



PP-2025-615. Reclassification from Community to Operational Lands, 40 Calga Street and 34-46 Hickey Street, Coonamble

May 25



Published by NSW Department of Planning, Housing and Infrastructure

dpie.nsw.gov.au

Title: Gateway determination report – PP 2025-615

Subtitle:

© State of New South Wales through Department of Planning, Housing and Infrastructure 2025. You may copy, distribute, display, download and otherwise freely deal with this publication for any purpose, provided that you attribute the Department of Planning, Housing and Infrastructure as the owner. However, you must obtain permission if you wish to charge others for access to the publication (other than at cost); include the publication in advertising or a product for sale; modify the publication; or republish the publication on a website. You may freely link to the publication on a departmental website.

Disclaimer: The information contained in this publication is based on knowledge and understanding at the time of writing April 2025 and may not be accurate, current or complete. The State of New South Wales (including the NSW Department of Planning, Housing and Infrastructure), the author and the publisher take no responsibility, and will accept no liability, for the accuracy, currency, reliability or correctness of any information included in the document (including material provided by third parties). Readers should make their own inquiries and rely on their own advice when making decisions related to material contained in this publication. parties). Readers should make their own inquiries and rely on their own advice when making decisions related to material contained in this publication.

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.

Contents

1	Planning Proposal	1
1.1	Overview and objectives of planning proposal	1
1.2	Explanation of provisions	1
1.3	Site description and surrounding area.....	2
2	Need for the planning proposal	3
3	Strategic assessment	4
3.1	Regional Plan	4
3.3	Local	4
3.5	Section 9.1 Ministerial Directions	5
3.6	State environmental planning policies (SEPPs)	7
4	Site-specific assessment	8
4.1	Environmental.....	8
4.2	Social and economic.....	8
4.3	Infrastructure.....	9
5	Consultation.....	9
5.1	Community.....	9
5.2	Agencies.....	9
6	Timeframe.....	9
7	Local plan-making authority	9
8	Assessment Summary.....	10
9	Recommendation.....	10

Table 1 Reports and plans supporting the proposal

Relevant reports and plans
Planning Proposal 20-40 Calga Street Coonamble
Coonamble Council Report and Minutes.

1 Planning proposal

1.1 Overview

Table 2 Planning proposal details

LGA	Coonamble Shire Council
PPA	Coonamble Shire Council
NAME	Reclassify Land from Community to Operational at 40 Calga Street and 34-46 Hickey Street, Coonamble
NUMBER	PP-2025-615
LEP TO BE AMENDED	Coonamble LEP 2011
ADDRESS	40 Calga Street and 34-46 Hickey Street, Coonamble
DESCRIPTION	Reclassify subject lands from Community to Operational
RECEIVED	1/04/2025
FILE NO.	IRF25/817
POLITICAL DONATIONS	There are no donations or gifts to disclose and a political donation disclosure is not required
LOBBYIST CODE OF CONDUCT	There have been no meetings or communications with registered lobbyists with respect to this proposal

1.2 Objectives of planning proposal

The planning proposal contains objectives and intended outcomes that adequately explain the intent of the proposal.

The objectives of the planning proposal are to:

- Reclassify lands that are currently owned by Council from Community to Operational, to provide for future dwellings on the site.

The objectives of this planning proposal are clear and adequate.

1.3 Explanation of provisions

The planning proposal seeks to amend the Coonamble LEP 2011 by reclassifying Council owned lots bounded by Limerick and Hickey Streets, Coonamble from Community to Operational. The planning proposal refers to the site as 20-40 Calga Street, Coonamble. For the purpose of this assessment the site is referred to 40 Calga Street and 34-46 Hickey Street Coonamble. The purpose of this is to align with the addressing of NSW Planning Portal. It is recommended that the planning proposal be amended to adopt this reference for the site.

The subject lots are located at 40 Calga Street and 34-46 Hickey Street Coonamble. The planning proposal seeks to reclassify the subject lots to allow for future development of housing on the sites

though the inclusion of the subject land in Part 1 of Schedule 4 (No Interests Changed) of the plan. The proposal does not seek to change any trusts, estates, interests, dedications, conditions, restrictions or covenants.

The Planning Proposal contains an explanation of provisions that adequately explains how the objectives of the proposal will be achieved.

1.4 Site description and surrounding area

The Planning Proposal identifies the site depicted in Figure 1 below as the land subject of the planning proposal. The land covers an area of approximately 4.2 hectares and is currently zoned R1 General Residential under the Coonamble Local Environmental Plan 2011 (CLEP 2011). The land has a minimum lot size of 2000m².

The subject land has frontage to Limerick Street, while the Calga Street frontage is not formed.



Figure 1. Aerial View of land to be reclassified. **Source** NSW Planning Portal.



Figure 2 Subject Lots zones. **Source** NSW Planning Portal.

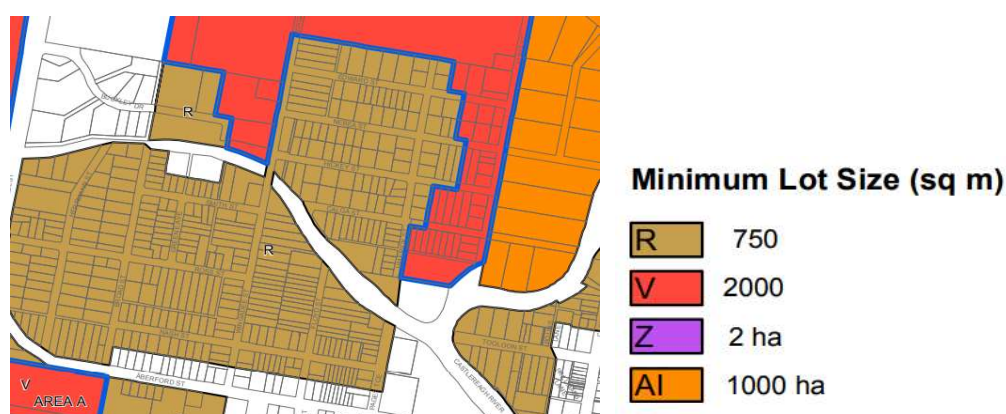


Figure 3. Minimum Lot size. **Source-** NSW Planning Portal.

The planning proposal includes the table below listing the Lot references for land within the site. A condition is recommended to be included in the Gateway determination requiring Council to review and amend the table to accurately describe the site. It is noted that Lot 1 DP 111878 is not identified on the map, Figure 1 of the planning proposal. It is noted that references to Lot 6 DP 4230 and Lot 7 DP 4230 are duplicated in the table.

Table 1: Parcels Subject to Planning Proposal		
Lot 10 DP238281	Lot 6 DP4230	Lot 4 DP4918
Lot 11 DP238281	Lot 7 DP4230	Lot 5 DP4918
Lot 1 DP111878	Lot 8 DP4230	Lot 6 DP4918
Lot 1 DP4230	Lot 9 DP4230	Lot 7 DP4918
Lot 2 DP4230	Lot 10 DP4230	Lot 10 DP4918
Lot 3 DP4230	Lot 11 DP4230	Lot 11 DP4918
Lot 4 DP4230	Lot 6 DP4230	Lot 14 DP4918
Lot 5 DP4230	Lot 7 DP4230	Lot 15 DP4918

Figure 4. Extract from the planning proposal (Table1) showing lot descriptions. **Source** Planning proposal.

1.5 Mapping

No LEP maps are required to be amended to support the planning proposal.

2 Need for the planning proposal

Council purchased the subject land in 2023 and intend to develop serviced residential allotments to meet demand for housing as well as facilitate development of a women's refuge. The proposed facility has a state funded grant for construction associated with Orana Support Services.

The land is zoned R1 General Residential under the Coonamble Local Environmental Plan (LEP) 2011.

The planning proposal is not the subject of a local strategic planning statement, it is however generally consistent with Council's Community Strategic Plan and Local Strategic Plan.

The planning proposal is the only available planning mechanism to provide for the future use of the site, zoned residential, to be developed for future housing in Coonamble.

3 Strategic assessment

3.1 Regional Plan

The following table provides an assessment of the planning proposal against the Central West Orana Regional Plan 2041.

Table 2 Regional Plan assessment

Regional Plan Objectives	Justification
Objective 14 -Plan for diverse, affordable, resilient and inclusive housing.	The planning proposal will provide for future dwellings on the subject lots, as well as a proposed women's refuge. The intent of the Planning Proposal is consistent with the Regional Plan objective.

3.2 Local

Both the Local Strategic Planning Statement (LSPS) and the Community Strategic Plan identify the need for additional housing choice and diversity of housing types.

The proposal states that it is consistent with the following local plans and endorsed strategies. It is also consistent with the strategic direction and objectives, as stated in the table below:

Table 3 Local strategic planning assessment

Local Strategies	Justification
Local Strategic Planning Statement	The Planning Proposal is consistent with Priority 2 of the LSPS : <i>Encourage a connected, active and healthy community that gives effect to Planning Policy 3- Encourage a range of housing options, including affordable housing, housing for older people and family housing.</i>
Community Strategic Plan	The Planning Proposal is consistent with Goal 11 of the Coonamble Community Strategic Plan as it encourages the equitable use of Council owned land for housing. A portion of the land has been identified and allocated for housing for women and families fleeing domestic violence. The remaining portion of the site may eventually be sold to provide for additional local housing stock in Coonamble.

3.3 Section 9.1 Ministerial Directions

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

Table 4 9.1 Ministerial Direction assessment

Focus Area 1: Planning Systems

Directions	Consistent/ Not Applicable	Reasons for Consistency or Inconsistency
1.1 Implementation of Regional Plans.	This direction applies to a relevant planning authority when preparing a planning proposal for land to which a Regional Plan has been released by the Minister for Planning. The planning proposal must be consistent with this regional plan.	Coonamble falls under the Central West Orana Regional Plan 2041. As outlined in this section of the report, the planning proposal is consistent with the intent of the regional plan, the overall vision, goals, directions and actions.
1.2 Development of Aboriginal Land Council Land	This direction applies to all land identified on the Land Application Map in chapter 3 of the SEPP (Planning Systems) 2021.	There are no areas in the Coonamble LGA mapped on the Aboriginal Cultural Significance Map.
1.3 Approval and Referral Requirements	This direction applies to planning proposals and aims to ensure LEP provisions encourage the efficient and appropriate assessment of development. The direction requires consent authorities minimise the requirement for concurrence, consultation or referral of development applications to a minister or public authority.	The anticipated impacts resulting from the Planning Proposal are considered to be of minor significance
1.4 Site Specific Provisions	This direction requires that a planning proposal must not contain or refer to drawings that show details of the proposed development.	It is considered that this planning proposal is consistent with this direction.
1.4A Exclusion of Development Standards from Variation 4.6 of a Standard Instrument Local Environmental Plan.	The aim of this direction is to maintain flexibility in the application of development standards by ensuring that exclusions from the application	The Planning Proposal does not seek to introduce or alter an existing exclusion to Clause 4.6.

	Focus Area 3: Biodiversity and Conservation	
Directions	Consistent/ Not Applicable	Reasons for Consistency or Inconsistency
3.1 Conservation Zones	This direction is not applicable to the planning proposal.	The subject land is identified on the Terrestrial Biodiversity Map. The planning proposal has no consequences that would impact biodiversity on the site.
3.2 Heritage Conservation	This direction aims to conserve items, areas, objects and places of environmental or indigenous heritage.	As outlined in this report there are no items of cultural heritage significance on the subject site or in the vicinity listed under the CLEP 2011 and there are no objects or places of Aboriginal heritage identified in an AHIMS search for the subject site. Accordingly, it is considered that it is unlikely that the planning proposal will impact on items, areas, objects, or places of environmental, cultural or Indigenous heritage. The proposal is consistent with this direction.
3.5 Recreation Vehicle Areas.	The subject site is not located within a conservation area, near a beach or dune area	The proposal is consistent with this direction
	Focus Area 4: Resilience and Hazards	
4.1 Flooding	Flood modelling completed as part of the West Coonamble Floodplain Risk Management Study and Plan (Jacobs 2021) indicates that part of the subject land may be flood affected.	The proposal to reclassify the land is not inconsistent with the direction as future development can be designed to meet the requirements of the Floodplain Development Manual 2005.
4.3 Planning for Bushfire Protection	The subject site is not mapped as bushfire prone land in the Coonamble Shire.	Not applicable to this location.
	Focus Area 5: Transport and Infrastructure	
5.1 Integrating Land Use and Transport	This direction requires all planning proposals which will create, alter or remove a provision relating to urban land including land zoned for employment uses.	This direction requires consistency to the aims, objectives and principles of: (a) Improving Transport Choices – Guidelines for planning and development (b) The Right Place for Business and Services – Planning Policy The planning proposal is consistent with this direction.
	Focus Area 6: Housing	

6.1 Residential Zones	The subject land is currently zoned R1 General Residential and it is not proposed to rezone the land.	The planning proposal provides for new housing in an area with existing services. The planning proposal is consistent with this direction.
	Focus Area 7: Industry and Employment	
Directions	Consistent/ Not Applicable	Reasons for Consistency or Inconsistency
7.1 Employment Zones	This direction requires all planning proposals which will affect land within and existing or proposed employment zone.	The planning proposal does not seek to rezone land.

3.4 State environmental planning policies (SEPPs)

The planning proposal is consistent with all SEPPs.

Specifically, the following SEPPs apply to the Planning Proposal:

Table 5.

SEPP	Consistent/ Not Applicable	Reasons for Consistency or Inconsistency
State Environmental Planning Policy (Biodiversity and Conservation) 2021	The SEPP applies to Coonamble Shire Council (CSC).	The planning proposal will not affect the operation of this SEPP.
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	The SEPP applies to CSC.	The planning proposal will not affect the operation of this SEPP
State Environmental Planning Policy (Housing) 2021	The SEPP applies to CSC.	The planning proposal will not affect the operation of this SEPP.
State Environmental Planning Policy (Industry and Employment) 2021	The SEPP applies to CSC	The planning proposal will not affect the operation of this SEPP

State Environmental Planning Policy (Planning Systems) 2021	The SEPP applies to CSC.	The planning proposal will not affect the operation of this SEPP.
---	--------------------------	---

3.5 Environmental

The land at 40 Calga Street, Coonamble is identified on both the Riparian Land and Watercourses Map and Terrestrial Biodiversity Map. The planning proposal does not seek to amend the current land use permissible on the land.

The following table provides an assessment of the potential environmental impacts associated with the proposal.

Table 6 Environmental impact assessment

Environmental Impact	Assessment
Critical Habitat or Threatened Species	There are no identified critical habitats or threatened species identified on site. The site is close to existing dwellings, and generally has grass, weeds and shrubs on site.
Flooding	Flood modelling completed as part of the Coonamble Floodplain Risk Management Study and Plan (2021) indicates that part of the subject land may be flood affected. Any proposed development that may occur should consult with and consider the requirements of the Department of Climate Change, Energy, the Environment's guidelines.

3.6 Social and economic

The following table provides an assessment of the potential social and economic impacts associated with the proposal.

Table 7 Social and economic impact assessment

Social and Economic Impact	Assessment
The reclassification provides for future housing on the subject land.	Immediately on the finalisation of the reclassification process if it proceeds, a portion of the site will be provided for the purposes of housing for women and children fleeing domestic violence. Additional housing provision also assists in the continued viability of small townships like Coonamble, assisting with school enrolments and the use of community facilities.

3.7 Infrastructure

The planning proposal has assessed the adequacy of infrastructure to service the site and the development resulting from the planning proposal and what infrastructure is proposed in support of the proposal.

The subject site is adjacent to existing housing, and has access to water, electricity, sewerage and other services. Calga Road is an unmade road and may need to be upgraded. Any additional infrastructure for future development will be assessed and determined at the development approval stage.

4 Consultation

4.1 Community

Council proposes a community consultation period of 28 days, with a public hearing to be held as part of the consultation process.

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

4.2 Agencies

The proposal does not specifically raise which agencies will be consulted. While the land is potentially flood affected, as the planning proposal does not seek to amend permissible land uses nor increase the permissible density of residential development on the land, consultation with Department of Climate Change, Energy, Water and the Environment is not recommended.

5 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 standard.

The Department recommends an LEP completion date of 4 November 2025 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.

6 Local plan-making authority

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

As the planning proposal is to provide for future dwellings on the site, including for vulnerable communities, and Council is the owner of the land, Council has indicated that it would does not wish to be the relevant planning authority to finalise the planning proposal. Under the circumstances, the Department recommends that Council not be authorised to be the local plan-making authority for this proposal.

7 Assessment summary

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

- The planning proposal seeks to provide for future housing, including housing for vulnerable communities.
- The planning proposal will take advantage of a site that is within the existing township of Coonamble, and will be able to utilise and access existing services and utilities.

8 Recommendation

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 community consultation the planning proposal is to be updated to accurately reference the site description, including the Lot descriptions in Table 1.
2. The planning proposal should be made available for community consultation for a minimum of 28 working days.
3. A public hearing is required.

Given the nature of the planning proposal, it is recommended that the Gateway not authorise council to be the local plan-making authority and that an LEP completion date of 4 November 2025 be included on the Gateway.



14 May 2025

Jessica Holland

Manager, Southern Western and Macarthur

Local Planning and Council Support

Assessment officer

Ann Martin

Local Planner

42471826