

Warrumbungle Shire Council
Warrumbungle LEP 2013 Review
Planning Proposal
April 2023

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Introduction

This Planning Proposal seeks to make a range of minor amendments to Warrumbungle LEP 2013 to incorporate elements of planning best practice as informed by the *Central West and Orana Regional Plan 2041* through updating land use provisions, reflecting the recommendations of the Community Based Heritage Study, the Warrumbungle Local Strategic Planning Statement and correcting anomalies.

It also proposes minor adjustments to some residential zones in Coonabarabran, Dunedoo and Coolah to more accurately reflect the form of desired development, particularly where the zone/lot sizes are not practical given topography and other constraints. This approach is taken as a move towards a more suitable planning outcome until further strategic investigations are carried out. There are no new urban releases proposed as part of this planning proposal.

It is proposed that the towns of Baradine, Binnaway and Mendooran have dedicated residential, commercial, industrial, infrastructure and recreation zones instead of the RU5 Village zone.

In the smaller villages, amendments largely concern applying the SP2 zone over railway infrastructure, cemeteries, and the like. There is no change to the extent of RU5 or R5 zones in the small villages proposed as part of this planning proposal. Dunedoo and Coolah townships have some minor amendments to reflect land use more accurately, such as residential land (zoned RU1) within the Dunedoo town boundary and several lots used for industrial purposes in Coolah.

A general review of towns and villages in the LGA has been carried out to inform these adjustments and support minor new amendments to the LEP to improve w and transparency for users. However, as noted any further amendment to zone allocation, local provisions and minimum lot sizes for future settlement needs to be informed by a comprehensive strategy.

It is not proposed to amend the RU1 Primary Production minimum lot size provisions for a dwelling house on the basis that a specialised separate assessment is required to justify any amendment. This means that the status quo of the 500ha/600ha MLS will remain.

The planning proposal uses this opportunity to improve some LEP land use tables to better reflect zone objectives.

It is also proposed to use Schedule 1 to permit specific minor matters (as opposed to 'blanket' zone amendments) such as a mortuary at 6 Harper Street, Coonabarabran, regulation of development on land in to be zoned R5, and a highway service centre north of Coonabarabran. It is also proposed also to phase out opportunities for dwellings on land in remote rural residential estates with unacceptably high bushfire risk through the introduction of sunset provisions via a listing in Schedule 1 unless otherwise advised by the Department.

Part 1: Objectives and Intended Outcomes

Introduction

The following form the main components of the Planning Proposal:

- Allocation of residential, business, industrial, recreation, infrastructure land use zones for Baradine, Binnaway and Mendooran based on the land use survey carried out for this report.
- Minor amendments to zoning in Coonabarabran, Dunedoo and Coolah to reflect current and future land uses and correct anomalies.

- Addition of heritage items in Schedule 5 and the map series in each case based on the recommendations of the recently adopted Warrumbungle Community Based Heritage Study.
- Update the minimum lot sizes in some of the towns and villages to facilitate more economic use of serviced land, provide for housing diversity and reduce the risk of residents to bushfire impacts. These amendments are suggested as an interim measure while Council carries out more detailed strategic assessment.
- Updating land use tables to assist in meeting the objectives of each zone.

The Planning Proposal relates to the following towns and villages, with larger settlements of Coonabarabran, Mendooran, Binnaway, Baradine, Coolah and Dunedoo having some reorganisation of zones and lot sizes; and for the smaller settlements, updated heritage provisions but no significant amendments for villages marked with an *, and the insertion of the SP2 over rail infrastructure only in villages marked with a ^:

- | | |
|----------------------|-------------------------|
| 1. Baradine | 2. Binnaway |
| 3. Bugaldie ^ | 4. Cobbora * |
| 5. Coolah | 6. Coonabarabran |
| 7. Craboon ^ | 8. Dunedoo |
| 9. Leadville * | 10. Kenebri ^ |
| 11. Merrygoen ^ | 12. Purlewaugh * |
| 13. Neilrex ^ | 14. Uarbry * |
| 15. Ulamambri ^ | 16. Weetaliba * |
| 17. Yearinan ^ | 18. Rocky Glen * |
| 19. Mendooran | |

Part 2: Explanation of Provisions

Introduction

This chapter describes the provisions of the planning proposal as it relates to towns and villages. The proposed amendments to the LEP land use zone (LZN) and minimum lot size maps (LSZ) for each of the settlements is described below. Other proposed amendments to provisions including updating Schedule 5 with new heritage items is discussed.

The maps which show the amendments proposed are contained in Appendix B. It should also be noted that the maps are basic and indicative, showing the land that is to be rezoned by the planning proposal. Once a gateway determination is received, more detailed and accurate mapping will be provided. On the maps of each town, land that is **shown as white** will keep its existing zoning or minimum lot size and reference should be made to the current maps. For most of the villages, amendments are the updated heritage provisions and insertion of the SP2 zone over infrastructure such as railways and cemeteries.

The proposed amendments for each settlement are summarised following, with reference to maps in Appendix B:

Baradine

1. Remove the RU5 Village zone and allocate R1 General Residential, B2 Local Centre, E4 General Industrial, RE1 Public Recreation, RE2 Private Recreation, SP2 Infrastructure zones based on the land use survey carried out for this review.
2. Rezone land as set out below and shown on Maps 1 to 5:
 - Rezone land to the south of town around Namoi St from RU5 Village to R5 Large Lot Residential to reflect existing land use.

- Rezone unserviced land between Baradine Creek and Beveridges Rd from RU5 Village to R5 Large Lot Residential; amend minimum lot size from 700m² to 2ha to better reflect existing and future land use until the preparation of a comprehensive strategy.
- Rezone the Racecourse / Showground and Golf Course from RU1 Primary Production zone to RE1 Public Recreation zone and RE2 Private Recreation zones respectively.
- Rezone applicable roads from R1 Residential to the zone of the adjacent land.
- Amend the minimum lot size of the land to be rezoned to B2 Local Centre, E4 General Industrial, SP2 Infrastructure, RE1 Public Recreation and RE2 Private Recreation to have no minimum lot size.
- Amend the Minimum Lot Size Map to change the minimum lot size of the land to be rezoned to R5 to have a 2ha minimum.
- Update heritage items.

Binnaway

1. Remove the RU5 Village zone and allocate into R1 General Residential, B2 Local Centre, E4 General Industrial, RE1 and RE2 recreation zones and the SP2 Infrastructure zone, based on a land use survey carried out for this review.
2. Rezone land as set out below and shown on Maps 6 to 10:
 - Rezone the oval to the south of the town from RU1 Primary Production to RE1 Public Recreation
 - Rezone Golf Course to west of town from RU1 Primary Production to RE2 Private Recreation,
 - Rezone the Railway corridor from RU1 Primary Production to SP2 Infrastructure.
 - Rezone some roads from R1 Residential to the zone of the adjacent land.
 - Rezone public parks and open space to RE1 Public Recreation
 - Allocate the B2 Local Centre zone over the CBD being the area bounded generally by Napier, Bullinda and Renshaw Streets.
 - Amend the Minimum Lot Size Map to change the minimum lot size of the land to be rezoned to B2 Local Centre, E4 General Industrial, SP2 Infrastructure, RE1 Public Recreation and RE2 Private Recreation to have no minimum lot size.
 - Update heritage items.

Bugaldie

Rezone Railway corridor and cemetery from RU1 Primary Production to SP2 Infrastructure and updated heritage items as shown on Maps 11 to 12.

Cobbora

No change – apart from updated heritage items on Map HER_009 and Schedule 5 (Map13).

Coolah

1. Rezone land as set out below and shown on Maps 14 to 20:
 - Rezone Bowen Oval from R1 General Residential to RE1 Public Recreation
 - Rezone Coolah Sports Club from B2 Local Centre to RE2 Private Recreation
 - Rezone McMaster Park from R1 General Residential to RE1 Public Recreation.
 - Rezone the Council Depot at Martin Street and Cunningham St from R1 General Residential to E4 General Industrial (Lot1 DP540135, shown in Figure 1).



Figure 1: Coolah Council Depot Martin St/Cunningham Street Coolah

- Rezone roads from R1 Residential to the zone of the adjacent land.
- Rezone Coolah Central School and Sacred Heart Primary School from R1 to SP2.
- Rezone 4 Gilmore Street (Lots 52 and 53 DP192561) from R1 General Residential to E4 General Industrial to allow continuation of an existing transport depot (Graces Coaches), shown in Figure 2.



Figure 2: Coolah Graces Coaches, 4 Gilmore Street Coolah

- Rezone 72 Cunningham Street (Lots 69, 70, 71 and 72 DP741782) from R1 General Residential to E4 General Industrial to facilitate an existing fuel depot in Figure 3.



Figure 3: Fuel Depot Cunningham Street Coolah

- Rezone 1A Binnia Street (Part Lot 102 DP706426) from R1 General Residential to E4 General Industrial to facilitate an existing service station. Rezone Approximate area incorporating curtilage of development is 3,300m², shown in Figure 4.

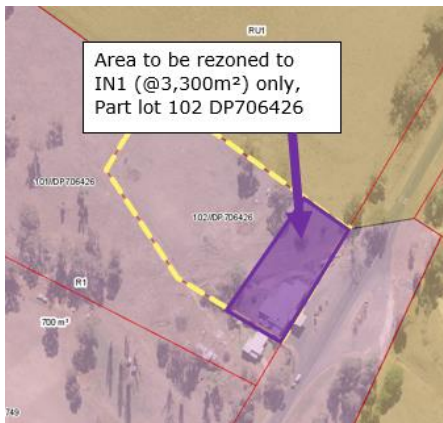


Figure 4: Part Lot 102 DP706426, 119 Binnia Street Coolah

2. Update schedule 5 with heritage items.
3. Amend the Minimum Lot Size Map to change the minimum lot size of the land to be rezoned to E4 General Industrial, SP2 Infrastructure, RE1 Public Recreation and RE2 Private Recreation to have no minimum lot size.

Coonabarabran

1. Rezone land as set out below and shown on Maps 21 to 27:
 - Rezone the proposed route of the Newell Highway bypass from the existing zones to SP2 Infrastructure if cadastral boundaries are known at the time of assessment and land has been acquired.
 - Rezone David Bell Park from R1 General Residential to RE1 Public Recreation
 - Rezone the Swimming Pool from R1 General Residential to RE1 Public Recreation.
 - Rezone part of Golf Club from R5 Large Lot Residential to RE2 Private Recreation. Lot 475 DP753378
 - Rezone electricity substation 22-26 George Street Lot 498 DP753378 and Lot 511 DP75337 from R1 General Residential to SP2.
 - Rezone Visitor Information Centre from partly R1 General Residential and partly B2 Local Centre to all B2 Local Centre (note: will not follow cadastral boundaries).

- Rezone cemetery land from Zone R1 General Residential to Zone SP2, (Lot 575 DP46121, Lots 11, 12, 13 DP114961, Lot 7312 DP1139205, Lot 7317 DP1142393, Lot 7313 DP1139205, Lot 274 DP753378 Lot 7309 DP1138390, Lot 7308 DP11838393, Lot 7318 DP1142791 – Part used for cemetery).
- Land used for industrial purposes in east Coonabarabran near silos and railway land described below to be rezoned from R1 General Residential to E4 General Industrial as shown on **Error! Reference source not found.**:
 - Lot 361 (4,128sqm) & Lot 362 (3,172sqm) DP753378 – old fuel depot west Cowper Street
 - Lot 2 DP537681 – old fuel depot on Dawson Street, 4,909sqm
 - Part Lot 78 DP1107212 – old grain silo, chemical and fuel, 1.265ha in total
 - Lot 1 DP182750 – old fuel depot at 49 Cowper Street Coonabarabran
 - Part Lot 2644 DP1180313 south Dawson Street (railway land)
- Rezone land known as Lot 1 DP545319, Lot 4 DP819874, Lots 46 and 47 DP1006128, Lot 3 DP819874 used for grain handling and rural industries along the railway line from R1 General Residential to E4 General Industrial, shown in
- Figure below.



Figure 5: R1 zoned land near railway line used for industrial land uses

- Rezone land zoned RU1 Primary Production concerning land being Lot 4 DP252112, Lot 184 DP846814 and Lot 183 DP846814 on Timor Road to R5 Large Lot Residential and insert a listing in Schedule 1 to restrict development to one dwelling house per lot due to proximity to the watercourse, shown in Figure 6.

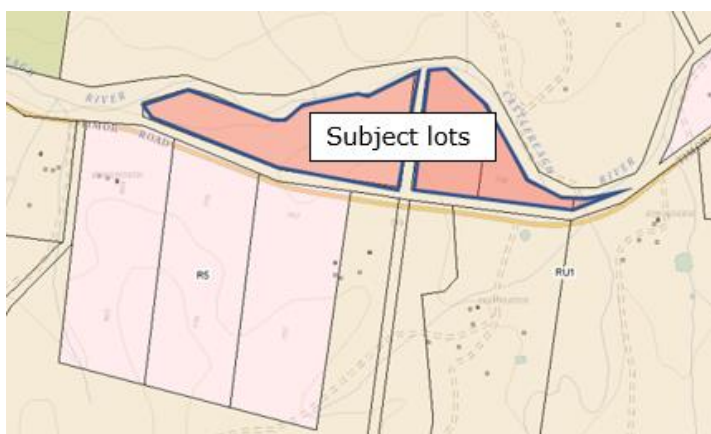


Figure 6: Lots in Timor Road, Lot 4 DP252112, Lot 184 DP846814, Lot 183 DP846814

- Rezone Schools, Sewerage Treatment Plant and Water Treatment Plant, Sewerage Pumping Station, Sanitary Depot, Airport, electricity sub stations as well as water reservoirs from R1 General Residential to SP2 infrastructure.
2. Change the zone of densely vegetated land zoned R1 General Residential to R5 Large Lot Residential and change the minimum lot size from 700m² to 2ha in the following locations set out below:
- a. **North of Baradine Road**
 - b. **South of Baradine Road**
 - c. **Off Chappell Avenue, north Coonabarabran**

This is suggested as an interim measure to manage settlement density in constrained land until a comprehensive review is undertaken. The subject land is illustrated in figures and tables below.

a) Land north of Baradine Road zoned R1 for rezoning to R5 Large Lot Residential and 2ha MLS

Land description	Address
Lot 7323 DP1146478	Chappell Avenue Coonabarabran (54ha)
Lot 41 DP1133631	5129 Baradine Road COONABARABRAN
Lot 40 DP1133631	5125 Baradine Road COONABARABRAN
Lot 3 DP586923	5123 Baradine Road COONABARABRAN
Lot 2 DP863254	4651 Baradine Road COONABARABRAN
Lot 1 DP863254	4773 Baradine Road COONABARABRAN
Lot 4 DP863254	4655 Baradine Road COONABARABRAN
Lot 1 DP586923	4323 Baradine Road COONABARABRAN

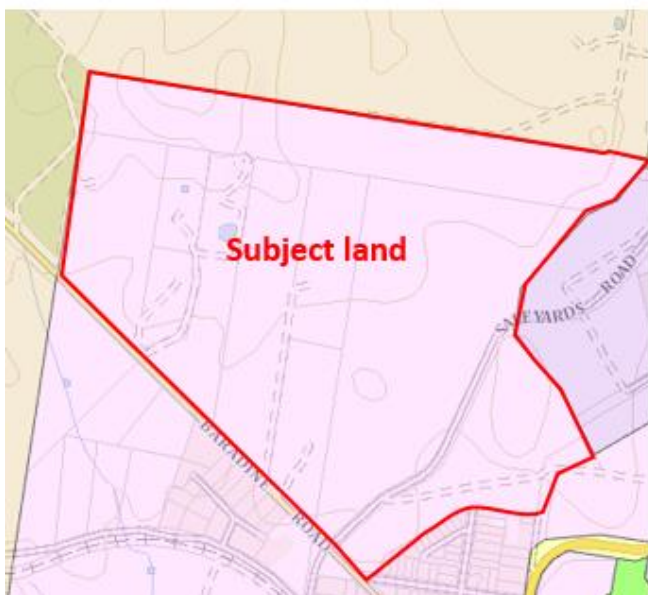


Figure 7: Land north of Baradine Road illustrating subject R1 zoned land for rezoning to R5 Large Lot Residential and 2ha MLS

b) South Baradine Road zoned R1 for rezoning to R5 Large Lot Residential and 2ha MLS

Land description	Address
Lot 1 DP 585442	4574 Baradine Road, COONABARABRAN
Lot 6 DP1063842	78 Old Common Road, COONABARABRAN
Lot 5 DP1063842	68 Old Common Road, COONABARABRAN
Lot 2 DP1063842	4724 Baradine Road, COONABARABRAN
Lot 4 DP1063842	64 Old Common Road, COONABARABRAN
Lot 3 DP1063842	52 Old Common Road, COONABARABRAN
Lot 1 DP1063842	4722 Baradine Road, COONABARABRAN

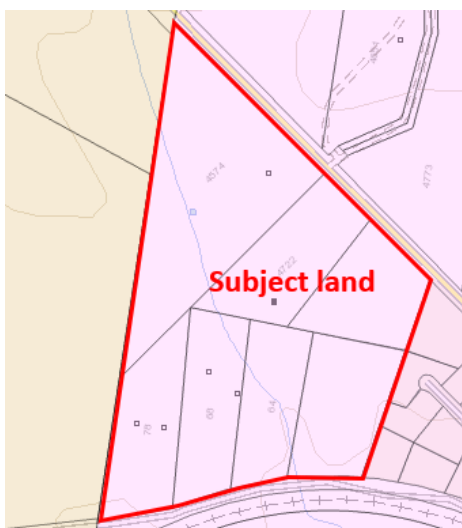


Figure 8: Land south of Baradine Road (Excerpt from LZN_003)

c) Land off Chappell Avenue north Coonabarabran zoned R1 for rezoning to R5 Large Lot Residential and 2ha MLS

Land description	Address
Lot 1 DP 810292	Oxley Highway, COONABARABRAN
Lot 472 DP753378	7 Queenie Street, COONABARABRAN

Lot 2 DP810292	Oxley Highway, COONABARABRAN
Lot 73 DP753378	Newell Highway, COONABARABRAN
Lot 7324 DP1146478	Chappell Avenue, COONABARABRAN



Figure 9: Land off Chappell Avenue area

Note: Crown Land adjoining subject land in north Coonabarabran will need to be zoned an appropriate zone to reflect current and future suitable land use.

3. Extend zones over roads where adjacent land is rezoned from R1 General Residential to the prevailing new zone.
4. Amend the Minimum Lot Size Map to change the minimum lot size of the land to be rezoned to E4 General Industrial, SP2 Infrastructure, RE1 Public Recreation and RE2 Private Recreation to have no minimum lot size.
5. Update heritage items in Schedule 5 Heritage.
6. Correct split zones on Lot 1 DP1098925 Newell Highway shown in Figure 50: 42ha lot zoned part R5 and part RU1 – amend to R5 across the entire lot as shown below (22 ha zoned RU1). Limit development potential to one dwelling house on Lot 1 DP1098925 in Schedule 1 until further strategic investigation is carried out to assess bushfire risk and preferred settlement density.

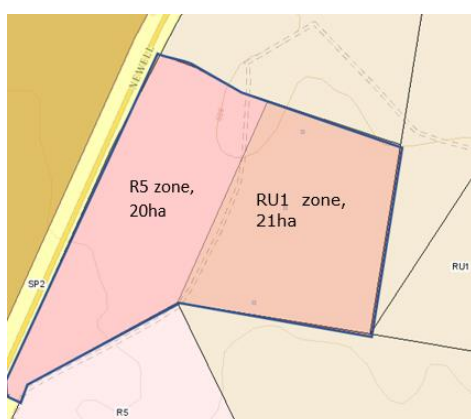


Figure 50: Lot 1 DP1098925 Newell Highway with split zones



7. Insert listings in Schedule 1 concerning 6 Harper Street Coonabarabran (Lot 10 DP22254) to permit the use of the land for a mortuary, and restrictions for single dwelling/lot on land to be rezoned to R5 Large Lot Residential in Timor Road.

Craboon

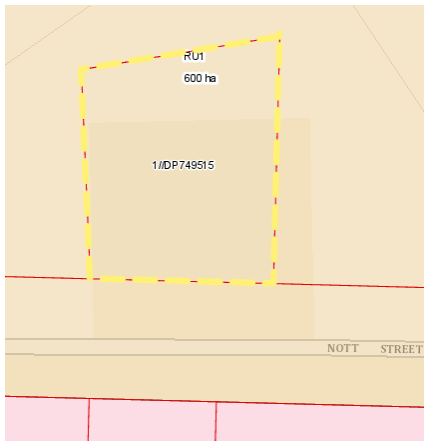
Rezone Railway corridor from RU1 Primary Production to SP2 Infrastructure; updated heritage items on Maps 28 to 29 and Schedule 5.

Dunedoo

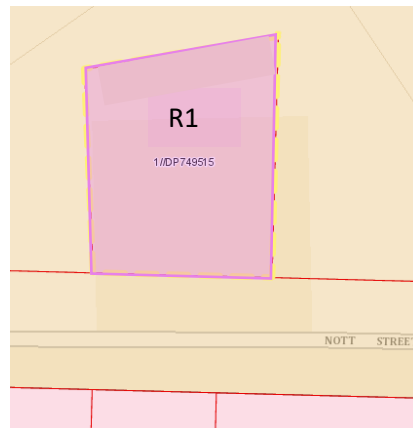
1. Rezone land as set out below and shown on Maps 30 to 38:
 - Rezone park on northern side of Bolaro St from RU1 Primary Production to RE1 Public Recreation
 - Rezone land to east of Robertson Oval from RU1 Primary Production to RE1 Public Recreation Lot 205 DP754291
 - Rezone Pump station west of Robertson Oval from RU1 Primary Production to SP2 Infrastructure
 - Rezone Schools from R1 General Residential to SP2 Infrastructure
 - Swimming pool to be rezoned from R1 General Residential to RE1 Public Recreation
 - Bowling Club to be rezoned from R1 General Residential to RE2 Private Recreation
 - Rezone Railway corridor from RU1 Primary Production to SP2 Infrastructure
 - Include land located in Whitley Street Lot 1 DP863359 and Lot 210 DP48663 in Schedule 1 for Truck Depot.
 - Rezone residential land from RU1 to R1 or R5 due to location within village boundary:

Land and current zone	Proposed
<p data-bbox="183 1093 758 1160">Caigan Street Lots 3, 4, 5, & 6 DP6542 and 21 & 22 DP528417, RU1 zone, 600ha MLS</p> 	<p data-bbox="794 1093 1316 1160">R5 Large Lot Residential with minimum lot size of 2ha:</p> 

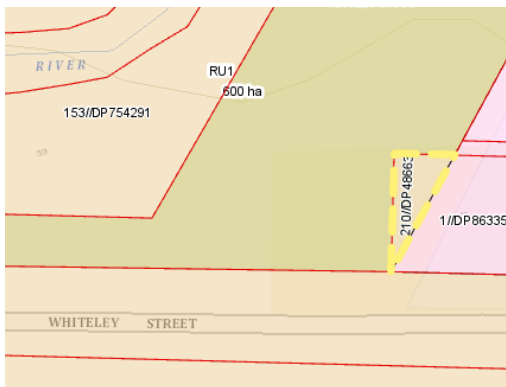
Lot 1 DP749515 Nott Street



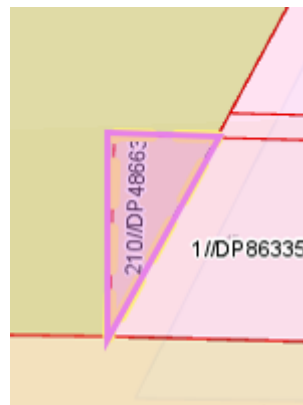
Rezone to R1 General Residential, 700m² MLS



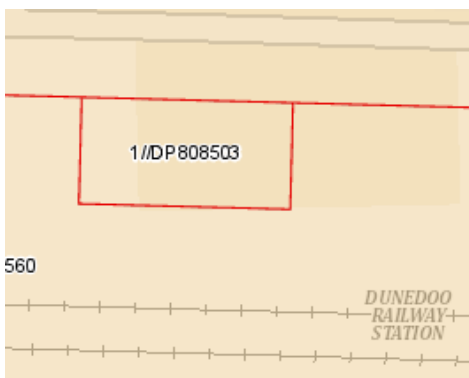
Whitley Street Lot 210 DP48663 Zone RU1



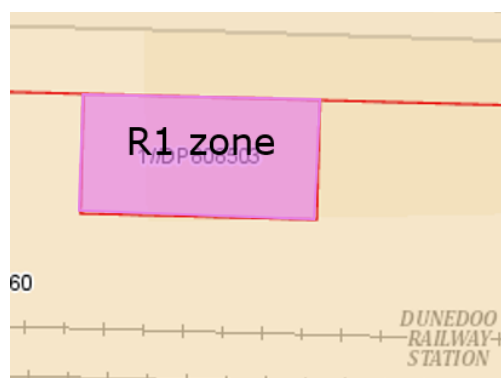
Rezone to R1 General Residential, 700m² MLS



Whitley Street Lot 1 DP808503



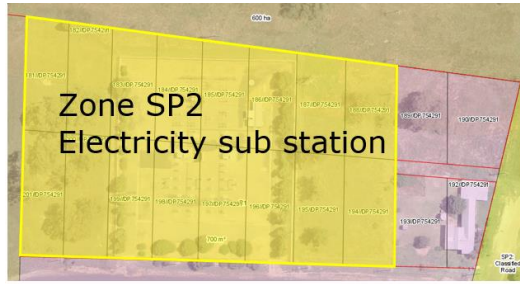
Rezone to R1 General Residential, 700m² MLS



Essential Energy Sub station Lots 181, 182, 183, 184, 185, 186, 187, 188, 194, 195, 196, 197, 198, 199, 200, 201 DP754291



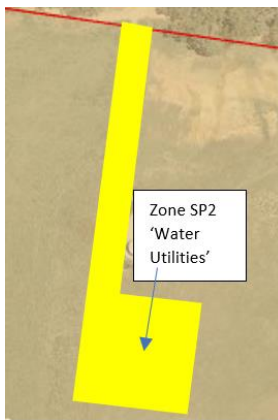
Rezone from R1 to SP2 and insert label 'Electricity Sub Station'; no MLS



Council water reservoir site, Lot 2 DP630792



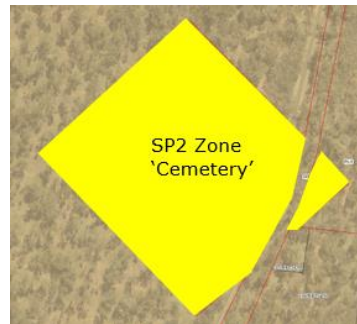
Rezone to SP2 with label 'Water utilities'; no MLS



Dunedoo Cemetery Lots 7300 & 7301 DP1146144 zoned RU1



Zone to SP2 with label 'Cemetery'; no MLS

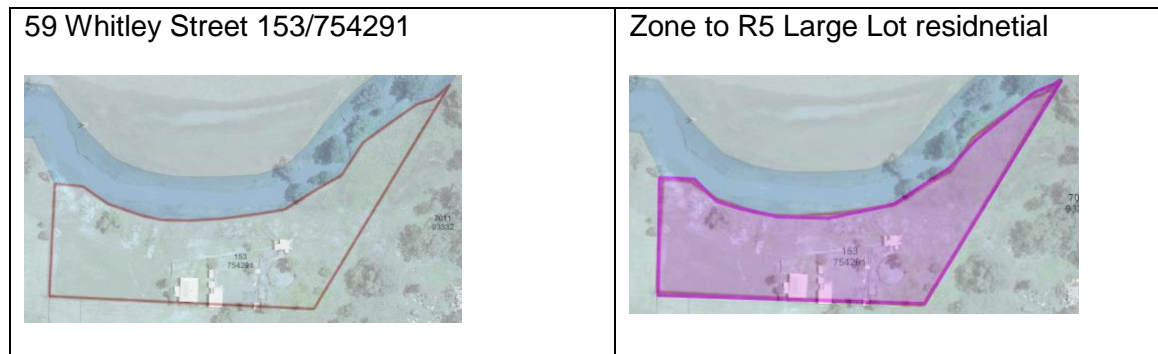


Waste Depot 178/754291



Zone to SP2 with label 'Waste Facility'; no MLS





2. Amend the Minimum Lot Size Map to change the minimum lot size of the land to be rezoned to SP2 Infrastructure, RE1 Public Recreation and RE2 Private Recreation to have no minimum lot size.
3. Update heritage items in Schedule 5.
4. Amend map LSZ_009A (excerpt in Figure 61) concerning E4 General Industrial zoned land north of Bullinda Street and the R1 General Residential zoned land west of Caigan St and south of Bullinda St from 600ha by removing the 'blue line' and reference to Clause 4.1A, and instead amend the map to have a minimum lot size of 2ha, supported by a new provision to permit subdivision to 4,000 m² where serviced with reticulated water and sewer. This is an interim measure prior to preparation of more detailed analysis of the area.

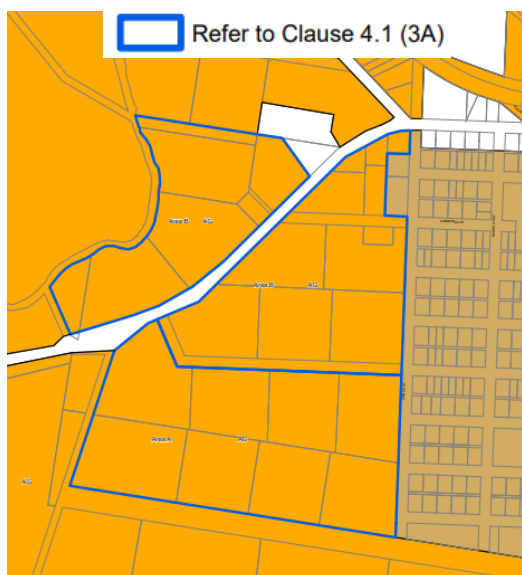
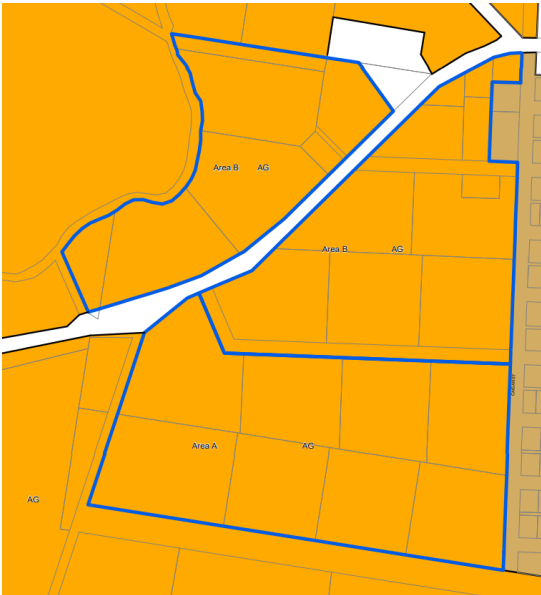
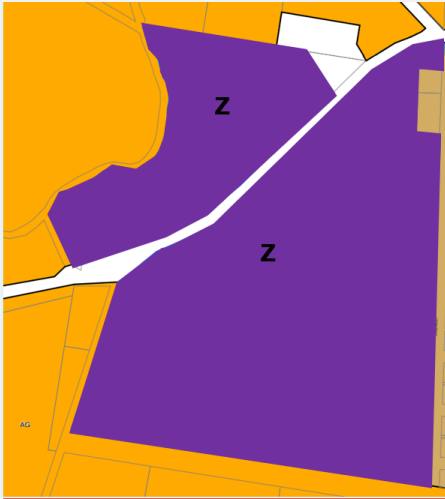


Figure 61: Areas 'A' and 'B' in Dunedoo on map sheet LSZ_009A

5. Remove reference to 'Area A' and 'Area B' in clause 4.1 (3A) and map sheet LZN_009A and cross references wherever occurring. Delete clause 4.1(3A) and replace with the wording in Table 1.

Existing	Proposed
<p>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—</p> <p>(a) land identified as “Area A” on the Lot Size Map to create lots with an area of at least 4,000 square metres, and</p> <p>(b) land identified as “Area B” on the Lot Size Map to create lots with an area of at least 4,000 square metres.</p>	<p>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—</p> <p>(a) land zoned E4 General Industrial north of Bullinda Street and west of the Golden Highway in Dunedoo, to create lots of 4,000 square metres, and</p> <p>(b) land zoned R1 General Residential south of Bullinda Street and west of Caigan Street in Dunedoo, to create lots of 4,000 square metres.</p>
<p>Current map excerpt LZN_009A</p> 	<p>Proposed LZN_009A amendment:</p> <ul style="list-style-type: none"> • Remove reference to ‘Area A’, apply 2ha MLS to the subject land • Remove reference to ‘Area B’, apply 2ha MLS to the subject land: 

Kenebri

Rezone Railway corridor from RU1 Primary Production to SP2 Infrastructure; updated heritage items shown on Maps 39 to 41.

Leadville

Heritage is on Map 42.

Mendooran

1. Rezone land as set out below and shown on Maps 43 to 47:

- Remove RU5 Village zone and zone the town into residential, local centre, industrial, recreation, infrastructure land use zones based on a land use survey carried out for this review.
- Rezone the Racecourse and Showground from RU1 Primary Production to RE1 Public Recreation.
- Rezone the touch football fields at Benewa, Napier and Brambil Streets from RU5 to RE1 Public Recreation.
- Rezone the free camping area from RU5 to RE1 Public Recreation.
- Rezone the Tennis Club and Bowling Club from RU5 to RE2 Private Recreation.
- Rezone the Railway corridor, Waste Depot and Cemetery from RU1 Primary Production to SP2 Infrastructure.
- Amend the Minimum Lot Size Map to change the minimum lot size of the land to be rezoned to B2 Local Centre, E4 General Industrial, SP2 Infrastructure, RE1 Public Recreation and RE2 Private Recreation to have no minimum lot size.

2. Updated heritage items.

Merrygoen

Rezone Railway corridor from RU1 Primary Production to SP2 Infrastructure, update heritage items shown on Maps 48 to 50.

Neilrex

Rezone Railway corridor from RU1 Primary Production to SP2 Infrastructure, update heritage items as shown on Maps 51 to 53.

Purlewaugh

No change – Updated heritage items shown on Map 54.

Rocky Glen

No change – Updated heritage items shown on Map 55.

Ulamambri

Rezone Railway corridor from RU1 Primary Production to SP2 Infrastructure; updated heritage items as shown on Maps 56 to 58.

Weetalbia

No change - Heritage shown on Map 59.

Yearinan

Rezone Railway corridor from RU1 Primary Production to SP2 Infrastructure; updated heritage items as shown on Maps 60 to 61.

Other maps:

Rural Heritage maps are Maps 62 to 66.

Other Provisions

Rural Minimum Lot Size for a dwelling house – no change

The current arrangement of the RU1 Primary Production zone and minimum lot sizes for a dwelling house reflect the former Coolah and Coonabarabran LEPs. It is not proposed to change the current MLS for RU1 Primary Production zoned land in this planning proposal. Decision making around this issue requires substantial, detailed technical investigations and

stakeholder engagement. As acknowledged in Council's LSPS under Priority 9 – Bushfire, drought and flooding in a changing climate – to deliver this planning priority Council will – ensure that development is not permitted to be built in area that are highly bushfire prone,.

As there has been no appropriate strategic review this issue is outside the scope of this planning proposal. However, there are some proposed amendments to the LEP that will improve transparency, utility and operation which are set out below.

Existing holding provisions for dwellings and dual occupancies

The LEP has provisions that potentially create confusion for land holders as they refer to development opportunities that can be expressed more clearly.

The LEP contains clauses in *4.2A Erection of dual occupancies and dwelling houses on land in Zone RU1*:

(3) Development consent must not be granted for the erection of a dual occupancy or a dwelling house on land to which this clause applies unless the land—

(a) is a lot that is at least the minimum lot size shown on the Lot Size Map in relation to that land, or

(aa) is a lot that—

(i) is at least the minimum lot size shown on the Minimum Lot Size—Dwelling House and Dual Occupancy Map in relation to that land, and

(ii) was created before this Plan commenced, and

(iii) does not consist of any land that formed part of an existing holding immediately before this Plan commenced, or

(b) is a lot created under an environmental planning instrument before this Plan commenced and on which the erection of a dual occupancy or a dwelling house was permissible immediately before that commencement, or

(c) is a lot resulting from a subdivision for which development consent (or equivalent) was granted before this Plan commenced and on which the erection of a dual occupancy or a dwelling house would have been permissible if the plan of subdivision had been registered before that commencement, or

(d) is an existing holding, or

(e) would have been a lot or a holding referred to in paragraph (a), (aa), (b), (c) or (d) had it not been affected by—

(i) a minor realignment of its boundaries that did not create an additional lot, or

(ii) a subdivision creating or widening a public road or public reserve or for another public purpose, or

(iii) a consolidation with an adjoining public road or public reserve or for another public purpose.

(3A) Subclause (3) (aa) does not have any operation in relation to any development application made 5 years after the date on which that paragraph commenced.

The objectives of clause 4.2A are to minimise unplanned rural residential development and enable replacement of lawfully erected dwelling houses and dual occupancies in Zone RU1.

Generally, to apply for development consent for a dwelling house or dual occupancy in the RU1 zone a proponent needs to demonstrate that the land in question meets the minimum

lot size which is either 500ha or 600ha or is an 'existing holding' being rural holdings in former Coolah and Coonabarabran Shires in 1998 and 1991 respectively or the lot in question was a result from a subdivision for which development consent (or equivalent) was granted before this Plan commenced and on which the erection of a dual occupancy or a dwelling house would have been permissible.

There is some confusion when a proponent is using clause (b) to establish dwelling entitlement as there is a different number of Environmental Plans that have been in use in the previous Coonabarabran and Coolah Shires.

It is acknowledged that these provisions are non-strategic in that potentially undersized holdings may be developed with dwelling houses or dual occupancies and as such are contrary to the objectives of the clause. The provisions are also difficult to administer and create confusion for the public due to the 'hidden' and potentially discriminatory development potential.

At this stage Council does not propose to remove any of Clauses in 4.2A, however it is acknowledged that in time these non-strategic provisions will need to be phased out to ensure that the objectives of the clause are adhered to and dwellings are not constructed on undersized RU1 Primary Production land.

Schedule 1 Additional Permitted Uses

At this stage the Warrumbungle LEP 2013 does not have listings in Schedule 1. There are other matters that warrant the use of Schedule 1 as a way of avoiding a blanket approach to facilitating development in land use zones when there is merit restricted to specific land.

These are:

- 6 Harper Street, Coonabarabran zoned R1 General Residential for the purpose of a mortuary to formalise a historic mortuary and funeral home business known as Castlereagh Funerals on land that adjoins a business zone.
- Lot 4 DP252112, Lot 184 DP846814 and Lot 183 DP846814 on Timor Road, Coonabarabran, one dwelling house per lot.
- Lot 1 DP1098925 Newell Highway, one dwelling house.
- 117 Binnia Street, Coolah Lot B DP396010 zoned R1 General Residential for the purpose of Service Station.

Land Use tables

Adjustments to the land use tables are proposed, to remove or add land uses deemed appropriate and within the parameters of the zone objectives including greater housing choice in urban zones. In many cases, land uses that are 'innominate' or already permissible have been placed into subclause 3 to improve visibility for users. Proposed adjustments are set out in Table X, with a side-by-side comparison of existing and proposed amendments:

Zone RU1 Primary Production

Zone RU1 Primary Production (existing)	Zone RU1 Primary Production (proposed)
2. Permitted without consent Environmental protection works; Extensive agriculture; Forestry; Home businesses; Home occupations; Intensive plant agriculture	2. Permitted without consent Environmental protection works; Extensive agriculture; Forestry; Home businesses; Home occupations; Intensive plant agriculture

<p>3. Permitted with consent Air transport facilities; Airstrips; Animal boarding or training establishments; Aquaculture; Bed and breakfast accommodation; Boat launching ramps; Boat sheds; Camping grounds; Car parks; Cellar door premises; Cemeteries; Community facilities; Correctional centres; Crematoria; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Educational establishments; Environmental facilities; Extractive industries; Farm buildings; Farm stay accommodation; Flood mitigation works; Freight transport facilities; Helipads; Highway service centres; Home industries; Industrial training facilities; Information and education facilities; Intensive livestock agriculture; Jetties; Landscaping material supplies; Mortuaries; Neighbourhood shops; Open cut mining; Plant nurseries; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Roads; Roadside stalls; Rural industries; Rural workers' dwellings; Signage; Veterinary hospitals; Water recreation structures; Water supply systems</p>	<p>3. Permitted with consent Air transport facilities; Airstrips; Animal boarding or training establishments; Aquaculture; Artisan food and drink premises; Bed and breakfast accommodation; Boat launching ramps; Boat sheds; Camping grounds; Car parks; Cellar door premises; Cemeteries; Community facilities; Correctional centres; Crematoria; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Educational establishments; Environmental facilities; Extractive industries; Farm buildings; Farm stay accommodation; Flood mitigation works; Freight transport facilities; Helipads; Highway service centres; Home industries; Industrial training facilities; Information and education facilities; Intensive livestock agriculture; Jetties; Landscaping material supplies; Mortuaries; Neighbourhood shops; Open cut mining; Plant nurseries; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Roads; Roadside stalls; Rural industries; Rural workers' dwellings; Signage; Temporary Workers Camp; Veterinary hospitals; Water recreation structures; Water supply systems.</p>
<p>4. Prohibited Any development not specified in item 2 or 3</p>	<p>4. Prohibited – no change Any development not specified in item 2 or 3</p>

Zone R1 General Residential

Zone R1 General Residential existing	Zone R1 General Residential proposed
<p>2. Permitted without consent Home occupations; Roads</p>	<p>2. Permitted without consent Home occupations; Roads</p>
<p>3. Permitted with consent Attached dwellings; Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dwelling houses; Group homes; Home industries; Hostels; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Residential flat buildings; Respite day care centres; Semi-detached dwellings; Seniors housing; Sewage reticulation systems; Shop top housing; Tank-based aquaculture; Any other development not specified in item 2 or 4</p>	<p>3. Permitted with consent Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dwelling houses; Group homes; Home industries; Hostels; Multi dwelling housing; Neighbourhood shops; Places of public worship; Residential flat buildings; Respite day care centres; Secondary dwellings; Semi-detached dwellings; Seniors housing; Serviced apartments; Sewage reticulation systems; Shop top housing; Any other development not specified in item 2 or 4</p>

<p>4. Prohibited Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Backpackers' accommodation; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Car parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Environmental facilities; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Local distribution premises; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Passenger transport facilities; Public administration buildings; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Restricted premises; Rural industries; Rural workers' dwellings; Service stations; Sewerage systems; Sex services premises; Signage; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies.</p>	<p>4. Prohibited Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Backpackers' accommodation; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Car parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Environmental facilities; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Local distribution premises; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Oyster aquaculture; Passenger transport facilities; Pond-based aquaculture; Public administration buildings; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Restricted premises; Rural industries; Rural workers' dwellings; Service stations; Sewerage systems; Sex services premises; Signage; Storage premises; Tank-based aquaculture; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies.</p>
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Zone RU5 Village

Zone RU5 Village existing	Zone RU5 Village proposed
<p>2. Permitted without consent Environmental protection works; Home occupations; Roads</p>	<p>2. Permitted without consent Environmental protection works; Home occupations; Roads</p>

<p>3. Permitted with consent Centre-based child care facilities; Community facilities; Dwelling houses; Liquid fuel depots; Neighbourhood shops; Oyster aquaculture; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Schools; Tank-based aquaculture; Any other development not specified in item 2 or 4</p>	<p>3. Permitted with consent Bed and breakfast accommodation; Centre-based child care facilities; Community facilities; Dwelling houses; Light industries; Liquid fuel depots; Neighbourhood shops; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Schools; Any other development not specified in item 2 or 4</p>
<p>4. Prohibited Agriculture; Air transport facilities; Airstrips; Cellar door premises; Crematoria; Electricity generating works; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Heavy industrial storage establishments; Heavy industries; Home occupations (sex services); Marinas; Mooring pens; Moorings; Open cut mining; Rural workers' dwellings; Waste disposal facilities; Wharf or boating facilities</p>	<p>4. Prohibited Agriculture; Air transport facilities; Airstrips; Cellar door premises; Crematoria; Electricity generating works; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Heavy industrial storage establishments; Heavy industries; Home occupations (sex services); Marinas; Mooring pens; Moorings; Open cut mining; Oyster aquaculture; Rural workers' dwellings; Tank-based aquaculture; Waste disposal facilities; Wharf or boating facilities</p>

Zone R5 Large Lot Residential

Zone R5 Large Lot Residential existing	Zone R5 Large Lot Residential proposed
<p>2. Permitted without consent Environmental protection works; Home occupations; Roads</p>	<p>2. Permitted without consent Environmental protection works; Home occupations; Roads</p>
<p>3. Permitted with consent Backpackers' accommodation; Bed and breakfast accommodation; Building identification signs; Business identification signs; Dual occupancies; Dwelling houses; Group homes; Home industries; Kiosks; Neighbourhood shops; Oyster aquaculture; Plant nurseries; Pond-based aquaculture; Roadside stalls; Tank-based aquaculture; Waste or resource transfer stations; Any other development not specified in item 2 or 4</p>	<p>3. Permitted with consent Backpackers' accommodation; Bed and breakfast accommodation; Building identification signs; Business identification signs; Depots; Dual occupancies; Dwelling houses; Home industries; Plant nurseries; Roadside stalls; Temporary Workers Camp; Waste or resource transfer stations; Any other development not specified in item 2 or 4</p>
<p>4. Prohibited Air transport facilities; Airstrips; Amusement centres; Biosolids treatment facilities; Boat building and repair facilities; Car parks; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Electricity generating works; Entertainment facilities; Extractive</p>	<p>4. Prohibited Air transport facilities; Airstrips; Amusement centres; Biosolids treatment facilities; Boat building and repair facilities; Car parks; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Electricity generating works; Entertainment facilities; Extractive</p>

<p>industries; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Intensive livestock agriculture; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Public administration buildings; Recreation facilities (indoor); Recreation facilities (major); Registered clubs; Research stations; Residential accommodation; Restricted premises; Rural industries; Service stations; Sewage treatment plants; Sex services premises; Signage; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste or resource management facilities; Water treatment facilities; Wharf or boating facilities; Wholesale supplies</p>	<p>industries; Forestry; Freight transport facilities; Function centres; Group homes; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Intensive livestock agriculture; Kiosks; Marinas; Mooring pens; Moorings; Mortuaries; Neighbourhood shops; Open cut mining; Oyster aquaculture; Pond-based aquaculture; Public administration buildings; Recreation facilities (indoor); Recreation facilities (major); Registered clubs; Research stations; Residential accommodation; Restricted premises; Rural industries; Service stations; Sewage treatment plants; Sex services premises; Signage; Storage premises; Tank-based aquaculture; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste or resource management facilities; Water treatment facilities; Wharf or boating facilities; Wholesale supplies</p>
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Zone E1 Local Centre

Zone E1 Local Centre existing	Zone E1 Local Centre proposed
<p>2. Permitted without consent Home businesses; Home occupations; Roads</p>	<p>2. Permitted without consent Home businesses; Home occupations; Roads</p>
<p>3. Permitted with consent Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Dwelling houses; Educational establishments; Entertainment facilities; Function centres; Home industries; Hostels; Information and education facilities; Medical centres; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Seniors housing; Service stations; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Any other development not specified in item 2 or 4</p>	<p>3. Permitted with consent Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Dwelling houses; Educational establishments; Entertainment facilities; Function centres; Home industries; Hostels; Information and education facilities; Medical centres; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Seniors housing; Service stations; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Any other development not specified in item 2 or 4</p>

4. Prohibited	4. Prohibited – no change
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Zone MU1 Mixed Use

Zone MU1 Mixed Use existing	Zone MU1 Mixed Use proposed
<p>2. Permitted without consent Home businesses; Home occupations</p>	<p>2. Permitted without consent Home businesses; Home occupations;</p>
<p>3. Permitted with consent Boarding houses; Business premises; Community facilities; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Landscaping material supplies; Light industries; Neighbourhood shops; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Roads; Shop top housing; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified in item 2 or 4</p>	<p>3. Permitted with consent Animal boarding or training establishments; Amusement Centres; Boarding houses; Building identification sign; Business identification sign; Business premises; Camping Grounds; Caravan Parks; Cellar Door; Community facilities; Commercial premises; Eco-tourist Facilities; Entertainment facilities; function centres; highway service centres; industrial retail outlets; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Landscaping material supplies; Light industries; Neighbourhood shops; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Pubs; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Roads; Seniors housing; Shops; Shop top housing; Storage premises; Tank-based aquaculture; Tourist and visitor accommodation; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Any other development not specified in item 2 or 4</p>
<p>4. Prohibited Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Electricity generating works; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Heavy industrial storage establishments; Helipads; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Pond-based aquaculture; Pubs; Recreation areas; Recreation facilities (major); Recreation</p>	<p>4. Prohibited Agriculture; Air transport facilities; Airstrips; Biosolids treatment facilities; Boat launching ramps; Boat sheds; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Electricity generating works; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Heavy industrial storage establishments; Helipads; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Pond-based aquaculture; Residential accommodation; Rural industries; Sewage treatment plants; Sex services premises; Waste or resource management facilities; Water recreation</p>

<p>facilities (outdoor); Residential accommodation; Rural industries; Sewage treatment plants; Sex services premises; Shops; Vehicle body repair workshops; Vehicle repair stations; Waste or resource management facilities; Water recreation structures; Water recycling facilities; Water supply systems</p>	<p>structures; Water recycling facilities; Water supply systems</p>
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Zone E4 General Industrial

Zone E4 General Industrial	Zone E4 General Industrial - proposed
<p>2. Permitted without consent Environmental protection works</p>	<p>2. Permitted without consent Environmental protection works, roads</p>
<p>3. Permitted with consent Depots; Freight transport facilities; Funeral homes; Garden centres; General industries; Hardware and building supplies; Industrial training facilities; Kiosks; Landscaping material supplies; Light industries; Liquid fuel depots; Neighbourhood shops; Oyster aquaculture; Places of public worship; Plant nurseries; Roads; Rural supplies; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4</p>	<p>3. Permitted with consent - proposed Building identification sign; Business identification sign; Depots; Freight transport facilities; Funeral homes; Garden centres; General industries; Hardware and building supplies; Heavy industrial storage establishments; Industrial training facilities; Kiosks; Landscaping material supplies; Light industries; Liquid fuel depots; Local distribution premises; Neighbourhood shops; Oyster aquaculture; Places of public worship; Plant nurseries; Roads; Rural supplies; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4</p>
<p>4. Prohibited Agriculture; Air transport facilities; Airstrips; Amusement centres; Camping grounds; Caravan parks; Cemeteries; Centre-based child care facilities; Commercial premises; Eco-tourist facilities; Educational establishments; Entertainment facilities; Exhibition homes; Exhibition villages; Farm buildings; Forestry; Function centres; Health services facilities; Heavy industrial storage establishments; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Information and education facilities; Marinas; Mooring pens; Moorings; Open cut mining; Pond-based aquaculture; Public administration buildings; Registered clubs; Residential accommodation; Respite day care centres; Tourist and visitor accommodation</p>	<p>4. Prohibited Agriculture; Air transport facilities; Airstrips; Amusement centres; Boat launching ramps; boat sheds; Camping grounds; Caravan parks; Cemeteries; Centre-based child care facilities; Charter and tourism boating facilities; Commercial premises; Eco-tourist facilities; Educational establishments; Entertainment facilities; Exhibition homes; Exhibition villages; Farm buildings; Forestry; Function centres; Health services facilities; Helipad; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Information and education facilities; Marinas; Mooring pens; Moorings; Open cut mining; Pond-based aquaculture; Public administration buildings; Registered clubs; Residential accommodation; Respite day care centres; School based child care; Tourist and visitor accommodation; Wharf or boating facilities.</p>

Heritage

The Community Based Heritage Study has been prepared consistent with the CWO Regional Objective 9 and recommends the addition of a total of 164 additional heritage items to Schedule 5 of the LEP. The new list of items is in Appendix A. The maps showing each of the heritage items are in Appendix A and it should be noted that maps for some of the rural areas are not shown in the urban area maps but in the rural maps.

Part 3: Justification

Need for the Planning Proposal

This planning proposal has been prepared in response to the need for a refresh and review of the current LEP since notification in 2013. The review commenced in recognition of the need to bring more contemporary provisions into the LEP, amend maps to correct anomalies, reflect new development and infrastructure, extend logical zones over several sites in towns and villages such as open space, special purposes and recreation land uses, and address administrative issues with the implementation of the current LEP. It is also the means to incorporate the recommendations of the Community Heritage Study carried out by Peter Duggan.

The recommendations contained in this report are therefore the result of more recent decisions around implementing planning best practice, reducing risk, improving the utility of the LEP, providing for some new development such as infrastructure in some locations and updating provisions including heritage items.

This planning proposal is the best way to achieve the objectives and intended outcomes.

Relationship to Strategic Planning Framework

The planning proposal will give effect to the objectives of the Central West and Orana Regional Plan 2041 through providing for sustainable settlement, supporting rural land and agribusiness, providing for employment generating development and managing the impacts of natural hazards. The key Objectives and Strategies relevant to this planning proposal are set out below.

Central West and Orana Regional Plan Objectives and Strategies relevant to the LEP review

Objective 5 - Identify, protect and connect important environmental assets.

Strategy 5.1 - Identify and protect the region's important environmental assets in strategic planning and local plans.

Objective 7 – Plan for resilient places and communities

Strategy 7.1 – Reducing the level of vulnerability and risk for communities will involve early consideration of natural hazards and avoidance and mitigation for both existing and new development areas.

Objective 13 – Provide well located housing options to meet demand.

Strategy 13.1 – Ensure an adequate and timely supply of housing in the right location.

Strategy 13.3 – use strategic planning and local plans to facilitate a diversity of housing in urban areas.

Objective 14 – Plan for diverse, affordable, resilient and inclusive housing throughout the Shire.

Objective 15 – Manage rural residential development.

Strategy 15.1 – Planning for new rural residential developments.

Strategy 15.2 – Enable new rural residential development only where it has been identified in a local strategy.

Objective 18 – Leverage existing industries and employment areas and support new and innovative economic enterprises.

Strategy 18.2 – Create more sustainable, localised supply chains through emerging advanced manufacturing industries that leverage the regions endowments.

Objective 19 – Protect agricultural production values and promote agricultural innovation, sustainability and value-add opportunities.

Strategy 19.2 Strategic and local planning should maintain and protect the productive capacity of agricultural land in the region.

Basis for proposed amendments

The following sections will outline the justification for each of the proposed amendments as guided by the Central West and Orana Regional Plan.

Villages

The smaller villages of Bugaldie, Cobbora, Craboon, Kenebri, Merrygoen, Neilrex, Purlewaugh, Rocky Glen, Weetaliba, Ulamambri and Yearinan are zoned RU5 Village. It is recommended that no change to the layout of the zone occur at this stage; noting that a detailed review of the appropriateness of the zone needs to take place in consultation with the community in the first instance. The only adjustments to the maps for these villages concern the application of the SP2 zone over rail freight infrastructure.

Rezoning of RU5 Village to Urban Zones

The settlements of Baradine, Binnaway and Mendooran are small settlements with defined business, industrial and residential areas. These land use arrangements have created areas where the existing amenity of residential areas should be preserved by restricting commercial or industrial development and also by protecting the investment of existing commercial and industrial landowners by focusing new development into established business and employment generating areas.

It is proposed to rezone land in these settlements to reflect the existing land use with the introduction of residential, business, industrial, recreation and infrastructure zones.

Coolah

Land to be rezoned from Residential in Coolah concerns Bowen Oval next to the Golf Course, to be rezoned from RU5 to RE1 Public Recreation, and the schools to SP2.

Land used for industrial purposes at Gilmore Street, Martin and Cunningham Streets zoned R1 to be rezoned E4 General Industrial to reflect existing development.

Service stations on Binnia Street/Black Stump Way to be rezoned to E4 General Industrial.

Coonabarabran

The justification for the land to be rezoned from Residential in Coonabarabran is as follows:

- Land zoned R1 General Residential located north and south of Baradine Road and Chappell Avenue that is either heavily vegetated and/or steep and is unsuitable to be developed for urban density residential use. It is proposed to rezone this land to R5 Large Lot Residential and reduce the potential yield through increasing the minimum lot size from 700 m² to 2 ha.
- David Bell Park is zoned as R1 General Residential, and it is proposed to change to RE1 Public Recreation
- The Swimming Pool is zoned as Residential and should be changed to RE1 Public Recreation.

- Golf Club to be zoned RE2 Private Recreation
- The Visitor Information Centre is partly zoned as Residential and partly B2 Local Centre to be rezoned to B2 as it is a commercial use.
- Schools, Sewerage Treatment Plant, Cemetery, Water Treatment Plant as well as water reservoirs to be rezoned to SP2 Infrastructure
- Land at 6 Harper St which is a funeral service to be listed as a new Additional Permitted Use for the purpose of a mortuary to recognise a long-standing use.
- Land used for industrial purposes near the Railway line on Drummond Street and Dawson Street to be rezoned from R1 General Residential to E4 General Industrial to reflect existing land uses more accurately.

Dunedoo

The justification for the land to be rezoned from Residential in Dunedoo is as follows:

- Schools rezoned as SP2 Infrastructure
- Swimming pool rezoned to RE1 Public Recreation
- Bowling Club to be rezoned to RE2 Private Recreation

In relation to the Industrial and Residential zones in Dunedoo to the west and south-west of Bullinda Street, it is proposed to remove the 'Area A' and 'Area B' labels from the Lot Size Map and introduce an MLS of 2ha as an interim measure with a settled SI LEP provision to permit subdivision to 4,000m² where services are available until further investigations into servicing and lot yield are carried out. This action will enable and promote more efficient development where services are available.

There are a small number of corrections for land used for residential purposes where it is proposed to rezone several small residential portions from RU1 to R5 to reflect residential location and use.

Proposed amendment to zones and land use tables – summary

RU1 Primary Production zone generally

It is proposed to alter the allocation of land zoned RU1 Primary Production in selected areas as follows:

- Railway corridor, cemeteries etc to SP2 Infrastructure – Yearinan, Ulamambri, Merrygoen, Kenebri, Craboon, Bugaldie, Neilrex and larger settlements where required
- Coonabarabran: Newell Highway bypass route to SP2 Infrastructure if cadastral boundaries are available and three lots in Timor Road zoned RU1 Primary Production to be rezoned R5 Large Lot Residential consistent with surrounding development with a restriction in Schedule 1 for the erection of one dwelling house at one per lot.
- Dunedoo: east of Robertson Oval - rezone to RE1 Public Recreation as it is part of the open space precinct
- Dunedoo: Pump station at Robertson Oval - zone to SP2 Infrastructure
- Dunedoo: Lions Park - rezone to RE1 Public Recreation
- Dunedoo: residential land north of the railway line and Bolaro Street – rezone to R5 to reflect residential nature of development (correcting anomalies).
- Land use table generally – remove land uses that are of a commercial or industrial nature that are better located in appropriate urban zones.

Industrial zones

It is proposed to adjust industrial zones as follows, noting the expected amendment to the Standard Instrument zones for employment lands:

- Coolah: Council Depot, Cunningham, Binnia and Gilmore Streets be rezoned from R1 and B2 to E4 General Industrial to reflect existing uses.

- Coonabarabran: land zoned R1 General Residential near the railway line used for grain handling and fuel depots to be zoned E4 General Industrial.
- Dunedoo: as noted, E4 General Industrial zone has a local provision concerning servicing and minimum lot sizes. It is proposed to delete this provision (4.1(3A)) and implement a 2ha MLS where services are not extended and a 4,000m² MLS where land is serviced.

Business zones

- Coolah: Sports Club rezone to RE2 Private Recreation
- Mendooran, Binnaway and Baradine: extend the B2 Local Centre zone over the central business districts.
- Include new land uses in the B6 zone to increase housing diversity and reflect existing development in Coonabarabran.
- Extend the B2 zone over the entirety of the Information Centre in Coonabarabran.

Development standards

- Remove 4.1 (3A) concerning 'Areas A and B' in Dunedoo on LSZ_09A, which are provisions that allow alternative lot sizes on land zoned R1 General Residential and E4 General Industrial where the use of the lot size map is a clearer method of planning for the area.

R1, R5 and RU5 zone Dwelling House Minimum Lot Size (MLS)

Adjustments are proposed to selected areas to make better use of land or limit development where it is unsuitable. It is noted that these measures are interim until more detailed investigations are made into land uses particularly in areas that are constrained by dense vegetation and/or bushfire risk.

- Areas of land in Coonabarabran that is currently zoned R1 with a 700m² MLS is proposed to be zoned R5 Large Lot Residential with a 2ha MLS (north-west of Timor Road and off Chappell Avenue).
- Land in Dunedoo that has a 600ha MLS zoned R1 General Residential is proposed to reduce MLS to 2ha where land is unserviced or 4,000m² where serviced.

State Environmental Planning Policies

The Planning Proposal will not detrimentally impact on and is consistent with the provisions of, relevant State Environmental Planning Policies (SEPPs).

SEPP Name	Consistency	Comment
State Environmental Planning Policy (Biodiversity and Conservation) 2021	Yes	The Planning Proposal (PP) will not contain provisions that will contradict or would hinder the application of this SEPP.
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004	Yes	The PP will not contain provisions that will contradict or would hinder application of this SEPP.
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	Yes	The PP will not contain provisions that will contradict or would hinder application of this SEPP.
State Environmental Planning Policy (Housing) 2021	Yes	The PP will not contain provisions that will contradict or would hinder application of this SEPP.

State Environmental Planning Policy (Industry and Employment) 2021	Yes	The PP will not contain provisions that will contradict or would hinder application of this SEPP.
State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development	NA	Not applicable.
State Environmental Planning Policy (Planning Systems) 2021	Yes	The PP will not contain provisions that will contradict or would hinder the application of this SEPP.
State Environmental Planning Policy (Precincts – Central River City) 2021	NA	Not applicable.
State Environmental Planning Policy (Precincts – Eastern Harbour City) 2021	NA	Not applicable.
State Environmental Planning Policy (Precincts – Regional) 2021	Yes	The PP will not contain provisions that will contradict or would hinder the application of this SEPP.
State Environmental Planning Policy (Precincts – Western Parkland City) 2021	NA	Not applicable
State Environmental Planning Policy (Primary Production) 2021	Yes	The PP will not contain provisions that will contradict or would hinder application of this SEPP.
State Environmental Planning Policy (Resilience and Hazards) 2021	Yes	The PP will not contain provisions that will contradict or would hinder application of this SEPP.
State Environmental Planning Policy (Resource and Energy) 2021	Yes	The PP will not contain provisions that will contradict or would hinder application of this SEPP.
State Environmental Planning Policy (Sustainable Buildings) 2022	Yes	The PP will not contain provisions that will contradict or would hinder the application of this SEPP
State Environmental Planning Policy (Transport and Infrastructure) 2021	Yes	The PP will not contain provisions that will contradict or would hinder application of this SEPP.

Local Planning Directions

The relevant Local Planning Directions are outlined below along with a comment about the consistency of the Planning Proposal to the Local Planning Directions.

Direction	Consistency	Comment
Employment and Resources		
1.1 Business and Industrial Zones	Yes	The PP encourages employment growth in established Business and Industrial Zones and as such remains consistent with this direction.
1.2 Rural Zones	Yes	The PP does not change the rural zoning generally or increase the density of rural land and

		as such it is considered to be minor and remains consistent with this direction.
1.3 Mining, Petroleum Production and Extractive Industries	Yes	The PP will not have any impact on Mining, Petroleum and Extractive Industries and as such remains consistent with this direction.
1.4 Oyster Aquaculture	N/A	N/A
1.5 Rural Lands	Yes	The PP does not amend rural land provisions including minimum lot sizes
Environment and Heritage		
2.1 Environment Protection Zones	Yes	The PP will not alter provisions that facilitate the protection and conservation of environmentally sensitive areas and as such is consistent with this direction.
2.2 Coastal Protection	N/A	Not applicable
2.3 Heritage Conservation	Yes	The PP adds a number of new Items of Environmental Heritage and is consistent with this direction.
2.4 Recreation Vehicle Areas	Yes	The PP does not propose development for the purpose of a recreation vehicle area and is not inconsistent with the direction
2.5 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	N/A	Not applicable
2.6 Remediation of Contaminated Land	N/A	Not applicable – the proposal does not extend development or new release areas onto land that may be contaminated
Housing, Infrastructure and Urban Development		
3.1 Residential zones	Yes	This PP is consistent with the direction through improving housing choice in residential zones and improving efficiency of housing supply in existing residential zones
3.2 Caravan Parks and Manufactured Home Estates	Yes	The PP will not have any impact on caravan parks and manufactured home estates and as such remains consistent with this direction.
3.4 Integrating land use and transport	Yes	The PP will not have any impact on integrating land use and transport and as such remains consistent with this direction.
3.5 Development Near Regulated Airports and Defence Airfields	Yes	The PP will not have any impact on regulated airports and defence fields and as such remains consistent with this direction.
3.6 Shooting Ranges	Yes	The PP will not have any impact on shooting ranges and as such remains consistent with this direction.

3.7 Reduction in non-hosted short-term rental accommodation period	N/A	This direction only applies to the Byron Shire Council.
Hazard and Risk		
4.1 Acid sulphate soils	N/A	Not applicable
4.2 Mine Subsidence and Unstable Land	N/A	Not applicable.
4.3 Flood Prone Land	Yes	The PP will not have any impact on flood prone land and as such remains consistent with this direction.
4.4 Planning for Bushfire Protection	Yes	The PP proposes better management of bushfire prone land in several areas and as such is consistent with this direction.
Regional Planning		
5.2 Sydney Drinking Water Catchments	N/A	Not applicable
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	N/A	Not applicable
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	N/A	Not applicable
5.9 North West Rail Link Corridor Strategy	N/A	Not applicable
5.10 Implementation of Regional Plans	Yes	The planning proposal includes provisions to improve land use planning outcomes in Warrumbungle LGA as directed by the Central West and Orana Regional Plan 2036 as such is consistent with the direction
5.11 Development of Aboriginal Land Council land	N/A	Not applicable
Local Plan Making		
6.1 Approval and Referral Requirements	Yes	The PP is consistent with this Ministerial Direction.
6.2 Reserving Land for Public Purposes	Yes	The PP is consistent with this Ministerial Direction.
6.3 Site Specific Provisions	Yes	The PP is consistent with this Ministerial Direction.
Metropolitan Planning		
7.3 Parramatta Road Corridor Urban Transformation Strategy	N/A	Not applicable
7.4 Implementation of North West Priority Growth Area Land Use	N/A	Not applicable

and Infrastructure Implementation Plan		
7.5 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A	Not applicable
7.6 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A	Not applicable
7.7 Implementation of Glenfield to Macarthur Urban Renewal Corridor	N/A	Not applicable
7.8 Implementation of the Western Sydney Aerotropolis Plan	N/A	Not applicable
7.9 Implementation of the Bayside West Precincts 2036 Plan	N/A	Not applicable
7.10 Implementation of the Planning Principles for the Cooks Cove Precinct	N/A	Not applicable
7.11 Implementation of the St Leonards and Crows Nest 2036 Plan	N/A	Not applicable
7.12 Implementation of Greater Macarthur 2040	N/A	Not applicable
7.13 Implementation of the Pyrmont Peninsula Place Strategy	N/A	Not applicable

Part 4: Environmental, Social and Economic Impact

Impact on Threatened Species

The Planning Proposal will not adversely affect critical habitat, threatened species, populations or ecological communities or their habitats.

The Planning Proposal does not increase the density of any land that has native vegetation and recommends reducing risk to residents and biodiversity by limiting development opportunities in constrained areas.

Environmental Effects

The Planning Proposal will not result in any significant negative environmental effects. Given the high level and broad nature of this Planning Proposal, and the minor changes in zonings, specific environmental impacts are limited.

The Planning Proposal makes minor changes to zone allocation and minimum lot size provisions in the towns and villages with some adjustment to other provisions to streamline and improve the written instrument for all users, Council, development industry and residents.

The items of environmental heritage listed in Schedule 5 of the LEP are to be added to in response to the recommendations of the Shire-wide Community Based Heritage.

Social and Economic Effects

The Planning Proposal is not expected to result in any significant negative economic or social impacts.

The Planning Proposal will generally not result in substantial changes to zoning or development potential within the LGA. The rationalisation of the ability to develop a dwelling house on high risk bushfire prone land will result in less exposure to risk for residents and emergency services.

The amendments to the industrial and commercial zones will help retain and allow for the orderly expansion of the existing and proposed commercial and industrial areas. Increased housing choice will be possible in serviced residential and business areas which will positively impact expected demand for smaller housing typologies as the population ages.

Adequacy of Public Infrastructure

The planning proposal is not anticipated to make any changes development potential and will not to the need for an increase in public infrastructure.

Consultation of State and Commonwealth Authorities

Relevant State and Commonwealth public authorities will be consulted during the exhibition of the Planning Proposal.

Part 5: Community Consultation

The Planning Proposal will be placed on public exhibition for a period of not less than 28 days. Council will also undertake consultation with State public agencies as required by any Gateway determination from the Department of Planning, Industry and Environment.

Part 6: Project Timeline

Step	Task	Date
1	Finalisation of review of draft Planning Proposal	April 2023
2	Draft Planning Proposal presented to Councillors	May 2023
3	Draft Planning Proposal sent to Department for Gateway Determination	June 2023
4	Gateway Determination	July 2023
5	Community Consultation of Draft Planning Proposal	August – September 2023
6	Consider Submissions and Review Planning Proposal	October 2023
7	Report to Council	November 2023
8	Submit Planning Proposal to Department for Finalisation	December 2023

Part 7 APPENDIX A – Heritage listings

Item No.	Locality	Item name	Address	Significance
I31	Baradine	Baradine Forestry Office	23-27 Darling Street, Baradine	Local
I32	Baradine	Baradine General Cemetery	40 Baradine Cemetery Road, Baradine	Local
I33	Baradine	Baradine Hotel	1-7 Wellington Street, Baradine	Local
I34	Baradine	Baradine Memorial Hall	38 Narren Street, Baradine	Local
I35	Baradine	Baradine Methodist Church	40-42 Macquarie Street, Baradine	Local
I36	Baradine	Baradine Tennis Club	9-15 Queen Street, Baradine	Local
I37	Baradine	CBC Bank (former)	22-24 Lachlan Street, Baradine	Local
I38	Baradine	Embassy Theatre (former)	11 Wellington Street, Baradine	Local
I39	Baradine	Lodge Baradine St Andrew (former)	24 Darling Street, Baradine	Local
I40	Baradine	Pincham's Sawmill	Walker Street, Baradine	Local
I41	Baradine	Pincham's Sawmill Residence	Walker Street, Baradine	Local
I42	Baradine	St Andrew's Presbyterian Church Baradine	20-24 Bligh Street, Baradine	Local
I43	Baradine	St. John's Catholic Church Baradine	17-31 Queen Street, Baradine	Local
I44	Baradine	Tattersalls Hotel	19-21 Wellington Street, Baradine	Local
I45	Binnaway	Bank of New South Wales (former)	7 Renshaw Street, Binnaway	Local
I46	Binnaway	Binnaway General Cemetery	333 Leader's Road, Binnaway	Local
I47	Binnaway	Binnaway Inn (former)	7 Cisco Street, Binnaway	Local
I48	Binnaway	Binnaway Railway Crew Barracks	George Street, Binnaway	Local
I49	Binnaway	Binnaway Railway Pump House	Bullinda Street, Binnaway	Local
I50	Binnaway	Binnaway Railway Water Tanks	George Street, Binnaway	Local
I51	Binnaway	Binnaway Soldiers' Memorial Hall	13-15 David Street, Binnaway	Local
I52	Binnaway	Cement Bridge	Leaders Rd, Binnaway	Local
I53	Binnaway	Exchange Hotel	2 David Street, Binnaway	Local
I54	Binnaway	Royal Hotel	26-28 Renshaw Street, Binnaway	Local
I55	Binnaway	Union Church (former)	25 Railway Street, Binnaway	Local

156	Bomera	Bomera Homestead Group	8063 Black Stump Way, Bomera	Local
157	Bomera	Bomera Private Cemetery	8146 Black Stump Way, Bomera	Local
158	Box Ridge	POW built Ramp	Brooks Road, Box Ridge	Local
159	Bugaldie	Bugaldie Cemetery	Guinema Goorianawa Road, Bugaldie	Local
160	Bugaldie	Bugaldie Memorial Hall	Baradine Road, Bugaldie	Local
161	Bugaldie	Duke of Wellington Inn	2298 Baradine Road, Bugaldie	Local
162	Bugaldie	Seed Shed on 'Unique'	534 Morriseys Road, Bugaldie	Local
163	Cobbora	Bengadee Sawmill	off Bengadee Boundary Trail, Cobbora State Conservation Area, Cobbora	Local
164	Cobbora	Cobbora Hall	18 Dunedoo Street, Cobbora	Local
165	Cobbora	Martin's House	Birrewa Street, Cobbora	Local
166	Cobbora	Narrawa Stone Sharpening Rock	Narrawa Road, Cobbora	Local
167	Coolah	Black Stump Inn Site	4549 Black Stump Way, Coolah	Local
168	Coolah	Bowenbung	571 Bong Bong Road, Coolah	Local
169	Coolah	Bracken's Hut	Coolah Tops National Park Hildegard Road, Coolah	Local
170	Coolah	Bundella Lookout	Coolah Tops National Park, Coolah	Local
171	Coolah	Coolah Central School (Old Classrooms)	13 Binnia Street, Coolah	Local
172	Coolah	Coolah Fire Station	33 Booyamurra Street, Coolah	Local
173	Coolah	Coolah Hospital (Group of Older Buildings)	111-135 Martin Street, Coolah	Local
174	Coolah	Coolah Railway Yard Group	off Binnia Street, Coolah	Local
175	Coolah	Coolah School of Arts Hall and War Memorials	89 Binnia Street, Coolah	Local
176	Coolah	Coolah Shire Council Chambers (former)	59 Binnia Street, Coolah	Local
177	Coolah	Cunningham Camp Site and Plaque	Pandora Pass Road, Coolah	Local
178	Coolah	Girragulang Sidings, Ramps and Stockyards	Girragulang Road (off Orana Road), Coolah	Local
179	Coolah	Gotta Rock	3045 Black Stump Way, Coolah	Local
180	Coolah	Grave of John Jones	429 Tongy Lane, Coolah	Local
181	Coolah	Grave of Mary Elliott	429 Tongy Lane, Coolah	Local

182	Coolah	Long Tan Memorial	Cnr Hospital and Martin Streets, Coolah	Local
183	Coolah	Mount Oeba Homestead	1100 Gundare Road, Coolah	Local
184	Coolah	Oban Homestead	94 Oban Road, Coolah	Local
185	Coolah	Queensborough Park Rotunda	Queensborough Street, Coolah	Local
186	Coolah	Rotherwood Homestead Group	84 Bounty Creek Road, Coolah	Local
187	Coolah	Rotherwood Private Cemetery	84 Bounty Creek road, Coolah	Local
188	Coolah	Sacred Heart Catholic Church and Grotto	9-11 Church Street, Coolah	Local
189	Coolah	Sacred Heart Convent and School	13 Church Street, Coolah	Local
190	Coolah	Traill's Hut	Coolah Tops National Park Hildegard Road, Coolah	Local
191	Coonabarabran	Bank of New South Wales (former)	71 John Street, Coonabarabran	Local
192	Coonabarabran	Bush Tucker Ground	Saleyards Road, Coonabarabran	Local
193	Coonabarabran	Carlow Family Graves	Dandry Creek Road, Coonabarabran	Local
194	Coonabarabran	Catholic Presbytery	14 Namoi Street, Coonabarabran	Local
195	Coonabarabran	Christ Church Coonabarabran	Dalgarno Street, Coonabarabran	Local
196	Coonabarabran	Commonwealth Bank	Cnr John and Cassilis Streets, Coonabarabran	Local
197	Coonabarabran	Coonabarabran Club	54 Cassilis Street, Coonabarabran	Local
198	Coonabarabran	Coonabarabran Post Office	73 John Street, Coonabarabran	Local
199	Coonabarabran	Coonabarabran Power House	15 Castlereagh Street, Coonabarabran	Local
1100	Coonabarabran	Coonabarabran Public School (former)	16-18 Robertson Street, Coonabarabran	Local
1101	Coonabarabran	Coonabarabran Railway Station Group	Castlereagh Street, Coonabarabran	Local
1102	Coonabarabran	Field Family Cemetery	Nandi Hill, Old Common Road, Coonabarabran	Local
1103	Coonabarabran	Glenelg	10 Robertson Street, Coonabarabran	Local
1104	Coonabarabran	Gunnedah Hill	Queenie Street, Coonabarabran	Local
1105	Coonabarabran	Hagan Residence (former)	38 Dalgarno Street, Coonabarabran	Local
1106	Coonabarabran	Imperial Hotel	60-78 John Street, Coonabarabran	Local
1107	Coonabarabran	McDonagh Merchant Store	36-38 John Street, Coonabarabran	Local
1108	Coonabarabran	Nandi Hill Bora Ground	Off Old Common Road, Nandi Hill Coonabarabran	Local

I109	Coonabarabran	Neilson Park	Essex Street, Coonabarabran	Local
I110	Coonabarabran	Police Residence (former)	96 John Street, Coonabarabran	Local
I111	Coonabarabran	Royal Hotel	53-57 John Street, Coonabarabran	Local
I112	Coonabarabran	Rural Bank (former)	39 John Street, Coonabarabran	Local
I113	Coonabarabran	Savoy Theatre (former)	54 Dalgarno Street, Coonabarabran	Local
I114	Coonabarabran	St Andrew's Presbyterian Church Coonabarabran	12 John Street, Coonabarabran	Local
I115	Coonabarabran	West End Bakery	25 Dalgarno Street, Coonabarabran	Local
I116	Coonabarabran	Willow Vale Waterhole	Off Dawson Street, Coonabarabran	Local
I117	Coonabarabran	Union Bank (former)	30 John Street, Coonabarabran	Local
I118	Craboon	Talbragar River Railway Bridge	Craboon-Coolah Rail line, Craboon	Local
I119	Dapper	Dapper Union Church	1104 Sandy Creek Road, Dapper	Local
I120	Denison Town	Denison Inn (Former)	100 Black Stump Way, Denison Town	Local
I121	Dunedoo	Bank of NSW (former)	42 Bolaro Street, Dunedoo	Local
I122	Dunedoo	Californian Bungalow and Dunedoo Power House (former)	38 Cobborah Street, Dunedoo	Local
I123	Dunedoo	Digilah Station Shearing Shed	1799 Digilah Road, Dunedoo	Local
I124	Dunedoo	Digilah Station Timber Barn	1799 Digilah Road, Dunedoo	Local
I125	Dunedoo	Dunedoo General Cemetery	Avonside Road, Dunedoo	Local
I126	Dunedoo	Dunedoo Post Office	68 Bolaro Street, Dunedoo	Local
I127	Dunedoo	Dunedoo Presbyterian Church	58-60 Cobborah Street, Dunedoo	Local
I128	Dunedoo	Dunedoo Stationmaster's Residence (former)	14 Whiteley Street, Dunedoo	Local
I129	Dunedoo	Dunedoo Woodland Reserve	Avonside Road, Dunedoo	Local
I130	Dunedoo	Monte Sant Angelo - Former Catholic Church	52-58 Tucklan Street, Dunedoo	Local
I131	Dunedoo	Regal Theatre (former)	62 Bolaro Street, Dunedoo	Local
I132	Dunedoo	Royal Hotel	78-80 Bolaro Street, Dunedoo	Local
I133	Dunedoo	War Memorials Milling/Lions Park	Milling Lions Park Bolaro Street, Dunedoo	Local
I134	Goolhi	Goolhi Graves	off Goolhi Road, Goolhi	Local
I135	Goolhi	Goolhi Hall	Goolhi Road, Goolhi	Local

I136	Goolhi	Goolhi Homestead	Goolhi Road, Goolhi	Local
I137	Kenebri	Cobbled Road, Kenebri	off Gwabegar Road, Kenebri	Local
I138	Kenebri	Underwood's Sawmill	55 Wangmans Road, Kenebri	Local
I139	Laheys Creek	Laheys Creek Private Cemetery	1050 Spring Ridge Road, Laheys Creek	Local
I140	Leadville	Hobbins Old Cottage	off Wardens Road on 'Dhu Robin', Leadville	Local
I141	Leadville	Ivy Rock	13374 Golden Highway on 'Moreton Bay', Leadville	Local
I142	Leadville	Leadville Anglican Church	Plumb Street, Leadville	Local
I143	Leadville	Leadville Memorial Hall	14 Clarke Street, Leadville	Local
I144	Leadville	Leadville Police Station (former)	1 Clarke Street, Leadville	Local
I145	Leadville	Leadville Railway Station	off Clarke Street, Leadville	Local
I146	Leadville	Leeson Tree	off Dungeon Road on 'Wongalee', Leadville	Local
I147	Leadville	Moreton Bay Private Graves	13374 Golden Highway, Leadville	Local
I148	Leadville	Moreton Bay Shearing Shed and Shearer's Quarters	13374 Golden Highway, Leadville	Local
I149	Mendooran	Mendooran CWA Hospital (former)	25 Abbott Street, Mendooran	Local
I150	Mendooran	Mendooran General Cemetery	Cnr Mendooran Road and Denmire Road, Mendooran	Local
I151	Mendooran	Mendooran Mechanics Institute Hall	53 Bandulla Street, Mendooran	Local
I152	Mendooran	Mendooran Hotel (former)	75 Bandulla Street, Mendooran	Local
I153	Mendooran	Mendooran War Memorials	62 Bandulla Street, Mendooran	Local
I154	Mendooran	St Marys Catholic Church	23 Cobra Street, Mendooran	Local
I155	Merrygoen	Merrygoen Anglican Church (former)	32 Denman Street, Merrygoen	Local
I156	Merrygoen	Merrygoen Railway Turntable and Ash Pit	Denman Street, Merrygoen	Local
I157	Merrygoen	Merrygoen Railway Water Tanks	Denman Street, Merrygoen	Local
I158	Merrygoen	Merrygoen Water Supply Pump and Housing	Beni Crossing Castlereagh River, Merrygoen	Local
I159	Napier Lane	Garrawilla Homestead Group	Napier Lane & Wyuna Rd, Napier Lane	Local
I160	Neilrex	King Togie's Headstone	Neilrex Road, Neilrex	Local
I161	Neilrex	Neilrex Hall	Merrygoen Street, Neilrex	Local

I162	Purlewaugh	Pilton Woolshed	2797 Purlewaugh Road, Purlewaugh	Local
I163	Purlewaugh	Purlewaugh Cricket Ground	2815 Purlewaugh Road, Purlewaugh	Local
I164	Purlewaugh	Purlewaugh Mechanics Institute	Purlewaugh Road, Purlewaugh	Local
I165	Purlewaugh	St. Michael's Catholic Church Purlewaugh	2443 Purlewaugh Road, Purlewaugh	Local
I166	Purlewaugh	Uliman Homestead Group	Coonabarabran Road, Purlewaugh	Local
I167	Rocky Glen	Borah Creek Hall	Borah Creek Road, Rocky Glen	Local
I168	Rocky Glen	Oxley Crossing Monument	Oxley Highway, Rocky Glen	Local
I169	Rocky Glen	Rocky Glen School Site	586 Borah Creek Road, Rocky Glen	Local
I170	Tucklan	Tucklan Hall	2018 Avonside Road, Tucklan	Local
I171	Tucklan	Tucklan School (Former)	Avonside Road, Tucklan	Local
I172	Uarbry	Cohen's Stone Wall	11997 'The Ranch' Golden Highway, Uarbry	Local
I173	Uarbry	Uarbry Cemetery	Cross Street, Uarbry	Local
I174	Ulamambri	Ulamambri Hall	15 Ulamambri Street, Ulamambri	Local
I175	Warkton	Oakleigh	608 Warkton Road, Warkton	Local
I176	Warkton	Warkton School of Arts	828 Warkton Road, Warkton	Local
I177	Weetaliba	Derrawee Homestead	1749 Warrumbungle Way, Weetaliba	Local
1390 102	Birriwa	Birriwa Homestead	3894 Castlereagh Highway, Birriwa	State
1391 013	Coonabarabran	Coonabarabran Courthouse	58 Dalgarno Street, Coonabarabran	State
1391 111	Coonabarabran	Coonabarabran Prisoner of War Control Centre (former)	42 Dalgarno Street, Coonabarabran	State
1391 175	Goorianawa	Goorianawa	Gulargambone Baradine Road, Goorianawa	State
1390 208	Leadville	Pine Ridge Station	272 Homestead Road, Leadville	State
1390 120	Mendooran	Carriers' Home Inn (former)	238 Castlereagh Highway, Mendooran	State
5066 619	Napier Lane	Garrawilla Shearing Shed	Napier Lane & Wyuna Rd, Napier Lane	State



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warrumbungle

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