



IRF 26/4708

Gateway determination report – PP-2026-1426

Reclassification of Land

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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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1 Planning proposal

1.1 Overview

Table 1 Planning proposal details

LGA	Hilltops
PPA	Hilltops Council
NAME	Reclassification of Land
NUMBER	PP-2026-1426
LEP TO BE AMENDED	Hilltops LEP 2022
ADDRESS	Various council owned sites across the LGA (33 Lots - See Table 1 of PP for Lot descriptions)
DESCRIPTION	As above
RECEIVED	25/06/2026
FILE NO.	IRF26/4708 EF26/30403
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 the identified land from Community to Operational
- Provide the administrative flexibility required to deliver future projects that affect the land. Unlike community land, operational land can be developed, leased, or sold without the constraints of public recreation or conservation use, streamlining the processes

The objectives of this planning proposal are clear and adequate.

1.3 Explanation of provisions

The planning proposal seeks to amend the Hilltops LEP 2022 per the changes below:

Amend Schedule 4 of the Hilltops LEP 2022 to reclassify the below publicly owned lands from Community to Operational, with no interests changed.

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

Column 1 Locality	Column 2 Description
BOOROWA	4/1014936, 46-48 Long St BOOROWA NSW 2586 10/1014936, 2/6 Corcoran Crt BOOROWA NSW 2586 11/1001813, 67-71 Court St BOOROWA NSW 2586
CUNNINGAR	1/717951, 4559 Burley Griffin Wy CUNNINGAR 2587
HARDEN	6/48/758737, 48 BINALONG STREET HARDEN 2587 1/617962, 4/633968, 5/DP664226, 3 East St HARDEN NSW 2587 7/874993, 59 Saleyards Rd HARDEN NSW 2587
JUGIONG	3/23/758547, Stapylton St JUGIONG NSW 2726
WIRRIMAH	332/720158, 2640 SCENIC ROAD WIRRIMAH
YOUNG	1/173983, 1A Nea St YOUNG 2594 6/804886, 7/804886, 12 Jimmy Noonan CI YOUNG NSW 2594 1/849742, 4481 Olympic Hwy South YOUNG NSW 2594 E/13526, F/13526, C/13526, D/13526, 4/82054 66 Boorowa St YOUNG NSW 2594 13/456856, 14/456856, 88 Lovell St YOUNG 2594 A/407790, LANEWAY ADJACENT TO 31 Lynch St YOUNG NSW 2594 2149/754611, 2237/754611, 2263/754611, 446/754611, 145 Thornhill St YOUNG 2594 2/705536, 31 Redhill Rd YOUNG NSW 2594 1764/754611, 4 Lachlan CI YOUNG NSW 2594 10/251940, 73 Lachlan St YOUNG 2594 341/754611, 75 Lachlan St YOUNG 2594 1/1205520, 33 Brock St YOUNG NSW 2594

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 proposal applies to 33 lots across sites in the towns of Young, Boorowa, Harden, Cunningar, Jugiong and Wirrimah (See Figure 1 – Site context map), and the lot details and street address are identified above in Section 1.3 of this report. Pages 8 through 27 of Council's planning proposal provide a detailed description including aerial imagery for each site and surrounding areas.

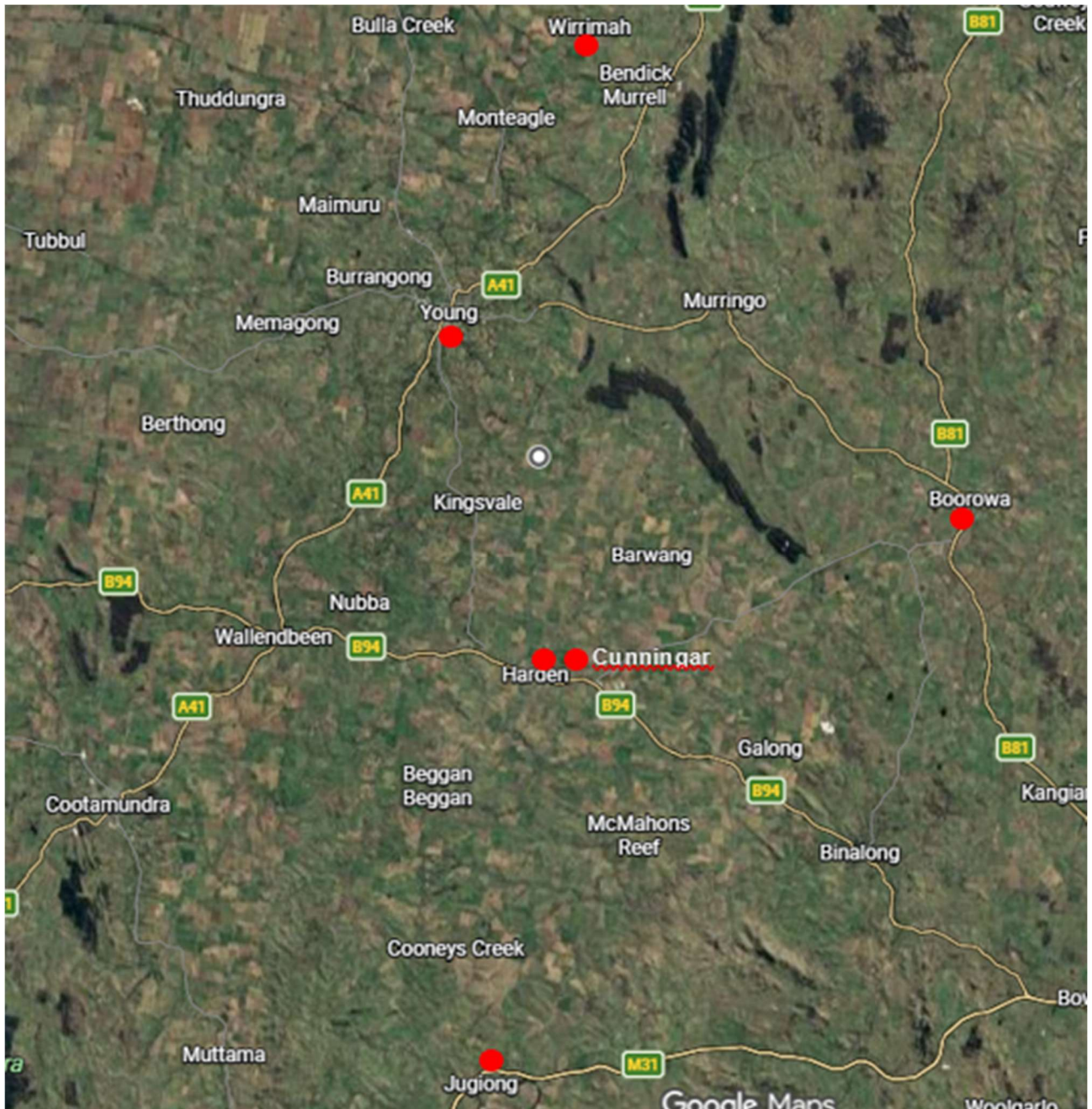


Figure 1 Site context map (source: Googlemaps)

1.5 Mapping

The planning proposal includes mapping/aerial imagery clearly identifying the lots included in the proposal, which are considered suitable for community consultation. No LEP maps are required to be amended to implement the proposed LEP amendment.

2 Need for the planning proposal

The planning proposal is not the result of any strategic projects, rather it has been prepared to achieve operational objectives relating to the orderly operational use of Council land.

Many of the parcels proposed to be reclassified were reverted to Community land by default as Council did not resolve to classify them within 3 months of their acquisition or as operational on 28 June 1994. The function and purpose of the lands align more with Operational Land.

The basis of the planning proposal is to rectify the default classification of various Council operational assets as the properties proposed to be reclassified do not meet the LG Act criteria for community land.

A proposal to amend Schedule 4 of the LEP is an appropriate mechanism to reclassify the land.

3 Strategic assessment

3.1 Regional Plan

The classification of Council owned land is not relevant to the South East and Tablelands Regional Plan 2036

3.2 Local

The proposal represents an administrative process to formalise the status of Council owned land under the Local Government Act and does not seek to implement the actions of any local strategic planning. It is however not considered to be inconsistent with the Council's Hilltops 2042 – Hilltops Local Strategic Planning Statement (LSPS) nor the Hilltops Community Strategic Plan 2042.

3.3 Section 9.1 Ministerial Directions

The planning proposal represents an administrative change to land classification, with no direct changes to land use, permissibility or impacts, and is therefore considered to be consistent with any applicable section 9.1 Directions.

3.4 State environmental planning policies (SEPPs)

There are no SEPP's considered applicable to this planning proposal.

4 Site-specific assessment

4.1 Environmental

All lands subject to this proposal are located within urban areas or involve land that is substantially cleared and currently used for operational purposes such as childcare centre operational aerodrome, rural fire services shed or waste management facility.

The planning proposal represents an administrative change to land classification only, with no direct changes to land use permissibility, density or intensity and therefore, no environmental impacts are expected to result.

4.2 Social and economic

The administrative reclassification of land is not expected to cause any negative social or economic effects.

The reclassification will however better reflect how these properties are used by both Council and the community, and provide flexibility for Council to manage, use and govern the land efficiently, ensuring timely and cost-effective delivery of public services.

The reclassification is anticipated to create generally positive social and economic effects by enabling the more orderly use of Council land and provide for a wider range of community services.

4.3 Infrastructure

The provision of infrastructure is not applicable to this proposal, nor will the proposal increase the demand on local or state infrastructure.

The reclassification does however in some cases seek to enable more effective management sites that provide an infrastructure provision role, including energy services, waste management, a cemetery and the RFS station.

5 Consultation

5.1 Community

Council proposes a community consultation period of 28 days (20 working days).

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

A public hearing is also required under s29 of the Local Government Act.

5.2 Agencies

The planning proposal represents an administrative change to land classification, with no direct changes to land use, permissibility or impacts. Consultation with agencies is not considered necessary.

6 Timeframe

Council proposes a 12 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 12 months from the date of the Gateway determination 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 has advised that it would like to exercise its functions as a local plan-making authority.

As the site/planning proposal represents an administrative change to land classifications only with no interests are changing, the Department recommends that Council 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 reclassification represents an administrative change to land classifications to better reflect how these properties are used by both Council and the community, and provide flexibility for Council to manage, use and govern the land efficiently, ensuring timely and cost-effective delivery of public services.
- No changes in interests associated with any of the properties are proposed, and therefore Governor's approval is not required.

9 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. The planning proposal should be made available for community consultation for a minimum of 20 working days.

Given the nature of the planning proposal, it is recommended that the Gateway authorise council to be the local plan-making authority and that an LEP completion date of 12 months from the date of the Gateway determination be included on the Gateway.



3/8/26

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