



IRF25/578

# Gateway determination report – PP-2025-412

Warrumbungle Housekeeping Planning Proposal

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# Acknowledgment of Country

The Department of Planning, Housing and Infrastructure acknowledges the Traditional Owners and Custodians of the land on which we live and work and pays respect to Elders past, present and future.

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**Table 1 Reports and plans supporting the proposal**

Relevant reports and plans
Attachment A - Warrumbungle Housekeeping Planning proposal
Attachment Council resolution – 20 February 2025
Attachment Council report – Council Report 20 February 2025

# 1 Planning proposal

## 1.1 Overview

**Table 2 Planning proposal details**

<b>LGA</b>	Warrumbungle Shire Council
<b>PPA</b>	Warrumbungle Shire Council
<b>NAME</b>	Warrumbungle Housekeeping Planning Proposal
<b>NUMBER</b>	PP-2025-412
<b>LEP TO BE AMENDED</b>	Warrumbungle Local Environmental Plan 2013
<b>ADDRESS</b>	Various locations throughout the LGA
<b>DESCRIPTION</b>	Various Housekeeping amendments throughout the LGA
<b>RECEIVED</b>	11/03/2025
<b>FILE NO.</b>	IRF25/578
<b>POLITICAL DONATIONS</b>	There are no donations or gifts to disclose and a political donation disclosure is not required
<b>LOBBYIST CODE OF CONDUCT</b>	There have been no meetings or communications with registered lobbyists with respect to this proposal

## 1.2 Objectives of planning proposal

Via 35 amendment items, the objectives explained in the planning proposal are to:

1. Rezone land used for recreation to RE1 Public Recreation or RE2 Private Recreation (Items 1 – 14, 17-19, 21, 23, 32 - 34)
2. Rezone Cemeteries in Coonabraban and Mendooran from R1 General Residential to SP2 Infrastructure (Items 16, 30 and 31)
3. Rezone public utilities to SP2 Infrastructure (Items 15, 20, 24-27, 29)
4. Amend the minimum lot size on land in Dunedoo and clause 4.13A (Item 22)
5. Amend schedule 1 to include an Additional Permitted Use (Item 28)
6. Amend the minimum lot size on land referred to as “Yarraview” at 524 Yearinan Station Road, Coonabarabran from 500ha to 400ha (Item 35)

The planning proposal details objectives and intended outcomes which are inconsistent with the summary of objectives listed under Part 1 of the proposal. The proposal does not seek to rezone active rail corridors to SP2 or rezone land at the Visitors Information Centre to E2 Local Centre as listed in Items 2 and 3 of Part 1. A condition will be included in the Gateway determination to require Part 1 to be amended prior to exhibition.

The planning proposal does not provide an adequate justification for a number of the proposed amendments. This assessment will determine strategic and/or site-specific merit and make a recommendation for Gateway. A condition will be included in the Gateway determination to require various amendments to the planning proposal prior to exhibition.

## 1.3 Explanation of provisions

The planning proposal (Attachment PP) seeks to amend the Warrumbungle LEP 2013 per the items identifies below in table 3. The planning proposal has been presented by Council as 35 amendment items.

**Table 3 Current and proposed controls**

Item	Site	Current	Proposed
1	Baradine Racecourse/Showground	RU1 Primary Production	RE2 Private Recreation with no Minimum Lot Size
2	Golf Course, Baradine	RU1 Primary Production	RE2 Private Recreation with no Minimum Lot Size
3	Baradine Sporting Oval and Netball Courts	RU5 Village	RE1 Public Recreation with no Minimum Lot Size
4	Binnaway Golf Course	RU1 Primary Production	RE2 Private Recreation with no Minimum Lot Size
5	Binnaway Sports Oval	RU1 Primary Production	RE1 Public Recreation with no Minimum Lot Size
6	Bowen Oval, Coolah	R1 General Residential	RE1 Public Recreation with no Minimum Lot Size
7	McMaster Park, Coolah	R1 General Residential	RE1 Public Recreation with no Minimum Lot Size
8	Coolah Sports Club	E1 Local Centre	RE2 Private Recreation with no Minimum Lot Size
9	Mendooran Racecourse	RU1 Primary Production	RE1 Public Recreation with no Minimum Lot Size
10	Mendooran Showground	RU1 Primary Production	RE1 Public Recreation with no Minimum Lot Size
11	Mendooran Cricket Oval	RU5 Village	RE1 Public Recreation with no Minimum Lot Size
12	Mendooran Crown Reserve	RU5 Village	RE1 Public Recreation with no Minimum Lot Size
13	Mendooran Tennis Club	RU5 Village	RE1 Public Recreation with no Minimum Lot Size
14	Mendooran Bowling Club	RU5 Village	RE2 Private Recreation with no Minimum Lot Size
15	Waste Depot	RU1 Primary Production	SP2 Infrastructure
16	Mendooran Cemetery	RU1 Primary Production	SP2 Infrastructure
17	Old Milling Park, Bolaro St, Dunedoo	RU1 Primary Production	RE1 Public Recreation with no Minimum Lot Size
18	75-76 Whiteley Street, Dunedoo	RU1 Primary Production	RE1 Public Recreation with no Minimum Lot Size
19	Swimming Pool, Dunedoo	R1 General Residential	RE1 Public Recreation with no Minimum Lot Size
20	Pump Station, Dunedoo (west of Robertson Oval)	RU1 Primary Production	SP2 Infrastructure with no Minimum Lot Size
21	Bowling Club, Dunedoo	R1 General Residential	RE2 Private Recreation with no Minimum Lot Size

Item	Site	Current	Proposed
22	Residential and industrial areas, Dunedoo	Remove area 'A' and "B' from mapping	Replace wording in clause 4.1(3A) with Minimum Lot Size for R1 General Residential of 700m <sup>2</sup> and E4 General Industrial 1000m <sup>2</sup>
23	Coonabarabran Swimming Pool	R1 General Residential	RE1 Public Recreation with no Minimum Lot Size
24	Water Treatment Plant	RU1 Primary Production	SP2 Infrastructure with no Minimum Lot Size
25	Airport	RU1 Primary Production	SP2 Infrastructure with no Minimum Lot Size
26	Timor Dam Water Supply	RU1 Primary Production	SP2 Infrastructure with no Minimum Lot Size
27	Water reservoir, Coonabarabran	RU1 Primary Production	SP2 Infrastructure with no Minimum Lot Size
28	6 Harper Street, Coonabarabran	R1 General Residential	Allow an Additional Permitted Use Schedule 1 – to permit a mortuary.
29	Electricity Substation Coonabarabran	R1 General Residential	SP2 Infrastructure with no Minimum Lot Size
30	Native Grove Cemetery, Coonabarabran	R1 General Residential	SP2 Infrastructure with no Minimum Lot Size
31	Coonabarabran General and Anglican Cemetery	R1 General Residential	SP2 Infrastructure with no Minimum Lot Size
32	McMasters Park - Coonabarabran	R1 General Residential	RE1 Public Recreation with no Minimum Lot Size
33	David Bell Park, Coonabarabran	R1 General Residential	RE1 Public Recreation with no Minimum Lot Size
34	Nelson Park, Coonabarabran	R1 General Residential	RE1 Public Recreation with no Minimum Lot Size
35	Yarraview, Coonabarabran	Current Minimum lot size 500ha	Change Minimum lot size to 400ha to allow Council to assess a Development Application for erection of dwelling on the land

The following issues are noted and recommended to be resolved prior to public exhibition:

- Update the item numbers in the Council Owned Land and Classification table on Page 40 to match the item numbers listed in the table of provisions.
- Amend item 4 to update site map to include Lot 75 DP46149 in the red outlined area of the subject site.
- Amend item 34 to update current zoning to R1 General Residential.

As discussed in section 1.2 above, further explanation of objectives prior to exhibition is required to ensure the planning proposal is clear and the provisions adequately explain how the objectives of the proposal will be achieved.

Several of the proposed listings are on Crown Land. It is recommended that DPHI - Crown Lands be consulted during the public exhibition period. This will form a condition on the Gateway determination.

## 1.4 Site description and surrounding area

The planning proposal includes amendment items affecting 35 parcels of land with a desktop site review undertaken for each site.

### 1.4.1 Baradine Racecourse/Showground

Amendment item 1 consists of Lot 37 DP750246, 88 Lachlan Street Baradine (red outlined area in Figure 1) has an area of approximately 485,322 m<sup>2</sup>. The site is a Crown Reserve (R520059) for the purpose of Racecourse-Showground and is zoned RU1 Primary Production. The site is mapped as Vegetation Category 1 and 2 Bushfire Prone Land. The site contains a large, grassed oval with structures in the northeast corner and vegetation on the edges of the site. The site adjoins land zone R5 Large Lot Residential to the north and west, and RU1 Primary Production to the east and south.



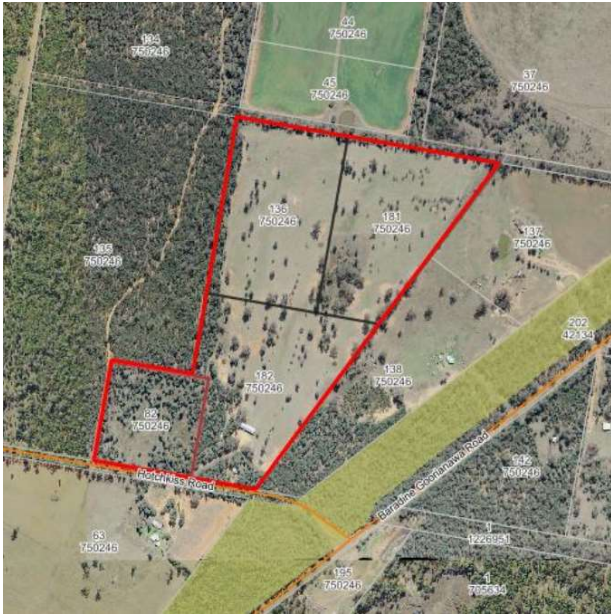
**Figure 1 Lot 37 DP 750246 (source: planning Proposal PP-2025-412, p4)**

### 1.4.2 Baradine Golf Course

Amendment item 2 consists of four lots including Lots 82, 182, 181 and 136 DP750246, 28 Hotchkiss Road Baradine (red outlined area in Figure 2) is approximately 292,500 m<sup>2</sup>. The site is currently used as a Golf Course and is zoned RU1 Primary Production. The site adjoins densely vegetated land zone RU1 Primary Production to the west, R5 Large Lot Residential zoned land to the north and land zone RU1 Primary Production to the east and south.

Lot 82 in the southwest of the site is a Crown Reserve (R97954) for the purpose of Future Public Requirements with a General Crown Licence and is mapped as Vegetation Category 1 Bushfire Prone Land.





**Figure 2 Lots 82, 182, 181 and 136 DP750246 (source: planning Proposal PP-2025-412, p5)**

#### 1.4.3 Baradine Sporting Oval and Netball Courts

Amendment item 3 consists of six lots including Lots 8, 9, 10, 11, 12 & 17 DP22299, 48-54 Darling Street Baradine (red outlined area in Figure 3) and is approximately 3,650m<sup>2</sup>. The site is Council owned and zoned RU5 Village and is currently used as a sports ground and netball courts. The site is bounded to the east north and west by land zone RU5 Village, residential lots and land zone E4 General Industrial to the south.



**Figure 3 Lots 8, 9, 10, 11, 12 & 17 DP22299 (source: planning Proposal PP-2025-412, p6)**

#### 1.4.4 Binnaway Golf Course

Amendment item 4 consists of 5 Lots including Lot 75 DP46149 Lots 44, 45 and 72 DP753384 and Lot 431 DP611581, 159 Mollyan Road, Binnaway (red outlined area in Figure 4) and is approximately 370,900 m<sup>2</sup>. The site is zoned RU1 Primary Production and is used as a golf course. The site has been identified as “Biodiversity” on the Terrestrial Biodiversity Map and “Watercourse” on the Riparian Lands and Watercourses Map. The site is also identified as “Groundwater vulnerable” on the Groundwater Vulnerability Map. The site is mapped as Vegetation

Category 2 Bushfire Prone Land. The subject site is bounded by land zone RU1 Primary Production to the north, south and west and separated by a river from land zone RU5 Village, developed for residential use to the east.



**Figure 4 Lot 75 DP46149 Lots 44, 45 and 72 DP753384 and Lot 431 DP611581 (source: NSW Planning Portal Spatial Viewer)**

#### 1.4.5 Binnaway Sports Oval

Amendment item 5 consists of Lot 1 DP408186, 4041 Warrumbungle Way, Binnaway (red outlined area in Figure 5) and is approximately 42665m<sup>2</sup>. The site is Council owned land zoned RU1 Primary Production and is currently used as a sporting oval. The site contains managed vegetation consisting of grass with a ring of trees around the oval as well as some mature stands of trees along the boundary. The site has been identified as “Groundwater vulnerable” on the Groundwater Vulnerability Map and is mapped as Vegetation Category 2 Bushfire Prone Land.



**Figure 5 Lot 1 DP408186 (source: planning proposal, PP-2025-412, p8)**

#### 1.4.6 Bowen Oval – Coolah

Amendment item 6 consists of Lot 1 DP155515, 23 Binnia Street Coolah (red outlined area in Figure 6) and is approximately 43725 m<sup>2</sup>. The site is Council owned land zoned R1 General Residential and is currently used as a sporting oval. The site is a Crown Reserve (R71749) for the Purpose of Public Recreation. The site is mapped as Vegetation Category 2 Bushfire Prone land.



The site is bounded to the west and north by land zone RE2 Private Recreation, Coolah Golf Course to the east by Coolah Central School and to the south which is zoned E1 Local Centre.



**Figure 6 Lot 1 DP155515 (source: planning proposal, PP-2025-412, p9)**

#### 1.4.7 McMaster Park – Coolah

Amendment item 7 consists of Lot A DP300227 Lot 1 DP300231 and Lot 14 DP97, 80 Binnia Street Coolah (red outlined area in Figure 7) and is approximately 4550 m<sup>2</sup>. The site is Council owned land zone R1 General Residential and is currently used as a public park. The site has been identified as “Groundwater vulnerable” on the Groundwater Vulnerability Map and mapped as Vegetation Category 2 Bushfire Prone Land. The site is bounded to the north by land zone E1 Local Centre and R1 General Residential.



**Figure 7 Lot A DP300227 Lot 1 DP300231 and Lot 14 DP97 (Source: planning proposal, PP-2025-412, p10)**

#### 1.4.8 Coolah Sports Club

Amendment item 8 consists of Lot 126 DP705218, Lot 105 DP754966, Lots 1, 2 & 3 Section 1 DP979105, 5 Goddard Street Coolah (red outlined area in Figure 8) and is approximately 7240 m<sup>2</sup>. The site is currently used as a sporting club and zoned E1 Local Centre. The site has been

identified as “Groundwater vulnerable” on the Groundwater Vulnerability Map and mapped as Vegetation Category 2 Bushfire Prone Land. The site is bounded to the north by Bowen Oval and the Golf Course which is zoned RE2 Private Recreation. The land adjoins the CBD of Coolah zoned E1 Local Centre to the south. Land surrounding the CBD to the east and west is zoned R1 General Residential.



**Figure 8 Lot 126 DP705218, Lot 105 DP754966, Lots 1, 2 & 3 Section 1 DP979105 (Source: planning proposal PP-2025-412 p11)**

#### 1.4.9 Mendooran Racecourse

Amendment item 9 consists of Lots 65 and 78 DP753366, 65 Racecourse Road Mendooran (red outlined area in Figure 9) and is approximately 307,570 m<sup>2</sup>. The site is a Crown Reserve (R43605) for the purpose of Racecourse, is zoned RU1 Primary Production and is currently used as a Racecourse. The site has been identified as “Groundwater vulnerable” on the Groundwater Vulnerability Map and mapped as Vegetation Category 2 Bushfire Prone Land. The site is bounded by land zoned RU1 Primary Production.



**Figure 9 Lots 65 and 78 DP753366 (Source: planning proposal PP-2025-412 p12)**

#### 1.4.10 Mendooran Showground

Amendment item 10 consists of Lots 7015 and 7016 DP94724 and Lot 95 and 96 DP754971, Dalglish Street, Mendooran (red outlined area in Figure 10) and is approximately 167,237 m<sup>2</sup>. The

site is a Crown Reserve (R58534) for the purpose Showground, is zoned RU1 Primary Production and is currently used as a showground. The site has been identified as “Groundwater vulnerable” on the Groundwater Vulnerability Map and mapped as Vegetation Category 2 Bushfire Prone Land. The site is bounded to the north by the Castlereagh River and to the west by land zone RU5 Village developed for residential purposes. To the east and south the land is bound by land zone RU1 Primary Production. The immediate area of land zone Ru1 Primary Production adjoining the site has a settlement pattern reflective of large lot residential development.



**Figure 10 Lots 7015 and 7016 DP94724 and Lot 95 and 96 DP754971 (Source: planning proposal PP-2025-412 p13)**

#### 1.4.11 Mendooran Cricket Oval

Amendment item 11 consists of Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 13, 14, 15, 16 in Section 13 in DP 758668, 50-60 Brambil Street, Mendooran (red outlined area in Figure 11) and is approximately 27,446 m<sup>2</sup>. The site forms part of Crown Reserve (R1591) for the purpose of Public Recreation, is zoned RU5 Village and is currently used as sporting fields. The site has been identified as “Groundwater vulnerable” on the Groundwater Vulnerability Map and mapped as Vegetation Category 2 Bushfire Prone Land. To the north of the site is vegetated land adjacent to the Castlereagh River. Mendooran Central School adjoins the site to the east on land zone RU5 Village, to the south and east land is developed for residential purposes.



**Figure 11 Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 13, 14, 15, 16 in Section 13 in DP 758668 (Source: planning proposal PP-2025-412 p14)**



#### 1.4.12 Mendooran Crown Reserve

Amendment item 12 consists of Lot 116 DP754971 and Lots 7017, 7018, and 7019 DP94725, River Street, Mendooran (red outlined area in Figure 12) and is approximately 38,412m<sup>2</sup>. The site is a Crown Reserve (R73370) for the purpose of Public Recreation and is zoned RU5 Village. The land is currently used as a camping ground/park. The site has been identified as “Groundwater vulnerable” on the Groundwater Vulnerability Map and is also classed as a “Watercourse” on the Riparian Lands and Watercourses Map. The site is mapped as Vegetation Category 2 Bushfire Prone Land. The site is adjacent to the Castlereagh River in the west, south and east and a Crown Reserve and Police station to the north.



**Figure 12 Lot 116 DP754971 and Lots 7017, 7018, and 7019 DP94725 (Source: planning proposal PP-2025-412 p15)**

#### 1.4.13 Mendooran Tennis Club

Amendment item 13 consists of Lots 6, 7 and 8 Section 8 DP758668, Lot 7030 DP1095353, Lot 7031 DP1095448, Lots 1 and 2 Section 9 DP758668, 44-60 Bandulla Street Mendooran (red outlined area in Figure 13) and is approximately 9,150m<sup>2</sup>. The site is a Crown Reserve (R77108) for the purpose of Public Recreation, is zoned RU5 Village and is currently used as a tennis court. The site has been identified as “Groundwater vulnerable” on the Groundwater Vulnerability Map and mapped as Vegetation Category 2 Bushfire Prone Land. The site is adjacent to a Classified Road zone SP2 Infrastructure to the north, the Castlereagh River to the south and residential development zone RU5 Village to east and west.



**Figure 13 Lots 6, 7 and 8 Section 8 DP758668, Lot 7030 DP1095353, Lot 7031 DP1095448, Lots 1 and 2 Section 9 DP758668 (Source: planning proposal PP-2025-412 p16)**

#### 1.4.14 Mendooran Bowling Club

Amendment item 14 consists of four lots including Lots 1, 2, 3 and 20 Section 1 DP758668, 43 Bandulla Street, Mendooran (red outlined area in Figure 14) and is approximately 7,734m<sup>2</sup>. The site is zone RU5 Village and is currently used as a Bowling Club. The site has been identified as “Groundwater vulnerable” on the Groundwater Vulnerability Map. The southern the lots of the subject site are listed as part of the Mendooran Heritage Conservation Area as an item of Local significance. The site is adjacent to the south to Classified Road zone SP2 Infrastructure, and residential lots zone RU5 Village to the west, north and east.



**Figure 14 Lots 1, 2, 3 and 20 Section 1 DP758668 (Source: planning proposal PP-2025-412 p17)**

#### 1.4.15 Waste Depot

Amendment item 15 consists of Lot 111 in DP 728777 and Lot 102 in DP 753366, 120 Tooraweenah Road, Mendooran (red outlined area in Figure 15) and is approximately 71,575m<sup>2</sup>. The site is on a Crown Reserve (R85378) for the purpose of Waste Depot, is zoned RU1 Primary Production and is used as the Mendooran Transfer Station. The site has been identified as “Groundwater vulnerable” on the Groundwater Vulnerability Map and mapped as Vegetation Category 1 Bushfire Prone Land. The site has been identified as “Biodiversity” on the Terrestrial Biodiversity Map. The site is bounded by medium to dense vegetation.



**Figure 15 Lot 111 in DP 728777 and Lot 102 in DP 753366 (Source: planning proposal PP-2025-412 p18)**

#### 1.4.16 Mendooran Cemetery

Amendment item 16 consists of five lots including Lot 2, 3, 4 DP34920, Lot 7007 DP94740 and Lot 1 DP34920, 6750 Forest Road, Mendooran (red outlined area in Figure 16) and is approximately 28,870m<sup>2</sup>. The site is on Crown Reserve (R1018108) for the purpose of General Cemetery, is zoned RU1 Primary Production. The land is used as the Mendooran Cemetery. The site has been identified as “Groundwater vulnerable” on the Groundwater Vulnerability Map and mapped as Vegetation Category 2 Bushfire Prone Land. The site is adjacent to land zone R5 Large Lot Residential to the west, a Classified Road zoned SP2 Infrastructure to the northwest and land zone RU1 Primary Production to the east and south.



**Figure 16 Lot 2, 3, 4 DP34920, Lot 7007 DP94740 and Lot 1 DP34920 (Source: planning proposal PP-2025-412 p19)**

#### 1.4.17 Old Milling Park Bolaro Street, Dunedoo

Amendment item 17 consists of three lots including Lots 1, 2 and 3 DP854058, Old Milling Park, Bolaro Street, Dunedoo (red outlined area in Figure 17) and is approximately 11,787m<sup>2</sup>. The site is Council owned land zoned RU1 Primary Production and is currently used as a public park. The site has been identified as “Groundwater vulnerable” on the Groundwater Vulnerability Map and mapped as Vegetation Category 2 Bushfire Prone Land. The site is separated to the south from



land zone E1 Local Centre by a Classified Road zoned SP2 Infrastructure. To the north land is zone RU1 Primary Production.



**Figure 17 Lot 1, 2 and 3 DP854058 (Source: planning proposal PP-2025-412 p20)**

#### 1.4.18 75-76 Whiteley Street, Dunedoo

Amendment item 18 consists of Lot 205 DP754291, identified on the Planning portal as 75-76 Whiteley Street, Dunedoo (red outlined area in Figure 18) and is approximately 15,498m<sup>2</sup>. The site is a Crown Reserve (R68100) for the purpose of Public Recreation, is zoned RU1 Primary Production and is currently used as a public park. The site has been identified as “Groundwater vulnerable” on the Groundwater Vulnerability Map and mapped as Vegetation Category 2 Bushfire Prone Land. The site has been identified as “Biodiversity” on the Terrestrial Biodiversity Map and listed as “Biodiverse riparian land” on the Biodiverse Values Map. The site is bounded to the west by land zone RE1 Public Recreation used as sporting fields and the Talbragar River to the north. South of the site is a Classified Road which traverses through the CBD of Dunedoo which is zone E1 Local Centre.



**Figure 18 Lot 205 DP754291 (Source: planning proposal PP-2025-412 p21)**

#### 1.4.19 Swimming Pool, Dunedoo

Amendment item 19 consists of Lot 701 DP93288, 21 – 27 Cobborah Street Dunedoo (red outlined area in Figure 19) and is approximately 4,652m<sup>2</sup>. The site is a Crown Reserve (R81962) for the purpose of Public Baths. The land is zoned R1 General Residential and is currently used as a

public swimming pool including associated sheds and buildings. The site is surrounded by land zone R1 General Residential and is in close proximity to the CBD of Dunedoo which is zone E1 Local Centre.



**Figure 19 Lot 701 DP93288 (Source: planning proposal PP-2025-412 p22)**

#### 1.4.20 Pump Station, Dunedoo (west of Roberston Oval)

Amendment item 20 consists of Lot 7009 DP93529 in Dunedoo, to the west of Roberston Oval (red outlined area in Figure 20) and is approximately 38,178m<sup>2</sup>. The site is a Crown Reserve (R49654) for the purpose of Camping and Travelling Stock. The land is zoned RU1 Primary Production and is currently used as a pumping station for town water supply. The site has been identified as “Groundwater vulnerable” on the Groundwater Vulnerability Map and mapped as Vegetation Category 2 Bushfire Prone Land. The site has been identified as “Biodiversity” on the Terrestrial Biodiversity Map and listed as “Biodiverse riparian land” on the Biodiverse Values Map. The site is also listed as “Watercourse” on the Riparian Lands and Watercourse Map. The site is adjacent to land zone RE1 Public Recreation to the east the Talbragar River to the north and rail corridor to the west and south.



**Figure 20 Lot 7009 DP93529 (Source: planning proposal PP-2025-412 p23)**

#### 1.4.21 Bowling Club, Dunedoo

Amendment item 21 consists of Lot 6 Section 9 DP758364, Cobbora Street Dunedoo (red outlined area in Figure 21) and is approximately 6,000m<sup>2</sup>. The site is zoned R1 General Residential

and is currently used as a Bowling club. The site contains two bowling greens and two buildings. The site adjoins land zone R1 General Residential.



**Figure 21 Lot 6 Section 9 DP758364 (Source: planning proposal PP-2025-412 p24)**

#### 1.4.22 Residential and Industrial areas, Dunedoo

Amendment item 22 consists of 25 Lots at various addresses separated into 2 areas (see Figures 22 and 23 below), including:

Area A (R1 – General Residential, pink colour on Figure 23)

- Lot 172 DP659145
- Lots 166, 167, 168, 169, 173, 174, 175 DP754291

Area B (E4 – General Industrial, purple colour on Figure 23)

- Portion of Lot 7304 DP1151865 (Crown Reserve R61006)
- Lot 2 DP503115
- Lots 23, 75, 84, 86, 109, 110, 113, 114 and 115 DP754291
- Lot 1 DP652003, Lot 1 DP503115 and Lots 103, 106, 107, and 108, which are mapped as part of the planning proposal but are currently not listed in the proposed change section for item 22.

The amendment is seeking to remove the following Clause 4.1(3A) from the LEP:

*4.1(3A) Despite subclause (3), development consent may be granted for the subdivision of the following land if the consent authority is satisfied that each lot is, or will be, serviced by a water reticulation system and sewerage system—*

*(a) land identified as “Area A” on the [Lot Size Map](#) to create lots with an area of at least 700 square metres, and*

*(b) land identified as “Area B” on the [Lot Size Map](#) to create lots with an area of at least 1,000 square metres.*

Council has advised that the site is not serviced and there is currently no commitment that it will be serviced.

The site has been identified as “Groundwater vulnerable” on the Groundwater Vulnerability Map and mapped as Vegetation Category 2 Bushfire Prone Land. There are also a number of lots listed as “Watercourse” on the Riparian Lands and Watercourse Map. There are various land uses

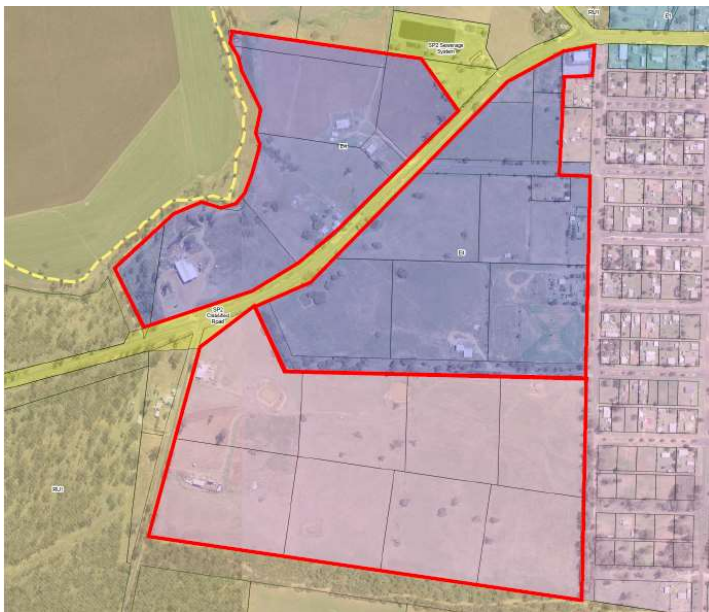


throughout the subject site including industrial uses such as a service station in the northeast of Area B, a mechanical and tyre centre in the west of Area B, which is adjacent to a vegetated Crown Reserve. The remaining Lots in Area B appear to be used for agriculture or other unknown industrial uses. Area A consists of 8 large lots with three potential dwellings in the west and northeast corner.

It is recommended that the removal of clause 4.1(3A) which establishes two minimum lot sizes for land (Area A and Area B) based on whether the land is serviced by a reticulated water and sewerage system not be supported as part of the Gateway determination. A condition will be included to remove the item prior to exhibition.



**Figure 22 Residential and industrial areas, Dunedoo (Source: planning proposal PP-2025-412 p25)**



**Figure 23 Zoning map – Area A R1 – General Residential (pink), Area B E4 – General Industrial (purple) (source: NSW Planning Portal Spatial Viewer)**

#### 1.4.23 Coonabarabran Swimming Pool

Amendment item 23 consists of Lot 212 DP753378, 26 Edwards Street Coonabarabran (red outlined area in Figure 24) and is approximately 13,344m<sup>2</sup>. The site is Council owned land zoned R1 General Residential and is used as a public swimming pool. The site has been identified as “Groundwater vulnerable” on the Groundwater Vulnerability Map and mapped as Vegetation Category 2 Bushfire Prone Land. The site is within the CBD of Coonabarabran, bounded to the east by the Newell Highway and Coonabarabran visitor centre. To the southwest the site adjoins the Coonabarabran Show Ground zoned RE2 Private Recreation. To the north the site adjoins the CBD, land zoned E1 Local Centre. Adjoining land uses include a bowling club, service station, motel and residential lots.



**Figure 24 Lot 212 DP753378 (Source: planning proposal PP-2025-412 p26)**

#### 1.4.24 Water Treatment Plant

Amendment Item 24 consists of four lots including Lots 4 and 5 DP839637 and Lots 329 and 330 DP753378, 106 Timor Road Coonabarabran (red outlined areas in Figure 25) and is approximately 113,407m<sup>2</sup>. Three of the lots form a portion of Crown Reserve (R520072) with Council owned Lot 4 DP839637 in the centre of the subject site containing the water treatment plant. The site has been identified as “Groundwater vulnerable” on the Groundwater Vulnerability Map and mapped as Vegetation Category 1 and 2 Bushfire Prone Land. The site has been identified as “Biodiversity” on the Terrestrial Biodiversity Map and listed as “Biodiverse riparian land” on the Biodiverse Values Map. The land surrounding the water treatment plant lot is heavily vegetated and is bounded to the north by the Castlereagh River and vegetated Crown Lands. To the south and east land is zoned R5 Large Lot Residential and R1 General Residential.



**Figure 25 Lots 4 and 5 DP839637 and Lots 329 and 330 DP753378 (Source: planning proposal PP-2025-412 p27)**

#### 1.4.25 Airport

Amendment item 25 consists of five lots including Lot 1 DP219211, Lots 103, 105 and 106 DP753405 and Lot 9 DP793646, 380 David Knight Drive, Coonabarabran (red outlined areas in Figure 26). The site is Council owned land zoned RU1 Primary Production and is currently used as an airport with an associated runway and airport infrastructure. The site is mapped as Vegetation Category 2 Bushfire Prone Land.



**Figure 26 Lot 1 DP219211, Lots 103, 105 and 106 DP753405 and Lot 9 DP793646 (Source: planning proposal PP-2025-412 p28)**

#### 1.4.26 Timor Dam Water Supply

Amendment item 26 consists of four lots including Lots 5, 6, 7 and 8 DP222722, 104 Timor Dam Road Coonabarabran (red outlined areas in Figure 27). The site is Council owned land zoned RU1 Primary Production and consists of a body of water and densely vegetated land. The site has been identified as “Groundwater vulnerable” on the Groundwater Vulnerability Map and mapped as Vegetation Category 1 Bushfire Prone Land. The site has been identified as “Biodiversity” on the Terrestrial Biodiversity Map and listed as “Biodiverse riparian land” on the Biodiverse Values Map. The site is mapped as “Watercourse” on the Riparian Lands and Watercourses Map.





**Figure 27 Lots 5, 6, 7 and 8 DP222722 (Source: planning proposal PP-2025-412 p29)**

#### 1.4.27 Water Reservoir

Amendment item 27 consists of Lot 2 DP712551, 9265 Newell Highway Coonabarabran (red outlined area in Figure 28) and is approximately 2481m<sup>2</sup>. The site is on Council owned land zoned RU1 Primary Production which contains a water reservoir that supplies Coonabarabran's water supply. The site is surrounded by dense vegetation and is in close proximity to the Newell Highway. The site has been identified as "Groundwater vulnerable" on the Groundwater Vulnerability Map and mapped as Vegetation Category 1 Bushfire Prone Land.



**Figure 28 Lot 2 DP712551 (Source: planning proposal PP-2025-412 p30)**

#### 1.4.28 6 Harper Street Coonabarabran

Amendment item 28 consists of Lot 10 DP22254, 6 Harper Street, Coonabarabran (red outlined area in Figure 29) and is approximately 642m<sup>2</sup>. The site is zoned R1 General Residential. The planning proposal states the existing building on site is used as a funeral home and mortuary. The site is within a cul de sac and bounded by land zone R1 General Residential to the north and east and land zoned E1 Local Centre to the west and south. Council have advised existing use rights apply to the use of the land as a mortuary; under the provisions of the Warrumbungle LEP a funeral home is permitted with consent.

It is recommended that the amendment to include mortuary as an Additional Permitted Use on the land not be supported. The land use is not considered to be consistent with the zone objectives which refer to housing and to enable other land uses that provide facilities or services to meet the day-to-day needs of residents.

The planning proposal does not include an adequate justification for this amendment. A condition will be included to remove this amendment from the Planning proposal prior to exhibition.



**Figure 29 Lot 10 in DP 22254 (Source: planning proposal PP-2025-412 p31)**

#### 1.4.29 Electricity Substation Coonabarabran

Amendment item 29 consists of Lot 498 DP753378, 22-26 George Street, Coonabarabran (red outlined area in Figure 30) and is approximately 20,491m<sup>2</sup>. The site is zoned R1 General Residential and is used as an electricity substation with associated infrastructure located centrally on the site. Dense to medium vegetation is present in the north and southeast of site. The Electricity substation is close to residential development directly to the north of the site with dense vegetation to the east and south. The site has been identified as “Groundwater vulnerable” on the Groundwater Vulnerability Map and mapped as Vegetation Category 1 Bushfire Prone Land.



**Figure 30 Lot 498 DP753378 (Source: planning proposal PP-2025-412 p32)**



#### 1.4.30 Native Grove Cemetery

Amendment item 30 consists of Lot 575 DP46121, 53 Dandry Road, Coonabarabran (red outlined area in Figure 31) and is approximately 181,843m<sup>2</sup>. The cemetery is a Crown Reserve (R96923) for Cemetery Purposes and is zoned RU1 Primary Production. The site is accessed from Dandy Road to the east of the site by a road that adjoins a north and south entrance. The cemetery is located centrally on the site and surrounded by dense vegetation. The site has been identified as “Groundwater vulnerable” on the Groundwater Vulnerability Map, mapped as Vegetation Category 1 Bushfire Prone Land and has been identified as “Biodiversity” on the Terrestrial Biodiversity Map. The site is bounded by land zone RU1 Primary Production. Dense vegetation is present to the north, west and south. Land to the east is zone R5 Large Lot Residential.



**Figure 31 Lot 575 DP46121 (Source: planning proposal PP-2025-412 p33)**

#### 1.4.31 Coonabarabran General and Anglican Cemetery

Amendment item 31 consists of ten lots including Lots 11, 12, 13 DP114961, Lot 274 DP753378, Lot 7308 DP1138393, Lot 7309 DP1138390, Lots 7312, 7313 DP1139205, Part Lot 7317 DP1142393 and Part Lot 7318 DP1142791, 134 River Road Coonabarabran (red outlined area in Figure 32) and is approximately 136,423m<sup>2</sup>. There are 6 Crown Reserves on the site including:

- Portion of Crown Reserve R1091, purpose - Travelling Stock
- R1017868, purpose – General Cemetery
- R635252, purpose – Addition Cemetery
- R50196, purpose – Cemetery Extensions
- R57947, purpose – Addition-Cemetery-Plantation
- R81234, purpose - Travelling Stock

The site is zoned R1 General Residential and is currently used as a cemetery. There are two large pockets of land within the site containing head stones and graves and the remainder of the site is densely vegetated. Lots 274, DP 753378, 7308 DP 1138393 and 7312 DP 1139205 are listed as an item of Local Significance - Coonabarabran General Cemetery, in Schedule 5 of the LEP 2013.

The site has been identified as “Groundwater vulnerable” on the Groundwater Vulnerability Map, with portions of the site mapped as Vegetation Category 1 and 2 Bushfire Prone Land. To the east of the site is a golf course, zoned RE2 Private Recreation. To the south is densely vegetated

bushland, to the west and north land is zone R1 General Residential being residential land of the Coonabarabran township.



**Figure 32 134 River Road Coonabarabran - Cemetery (Source: planning proposal PP-2025-412 p34)**

#### 1.4.32 McMasters Park – Coonabarabran

Amendment item 32 consists of Lot 530 DP753378, 1 - 3 Nelson Street Coonabarabran (red outlined area in Figure 33) and is approximately 9,994m<sup>2</sup>. The site is on Crown Reserve (R90768) Public Recreation and is zoned R1 General Residential. The site has been identified as “Groundwater vulnerable” on the Groundwater Vulnerability Map, mapped as Vegetation Category 1, 2 Bushfire Prone Land and has been identified as “Watercourse” on the Riparian Lands and Watercourses Map. The site is bounded to the east by the Coonabarabran Showground and land zone R1 General Residential to the north, west and south.



**Figure 33 Lot 530 DP753378 (Source: planning proposal PP-2025-412 p35)**

#### 1.4.33 David Bell Park

Amendment item 33 consists of Lot 12 Section 3 DP758281, 12 Robertson Street Coonabarabran (red outlined area in Figure 34) and is approximately 2,000m<sup>2</sup>. The site is Council owned land zoned R1 General Residential and is currently used a park containing play equipment and managed vegetation. The site has been identified as “Groundwater vulnerable” on the Groundwater Vulnerability Map. The site is bound by land zone R1 General Residential.



**Figure 34 Lot 12 Section 3 DP758281 (Source: planning proposal PP-2025-412 p36)**

#### 1.4.34 Nelson Park

Amendment item 34 consists of Lot 7035 DP1002144, Essex Street Coonabarabran, (red outlined area in Figure 35) and is approximately 14,120m<sup>2</sup>. The site is on Crown Reserve (R17798) Police Purposes, zoned R1 General Residential. The site is currently used as a park and for public recreation. The eastern portion of the subject site is listed as part of the Coonabarabran Heritage Conservation Area as an item of Local significance. The site has been identified as “Groundwater vulnerable” on the Groundwater Vulnerability Map, mapped as Vegetation Category 2 Bushfire Prone Land and has been identified as “Watercourse” on the Riparian Lands and Watercourses Map. The site is adjacent to a classified Road to the east, zone SP2. To the south land is zoned E1 Local Centre. To the west is land zone R1 General Residential which follows the river to the north.





**Figure 35 Lot 7035 DP1002144 (Source: planning proposal PP-2025-412 p37)**

#### 1.4.35 Yarraview

Amendment item 35 consists of Lot 720 DP1225916, 524 Yearinan Station Road Coonabarabran (red outlined area in Figure 36) and is approximately 883.3ha. The site is zoned RU1 Primary Production and currently has a minimum lot size of 500ha. The planning proposal details that the site is currently fenced and operated as two land holdings of approximately 444ha. One dwelling is erected on the site.

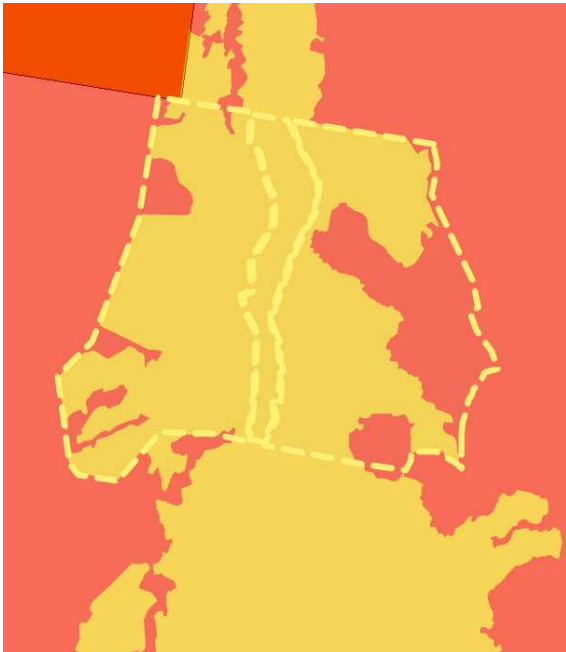
The site is generally undulating with a more significant rise in elevation to the southeast of the site. The site contains dense vegetation in the east, southeast boundary and a portion in the northwest of the site. The site is mapped as Vegetation Category 1 and 2 Bushfire Prone Land (Figure 37 below). The site been identified as “Watercourse” on the Riparian Lands and Watercourses Map and contains Biodiversity Values.

The intent of this amendment is to reduce the minimum lot size on the land from 500ha to 400ha to enable assessment of a Development Application for a two lot subdivision which will formalise the existing situation. The intent is that a Development Application for a dwelling will be assessed by Council on the vacant lot, following subdivision of the site.

Council has supported this amendment to the minimum lot size based the historical context provided in the planning proposal. Assessment of an application for subdivision of the land or an application to erect a dwelling on the land is subject to separate consideration by Council.



**Figure 36 Lot 720 DP1225916 (Source: planning proposal PP-2025-412 p38)**



**Figure 37 Bushfire Prone Land map for Lot 720 DP1225916 (Source NSW Planning Portal Spatial Viewer).**

## 1.5 Mapping

The planning proposal does not include appropriate mapping showing the proposed changes and is not considered suitable for community consultation. The planning proposal should be updated to include the proposed map amendments prior to exhibition and will form part of the Gateway determination.

## 2 Need for the planning proposal

The proposal seeks to implement amendments identified by Council staff as anomalies, errors, or strategic planning outcomes relating to land use. The planning proposal is not a direct result of any

strategic study or report and is cited by Council staff as minor in nature. Given the nature of the amendments sought, a planning proposal to amend the Warrumbungle LEP 2013 is the most appropriate means to achieve the intended outcomes and objectives. The amendment is considered to have merit.

## 3 Strategic assessment

### 3.1 Regional Plan

The following table provides an assessment of the planning proposal against relevant aspects of the Central West and Orana Regional Plan 2041 (CWORP 2041).

**Table 4 Regional Plan assessment**

Regional Plan Objectives	Justification
Objective 5: Identify, protect and connect important environmental assets	The proposal is broadly consistent with Strategy 5.1, and 5.3. The proposal seeks to rezone various sites containing Terrestrial Biodiversity, Groundwater Vulnerability and Riparian Land and Watercourse values. The proposed zoning of several sites to RE1 and RE2 provides additional protection, with an objective of the RE1 and RE2 zones being to protect and enhance the natural environment for recreational purposes. The mapping included in the current sites will continue to apply and will be used to assess any future development enabled by the amendments.
Objective 6: Support connected and healthy communities.	The proposal is consistent with strategy 6.4. Several of the amendments include rezoning areas adjacent to the Castlereagh and Talbragar rivers that will ensure existing public access to rivers and waterways is maintained.
Objective 7: Plan for resilient places and communities	Parts of this proposal are consistent with Strategy 7.1 of this objective. However, item 35 seeks to introduce additional development opportunity on land mapped as bushfire prone without supporting discussion or assessment regarding bushfire hazard impact. Comments from the Rural Fire Service will be sought as a condition of Gateway issued in respect of this proposal.
Objective 18 Leverage existing industries and employment areas and support new and innovative economic enterprises	The proposal is generally consistent with Strategy 18.1 and 18.2.
Objective 19 Protect agricultural production values and promote agricultural innovation, sustainability and value-add opportunities	The planning proposal is generally consistent with Strategy 19.2. Although land zoned RU1 and RU5 is being proposed to be rezoned, all land affected is currently being used for sporting, public recreation or contains existing infrastructure and no reduction in agricultural production will result of formalising existing land uses to appropriate zones.

## 3.2 Local

While the amendment items are not specifically identified in the local strategy for Warrumbungle Shire Council, the planning proposal is considered to demonstrate merit and consistency with local strategy, as set out in Table 6.

**Table 6 Local strategic planning assessment**

Local Strategies	Justification
Local Strategic Planning Statement	The proposal is consistent with the Warrumbungle Local Strategic Planning Statement and in particular, the priorities related to Future Growth and Resilience (Priority 6), Healthy Environment and Community (Priority 7, 8 and 9).
Warrumbungle Shire Community Strategic Plan 2012-2032	Consistent. Although the CSP is currently under review, there are 5 core goals that specifically relate to the proposal including Natural environment, Community and culture, Rural and urban development, Recreation and open space and Public infrastructure and services.

## 3.3 Section 9.1 Ministerial Directions

The planning proposal's consistency with relevant section 9.1 Directions is discussed below:

**Table 7 9.1 Ministerial Direction assessment**

Directions	Consistent	Reasons for Consistency or Inconsistency
1.1 Implementation of Regional Plans.	Yes	The proposal is largely consistent with the Central West and Orana Regional Plan 2041, as discussed in section 3.1 of this report.
3.2 Heritage Conservation	Yes	The planning proposal is consistent with Direction 3.2. Amendment Items 14 and 34 are within the Mendooran and Coonabarabran Heritage Conservation Areas and the proposal contains provisions to conserve these sites.
4.1 Flooding	Yes	Council have advised that the proposal will not have any impact on flood prone land. The proposal is not seeking to rezone land that will directly cause an inconsistency with Direction 4.1.
4.3 Planning for Bushfire Protection	No	The proposal does not provide an assessment to demonstrate consistency with this direction. As the proposal affects land mapped as bushfire prone, any Gateway determination issued will include a requirement to consult with the Commissioner of the NSW Rural Fire Service following receipt of a Gateway determination and prior to community consultation.
5.1 Integrating Land Use and Transport	Yes	Various amendments will affect zoning or provisions relating to urban land. The proposal is not inconsistent with the aims and requirements of this Direction.

Directions	Consistent	Reasons for Consistency or Inconsistency
6.1 Residential Zones	No, justified	<p>This Direction applies to amendment items 6, 7, 11, 12, 13, 14, 19, 21, 23, 28, 29, 30, 31, 32, 33 and 34 all of which are considered technically inconsistent with the Objective 6.1 (a) and Direction 6.1.</p> <p>These inconsistencies are considered of minor significance and the amendments sought will better respond to the site characteristics and existing uses of the land. Additionally, the proposed amendments are considered consistent with objective (b) and (c) and 6.1(1)(b) of the Direction.</p>
7.1 Employment Zones	No, justified	<p>Amendment item 8 seeks to affect land within an existing employment zone and is considered inconsistent with Direction 7.1 (1)(b) and (c) as it reduced the total potential floor space for employment uses. As the site is currently developed and being operated as a commercial premise, the inconsistency is considered to be of minor significance.</p>
9.1 Rural Zones	No, justified	<p>Amendment items 1, 2, 4, 5, 9, 10, 15, 16, 17, 18, 20, 24, 25, 26, 27 and 35 will affect rural zoned land. The planning proposal does not seek to rezone rural land to a residential, employment, mixed use, SP4 Enterprise, SP5 Metropolitan Centre, W4 Working Waterfront, village or tourist zone.</p> <p>Amendment item 35 is considered to be inconsistent with Direction 9.1 (1) (b) increasing the permissible density of land within the rural zone.</p> <p>The inconsistency is considered of minor significance.</p>
9.2 Rural Lands	No, justified	<p>Amendment items 1, 2, 4, 5, 9, 10, 15, 16, 17, 18, 20, 24, 25, 26, 27 and 35 will affect rural zoned land. The proposal aligns with the requirements of Direction 9.2 (1).</p> <p>Item 35 relates to Direction 9.2 (2) and is considered inconsistent with objective (d) and Direction 9.2 (1)(g) as the amendment will fragment the existing rural land and introduce a potential dwelling, potentially increasing risk of land use conflict.</p> <p>The inconsistency is considered of minor significance.</p>

### 3.4 State environmental planning policies (SEPPs)

The proposal is consistent with the aims of following SEPPs:

- SEPP (Exempt and Complying Development Codes) 2008 – The proposal will not inhibit the achievement of the SEPP aims and will clarify the areas where complying development may be considered.
- SEPP (Biodiversity and Conservation) 2021 – Direction 3.3 requires consideration of this SEPP at planning proposal stage. The proposal is considered consistent with the aims of this SEPP. Subsequent assessment will occur at development application stage, as required.

The remaining SEPPs in force are either not triggered for application at planning proposal stage, relate to development assessment stage, or relate to specific application areas outside of the subject land.



## 4 Site-specific assessment

### 4.1 Environmental

Based on the nature and outcomes sought by the proposed amendment items, the proposal is considered to generate a positive or neutral environmental impact. Overall, the proposal does not seek to increase density of any land with Biodiversity Values and aims to limit/control development opportunities in constrained areas. The amendments are largely administrative in nature and seek a more appropriate zone based on existing land uses, site characteristics and sensitivities. Due to the number of sites containing mapped “Watercourse”, “Riparian Lands” and “Biodiversity” values, the opportunity to comment will be afforded to Department of Climate Change, Energy, the Environment and Water prior to (and as part of) public exhibition.

### 4.2 Social and economic

The proposal is not considered to pose any negative social or economic impact to the community, Local Government Area or region.

### 4.3 Infrastructure

The proposal poses minimal impact with respect to infrastructure provision and is adequately addressed by the commentary provided within the planning proposal. The proposal does not seek an unreasonable intensification of infrastructure requirements within Council’s servicing catchment.

## 5 Consultation

### 5.1 Community

Council proposes a community consultation period of 28 days.

The exhibition period proposed is considered appropriate and forms a conditions of the Gateway determination.

### 5.2 Agencies

It is recommended the following agencies be consulted on the planning proposal and given 30 working days to comment:

- NSW Rural Fire Service
- DPHI - Crown Lands
- Heritage NSW
- Department of Climate Change, Energy, the Environment and Water

## 6 Timeframe

Council proposes a 9 month time frame to complete the LEP.

The LEP Plan Making Guidelines (August 2023) establishes maximum benchmark timeframes for planning proposal by category. This planning proposal is categorised as a standard

The Department recommends an LEP completion date of 28 April 2026 in line with its commitment to reducing processing times and with regard to the benchmark timeframes. A condition to the above effect is recommended in the Gateway determination.

It is recommended that if the gateway is supported it is accompanied by guidance for Council in relation to meeting key milestone dates to ensure the LEP is completed within the benchmark timeframes.

## 7 Local plan-making authority

Council does not request delegation to be the Local Plan-Making authority.

As the planning proposal contains several Council owned sites the Department recommends that Council not be authorised to be the local plan-making authority for this proposal.

## 8 Assessment summary

The planning proposal is supported to proceed with conditions for the following reasons:

- The proposal is aligned with local and regional strategy outcomes.
- The proposal poses neutral or positive social, environmental and social impact.
- The housekeeping proposal is the most appropriate means to address the large amount of administrative matters.

Based on the assessment outlined in this report, the proposal must be updated before consultation to address items in section 1.2, 1.3, 1.5 and 3.3 of this report to:

- Amend the planning proposal to clearly detail the objectives of the proposal within Part 1 of the proposal.
- Update the planning proposal to correct item numbers in the Council Owned Land and Classification table on Page 40 to match the item numbers listed in the table of provisions.
- Amend item 4 to update site map to include Lot 75 DP46149 in the red outlined area of the subject site.
- Correct the address of Item 18, 75-76 Whiteley Street, Dunedoo
- Remove amendment item 22 from the planning proposal prior to exhibition.
- Remove amendment item 28 from the planning proposal prior to exhibition.
- Amend item 34 to update current zoning to R1 General Residential.
- Update the planning proposal to include graphics of the proposed mapping amendments.

## 9 Recommendation

It is recommended the delegate of the Secretary:

- Agree that any inconsistencies with section 9.1 Directions *6.1 Residential zone, 7.1 Employment zones, 9.1 Rural Zones and 9.2 Rural Lands* are minor and justified.
- Note that the consistency with section 9.1 Direction *4.3 Planning for Bushfire Protection* is unresolved and will require consultation with NSW Rural Fire Service.

It is recommended the delegate of the Minister determine that the planning proposal should proceed subject to conditions.

The following conditions are recommended to be included on the Gateway determination:

1. Prior to public exhibition the planning proposal is to be updated to:
  - a) clearly detail the objectives of the proposal within Part 1 of the proposal

- b) correct item numbers in the Council Owned Land and Classification table on Page 40 to match the item numbers listed in the table of provisions
  - c) update site map relating to Item 4 to include Lot 75 DP46149 in the red outlined area of the subject site
  - d) correct the address of Item 18, 75-76 Whiteley Street, Dunedoo
  - e) remove amendment item 22 from the planning proposal
  - f) remove amendment item 28 from the planning proposal
  - g) amend item 34 to update current zoning to R1 General Residential
  - h) include graphics of the proposed mapping amendments
2. Prior to public exhibition, consultation is required with the following public authorities:
    - NSW Rural Fire Service
  3. Consultation is required with the following public authorities:
    - a) DPHI - Crown Lands
    - b) Heritage NSW
    - c) Department of Climate Change, Energy, the Environment and Water
  4. The planning proposal should be made available for community consultation for a minimum of 28 working days.

Given the nature of the planning proposal, it is recommended that the Gateway authorise council to not be the local plan-making authority and that an LEP completion date of **28 April 2026** be included on the Gateway.



21 July 2025

Jessica Holland  
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Local Planning and Council Support



28/7/2025

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