
TITLE DIAGRAM DP1122349

FIRST SCHEDULE

COWRA SHIRE COUNCIL (CA125405)

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 QUALIFIED TITLE. CAUTION PURSUANT TO SECTION 28J OF THE REAL PROPERTY ACT, 1900. ENTERED 11/1/2008 BK1725 NO896
- 3 LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.
- 4 NOTIFICATION IN GOVERNMENT GAZETTE DATED 21/9/1934 FOL 3527 AND 21/4/1995 FOL 2057 EASEMENT FOR SEWERAGE PURPOSES 4.57 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



LAND
REGISTRY
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NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 147/1122349

SEARCH DATE	TIME	EDITION NO	DATE
6/2/2018	11:56 AM	1	11/1/2008

LAND

LOT 147 IN DEPOSITED PLAN 1122349
AT COWRA
LOCAL GOVERNMENT AREA COWRA
PARISH OF COWRA COUNTY OF BATHURST
TITLE DIAGRAM DP1122349

FIRST SCHEDULE

COWRA SHIRE COUNCIL (CA125405)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 QUALIFIED TITLE. CAUTION PURSUANT TO SECTION 28J OF THE REAL PROPERTY ACT, 1900. ENTERED 11/1/2008 BK1725 NO896
- 3 LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



LAND
REGISTRY
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Title Search



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 148/1122349

SEARCH DATE	TIME	EDITION NO	DATE
6/2/2018	11:56 AM	1	11/1/2008

LAND

LOT 148 IN DEPOSITED PLAN 1122349
AT COWRA
LOCAL GOVERNMENT AREA COWRA
PARISH OF COWRA COUNTY OF BATHURST
TITLE DIAGRAM DP1122349

FIRST SCHEDULE

COWRA SHIRE COUNCIL (CA125405)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 QUALIFIED TITLE. CAUTION PURSUANT TO SECTION 28J OF THE REAL PROPERTY ACT, 1900. ENTERED 11/1/2008 BK1725 NO896
- 3 LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 1/1001730

SEARCH DATE	TIME	EDITION NO	DATE
6/2/2018	11:56 AM	2	23/3/2010

LAND

LOT 1 IN DEPOSITED PLAN 1001730
AT NORTH COWRA
LOCAL GOVERNMENT AREA COWRA
PARISH OF COWRA COUNTY OF BATHURST
TITLE DIAGRAM DP1001730

FIRST SCHEDULE

COWRA SHIRE COUNCIL

SECOND SCHEDULE (1 NOTIFICATION)

1 AF387342 LEASE TO INDUSTRY & INVESTMENT NSW - PRIMARY
INDUSTRIES & ENERGY EXPIRES: 31/12/2019.

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



LAND
REGISTRY
SERVICES

Title Search



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 1/180296

SEARCH DATE	TIME	EDITION NO	DATE
6/2/2018	11:56 AM	-	-

VOL 4112 FOL 132 IS THE CURRENT CERTIFICATE OF TITLE

LAND

LOT 1 IN DEPOSITED PLAN 180296
LOCAL GOVERNMENT AREA COWRA
PARISH OF MULYAN COUNTY OF FORBES
TITLE DIAGRAM DP180296

FIRST SCHEDULE

THE COUNCIL OF THE SHIRE OF WAUGOOLA

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- 2 LAND EXCLUDES THE ROAD(S) SHOWN IN CROWN PLAN 30966.1603

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



LAND
REGISTRY
SERVICES

Title Search



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 6/304949

SEARCH DATE	TIME	EDITION NO	DATE
6/2/2018	11:56 AM	-	-

VOL 3382 FOL 62 IS THE CURRENT CERTIFICATE OF TITLE

LAND

LOT 6 IN DEPOSITED PLAN 304949
AT COWRA
LOCAL GOVERNMENT AREA COWRA
PARISH OF COWRA COUNTY OF BATHURST
TITLE DIAGRAM DP304949

FIRST SCHEDULE

THE COUNCIL OF THE SHIRE OF COWRA

SECOND SCHEDULE (1 NOTIFICATION)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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LAND
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Title Search



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 21/862774

SEARCH DATE	TIME	EDITION NO	DATE
6/2/2018	11:56 AM	1	11/9/1998

LAND

LOT 21 IN DEPOSITED PLAN 862774
AT COWRA
LOCAL GOVERNMENT AREA COWRA
PARISH OF COWRA COUNTY OF BATHURST
TITLE DIAGRAM DP862774

FIRST SCHEDULE

COWRA SHIRE COUNCIL (PA65634)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 NOTIFICATION IN GOV GAZ 10.7.1998 FOL 5399 EASEMENT FOR WATER PIPELINE APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE PARTS OF LOT 22 IN DP862774 SHOWN SO BURDENED IN THE TITLE DIAGRAM - SEE E931212
- 2 NOTIFICATION IN GOV GAZ 10.7.1998 FOL 5399 EASEMENT FOR ACCESS APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE PART OF LOT 22 IN DP862774 SHOWN SO BURDENED IN THE TITLE DIAGRAM - SEE E780099
- 3 NOTIFICATION IN GOV GAZ 10.7.1998 FOL 5933 EASEMENT FOR ELECTRICITY CABLES APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE PART OF LOT 2 IN DP862774 SHOWN SO BURDENED IN THE TITLE DIAGRAM - SEE E780099

NOTATIONS

NOTE: THE CERTIFICATE OF TITLE FOR THIS FOLIO OF THE REGISTER DOES NOT INCLUDE SECURITY FEATURES INCLUDED ON COMPUTERISED CERTIFICATES OF TITLE ISSUED FROM 4TH JANUARY, 2004. IT IS RECOMMENDED THAT STRINGENT PROCESSES ARE ADOPTED IN VERIFYING THE IDENTITY OF THE PERSON(S) CLAIMING A RIGHT TO DEAL WITH THE LAND COMPRISED IN THIS FOLIO.

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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LAND
REGISTRY
SERVICES

Title Search



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 1/382774

SEARCH DATE	TIME	EDITION NO	DATE
6/2/2018	11:56 AM	1	9/7/1993

LAND

LOT 1 IN DEPOSITED PLAN 382774
AT WOODSTOCK
LOCAL GOVERNMENT AREA COWRA
PARISH OF KENILWORTH COUNTY OF BATHURST
TITLE DIAGRAM DP382774

FIRST SCHEDULE

COWRA COUNCIL

(T I474774)

SECOND SCHEDULE (1 NOTIFICATION)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)

NOTATIONS

NOTE: THE CERTIFICATE OF TITLE FOR THIS FOLIO OF THE REGISTER DOES NOT INCLUDE SECURITY FEATURES INCLUDED ON COMPUTERISED CERTIFICATES OF TITLE ISSUED FROM 4TH JANUARY, 2004. IT IS RECOMMENDED THAT STRINGENT PROCESSES ARE ADOPTED IN VERIFYING THE IDENTITY OF THE PERSON(S) CLAIMING A RIGHT TO DEAL WITH THE LAND COMPRISED IN THIS FOLIO.

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



LAND
REGISTRY
SERVICES

Title Search



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 1/1099236

SEARCH DATE	TIME	EDITION NO	DATE
6/2/2018	11:56 AM	1	28/6/2006

LAND

LOT 1 IN DEPOSITED PLAN 1099236
AT KOORAWATHA
LOCAL GOVERNMENT AREA COWRA
PARISH OF NEILA COUNTY OF FORBES
TITLE DIAGRAM DP1099236

FIRST SCHEDULE

COWRA SHIRE COUNCIL

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND
CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- 2 M546406 EASEMENT FOR TRANSMISSION LINE 45.72 METRE(S) WIDE
AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE
DIAGRAM
2139743 EASEMENT VESTED IN NEW SOUTH WALES ELECTRICITY
TRANSMISSION AUTHORITY

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



LAND
REGISTRY
SERVICES

Title Search



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: AUTO CONSOL 7646-231

SEARCH DATE	TIME	EDITION NO	DATE
6/2/2018	11:56 AM	1	6/6/2001

LAND

LAND DESCRIBED IN SCHEDULE OF PARCELS
AT BILLIMARI
LOCAL GOVERNMENT AREA COWRA
PARISH OF BILLIMARI COUNTY OF BATHURST
TITLE DIAGRAM CROWN PLAN 10.2719

FIRST SCHEDULE

COWRA SHIRE COUNCIL (T 7606994)

SECOND SCHEDULE (1 NOTIFICATION)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)

NOTATIONS

NOTE: THE CERTIFICATE OF TITLE FOR THIS FOLIO OF THE REGISTER DOES NOT INCLUDE SECURITY FEATURES INCLUDED ON COMPUTERISED CERTIFICATES OF TITLE ISSUED FROM 4TH JANUARY, 2004. IT IS RECOMMENDED THAT STRINGENT PROCESSES ARE ADOPTED IN VERIFYING THE IDENTITY OF THE PERSON(S) CLAIMING A RIGHT TO DEAL WITH THE LAND COMPRISED IN THIS FOLIO.

UNREGISTERED DEALINGS: NIL

SCHEDULE OF PARCELS

LOTS 5-6 SEC. 2 IN DP758107.

*** END OF SEARCH ***



LAND
REGISTRY
SERVICES

Title Search



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: AUTO CONSOL 7646-231

SEARCH DATE	TIME	EDITION NO	DATE
6/2/2018	11:56 AM	1	6/6/2001

LAND

LAND DESCRIBED IN SCHEDULE OF PARCELS
AT BILLIMARI
LOCAL GOVERNMENT AREA COWRA
PARISH OF BILLIMARI COUNTY OF BATHURST
TITLE DIAGRAM CROWN PLAN 10.2719

FIRST SCHEDULE

COWRA SHIRE COUNCIL (T 7606994)

SECOND SCHEDULE (1 NOTIFICATION)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND
CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)

NOTATIONS

NOTE: THE CERTIFICATE OF TITLE FOR THIS FOLIO OF THE REGISTER DOES
NOT INCLUDE SECURITY FEATURES INCLUDED ON COMPUTERISED
CERTIFICATES OF TITLE ISSUED FROM 4TH JANUARY, 2004. IT IS
RECOMMENDED THAT STRINGENT PROCESSES ARE ADOPTED IN VERIFYING THE
IDENTITY OF THE PERSON(S) CLAIMING A RIGHT TO DEAL WITH THE LAND
COMPRISED IN THIS FOLIO.

UNREGISTERED DEALINGS: NIL

SCHEDULE OF PARCELS

LOTS 5-6 SEC. 2 IN DP758107.

*** END OF SEARCH ***



LAND
REGISTRY
SERVICES

Title Search



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 2/27/758462

SEARCH DATE	TIME	EDITION NO	DATE
6/2/2018	11:57 AM	1	10/11/2003

LAND

LOT 2 OF SECTION 27 IN DEPOSITED PLAN 758462
AT GOOLOOGONG
LOCAL GOVERNMENT AREA COWRA
PARISH OF BINDA COUNTY OF FORBES
(FORMERLY KNOWN AS ALLOTMENT 2 OF SECTION 27)
TITLE DIAGRAM CROWN PLAN 3.2204

FIRST SCHEDULE

COWRA SHIRE COUNCIL (PA81429)

SECOND SCHEDULE (1 NOTIFICATION)

- * 1 LAND EXCLUDES MINERALS AND MINES VIDE GOV. GAZ. DATED 7-3-2003
FOLIO 4081

NOTATIONS

NOTE: THE CERTIFICATE OF TITLE FOR THIS FOLIO OF THE REGISTER DOES
NOT INCLUDE SECURITY FEATURES INCLUDED ON COMPUTERISED
CERTIFICATES OF TITLE ISSUED FROM 4TH JANUARY, 2004. IT IS
RECOMMENDED THAT STRINGENT PROCESSES ARE ADOPTED IN VERIFYING THE
IDENTITY OF THE PERSON(S) CLAIMING A RIGHT TO DEAL WITH THE LAND
COMPRISED IN THIS FOLIO.

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



LAND
REGISTRY
SERVICES

Title Search



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 1/1060195

SEARCH DATE	TIME	EDITION NO	DATE
6/2/2018	11:56 AM	2	6/12/2003

LAND

LOT 1 IN DEPOSITED PLAN 1060195
AT COWRA
LOCAL GOVERNMENT AREA COWRA
PARISH OF COOTA COUNTY OF BATHURST
TITLE DIAGRAM DP1060195

FIRST SCHEDULE

COWRA SHIRE COUNCIL

(T AA228397)

SECOND SCHEDULE (1 NOTIFICATION)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS

NOTE: THE CERTIFICATE OF TITLE FOR THIS FOLIO OF THE REGISTER DOES NOT INCLUDE SECURITY FEATURES INCLUDED ON COMPUTERISED CERTIFICATES OF TITLE ISSUED FROM 4TH JANUARY, 2004. IT IS RECOMMENDED THAT STRINGENT PROCESSES ARE ADOPTED IN VERIFYING THE IDENTITY OF THE PERSON(S) CLAIMING A RIGHT TO DEAL WITH THE LAND COMPRISED IN THIS FOLIO.

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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LAND
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NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 1/1063303

SEARCH DATE	TIME	EDITION NO	DATE
6/2/2018	11:57 AM	1	4/2/2004

LAND

LOT 1 IN DEPOSITED PLAN 1063303
AT MOUNT MCDONALD
LOCAL GOVERNMENT AREA COWRA
PARISH OF DUNLEARY COUNTY OF BATHURST
TITLE DIAGRAM DP1063303

FIRST SCHEDULE

COWRA SHIRE COUNCIL

(PA81279)

SECOND SCHEDULE (1 NOTIFICATION)

- * 1 LAND EXCLUDES MINES AND DEPOSITS OF MINERALS

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



LAND
REGISTRY
SERVICES

Title Search



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 2260/1122311

SEARCH DATE	TIME	EDITION NO	DATE
6/2/2018	11:57 AM	1	11/1/2008

LAND

LOT 2260 IN DEPOSITED PLAN 1122311
AT COWRA
LOCAL GOVERNMENT AREA COWRA
PARISH OF COWRA COUNTY OF BATHURST
TITLE DIAGRAM DP1122311

FIRST SCHEDULE

COWRA SHIRE COUNCIL

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.
- 3 DP265164 EASEMENT TO CONVEY GAS 2 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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LAND
REGISTRY
SERVICES

Title Search



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 50/862889

SEARCH DATE	TIME	EDITION NO	DATE
6/2/2018	11:57 AM	1	14/9/1998

LAND

LOT 50 IN DEPOSITED PLAN 862889
AT COWRA
LOCAL GOVERNMENT AREA COWRA
PARISH OF COWRA COUNTY OF BATHURST
TITLE DIAGRAM DP862889

FIRST SCHEDULE

COWRA SHIRE COUNCIL

(PA65634)

SECOND SCHEDULE (0 NOTIFICATIONS)

NIL

NOTATIONS

NOTE: THE CERTIFICATE OF TITLE FOR THIS FOLIO OF THE REGISTER DOES NOT INCLUDE SECURITY FEATURES INCLUDED ON COMPUTERISED CERTIFICATES OF TITLE ISSUED FROM 4TH JANUARY, 2004. IT IS RECOMMENDED THAT STRINGENT PROCESSES ARE ADOPTED IN VERIFYING THE IDENTITY OF THE PERSON(S) CLAIMING A RIGHT TO DEAL WITH THE LAND COMPRISED IN THIS FOLIO.

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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Appendix 4.0

Included in Appendix 3 is
a draft copy of Schedule
4 of Cowra Local
Environmental Plan
2012.

Schedule 4 Classification and reclassification of public land

Part 1 Land classified, or reclassified, as operational land—no interests changed

Column 1	Column 2
Locality	Description
Billimari	Lot 5 Section 2 DP 758107
Billimari	Lot 6 Section 2 DP 758107
Cowra	Lot 45 DP 975291, Lowes Lane
Cowra	Lot 1 DP 1092182, Pack Street
Cowra	Lot 2 DP 1092182, Pack Street
Cowra	Lot 22 DP 1104564, Railway Lane
Cowra	Lots 146 DP 1122349, North Logan Road
Cowra	Lots 147 DP 1122349, North Logan Road
Cowra	Lots 148 DP 1122349, North Logan Road
Cowra	Lot 1 DP 1001730, Doncaster Drive
Cowra	Lot 1 DP 180296, Lachlan Valley Way
Cowra	Lot 6 DP 304949, Darling Street
Cowra	Lot 21 DP 862774, Evans Street
Cowra	Lot 1 DP 1099236, Lachlan Valley Way
Cowra	Lot 1 DP 1060195, Camp Road
Cowra	Lot 2260 DP 1122311, Lachlan Street
Cowra	Lot 50 DP 862889, Brisbane Street
Cowra	Lot 2 DP 867898, Bennelong Place
Cowra	Lot 25 Section 8 DP 977420, Kite Street
Cowra	Lot 26 Section 8 DP 977420, Kite Street
Cowra	Lot 27 Section 8 DP 977420, Kite Street
Darbys Falls	Lot 1 DP 1118115, Clearview Road
Darbys Falls	Lot 2 DP 1118115, Clearview Road
Gooloogong	Lot 2 Section 27 DP 758462, Forbes Street
Mount McDonald	Lot 1 DP 1063303, Reg Hailstone Way
Woodstock	Lot 1 DP 382774, Rankin Street

Part 2 Land classified, or reclassified, as operational land—interests changed

Column 1	Column 2	Column 3
Locality	Description	Any trusts etc. not discharged
Cowra	Lot 4 DP 811274, Waratah Street	Nil.
Gooloogong	Lot 16 DP 845643, Kangaroo Road	Nil.

Part 3 Land classified, or reclassified, as community land

Column 1	Column 2
Locality	Description