

APPENDIX B – MAPPING

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Maps have been prepared for each of the settlements for the changes to the zoning as well as the minimum lot size maps where relevant.

The proposed zoning maps show the **changed zones only**. The towns of Baradine, Binnaway and Mendooran have had residential, local centre, industrial, infrastructure, public and private recreation zones replace the RU5 Village zone. Of these zones, only the residential zone has a minimum lot size of 700m² and the rest of the zones do not have a minimum lot size. The proposed minimum lot size maps show the land which is to have its minimum lot size changed from 700m² to no minimum lot size unless otherwise indicated.

The minimum lot size in towns that do not have reticulated sewer system will remain as 4000sqm to ensure that buffer distances can be maintained for On-Site Sewerage Management Systems.

The following maps are provided for each of the settlements with the following maps as relevant:

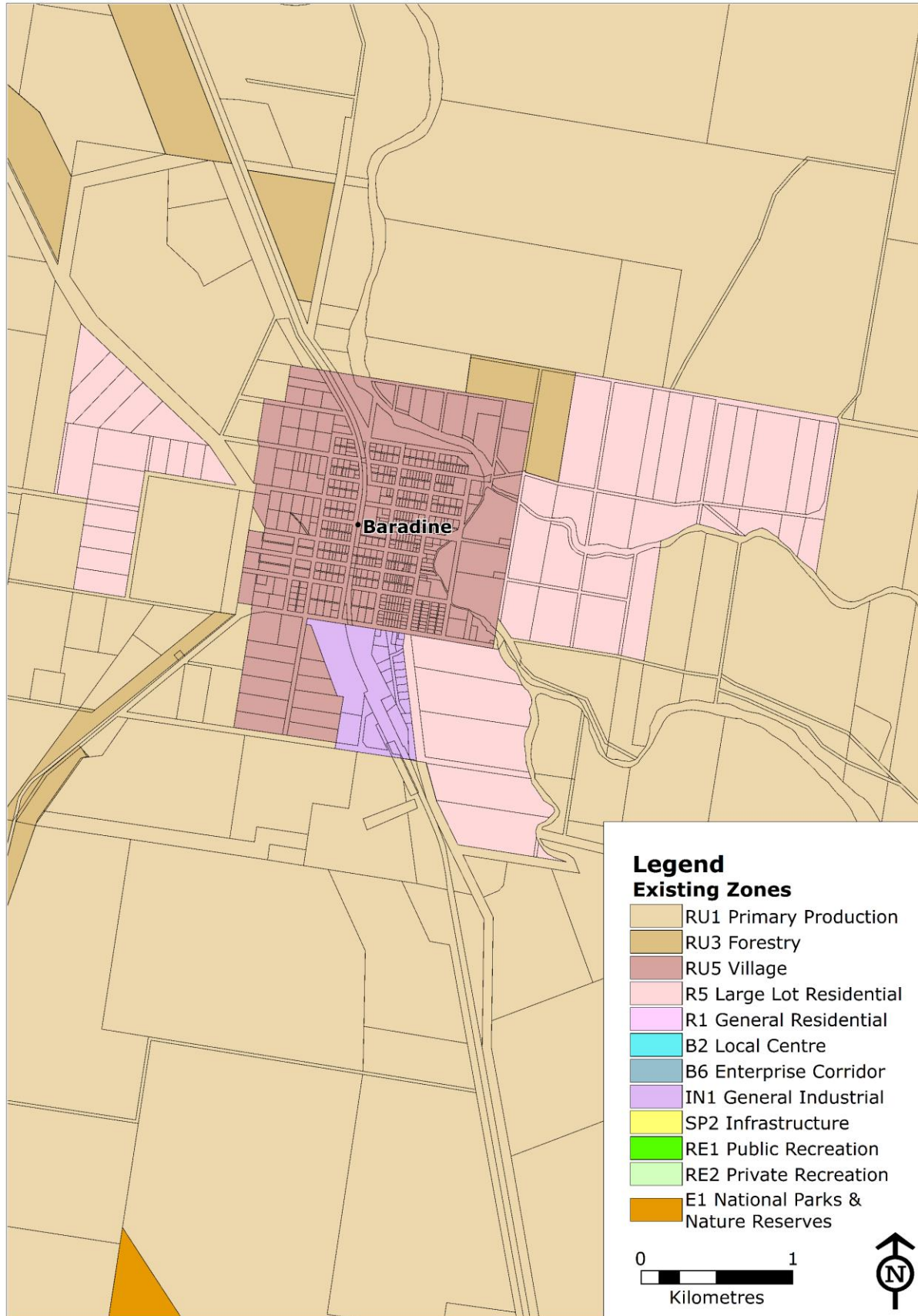
Existing Zones

Proposed Zones

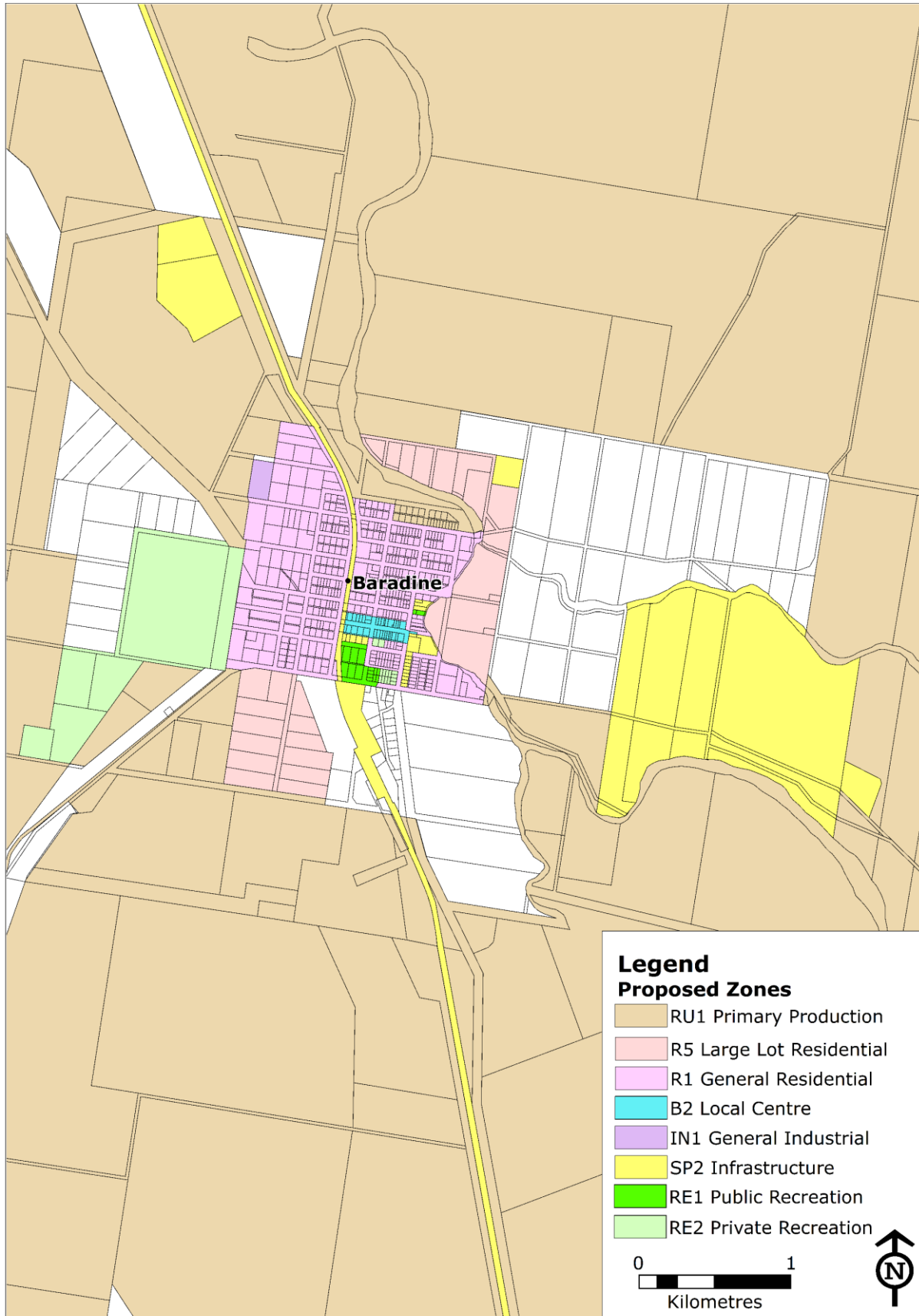
Existing Minimum Lot Size

Proposed Minimum Lot Size

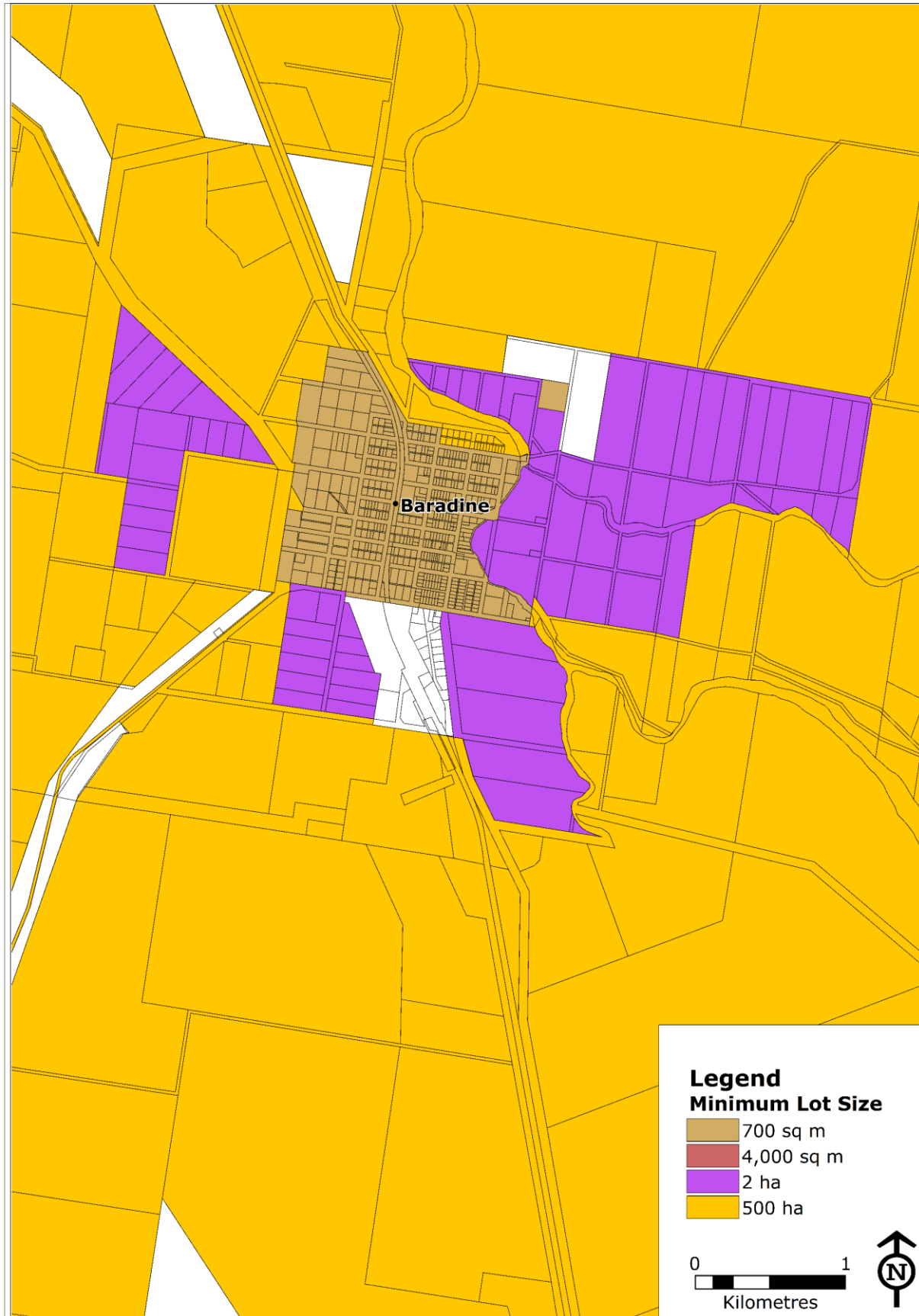
Heritage Items – by settlement and locality



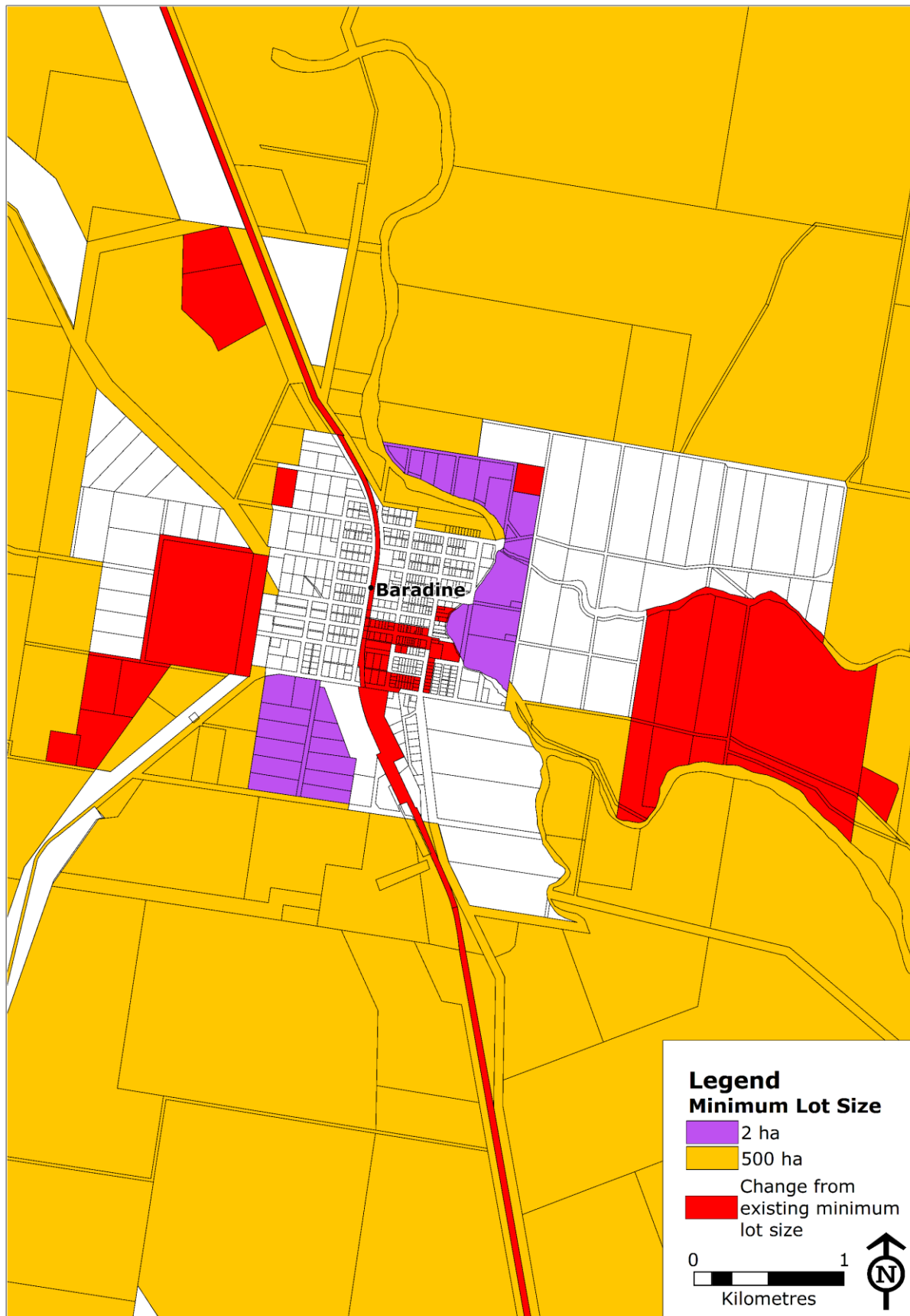
MAP 1 BARADINE EXISTING ZONES



MAP 2: BARADINE PROPOSED ZONES



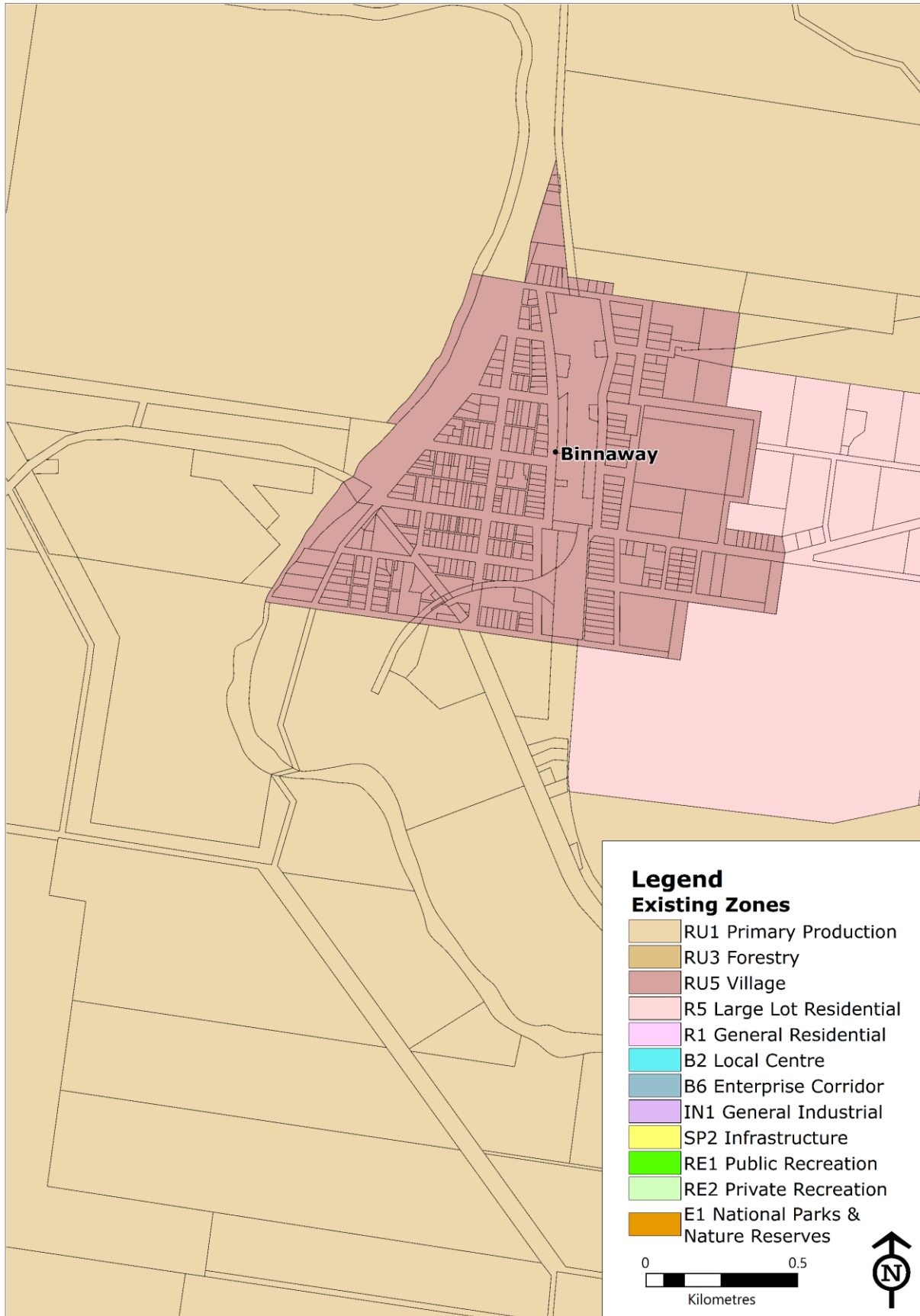
MAP 3: BARADINE EXISTING MINIMUM LOT SIZE



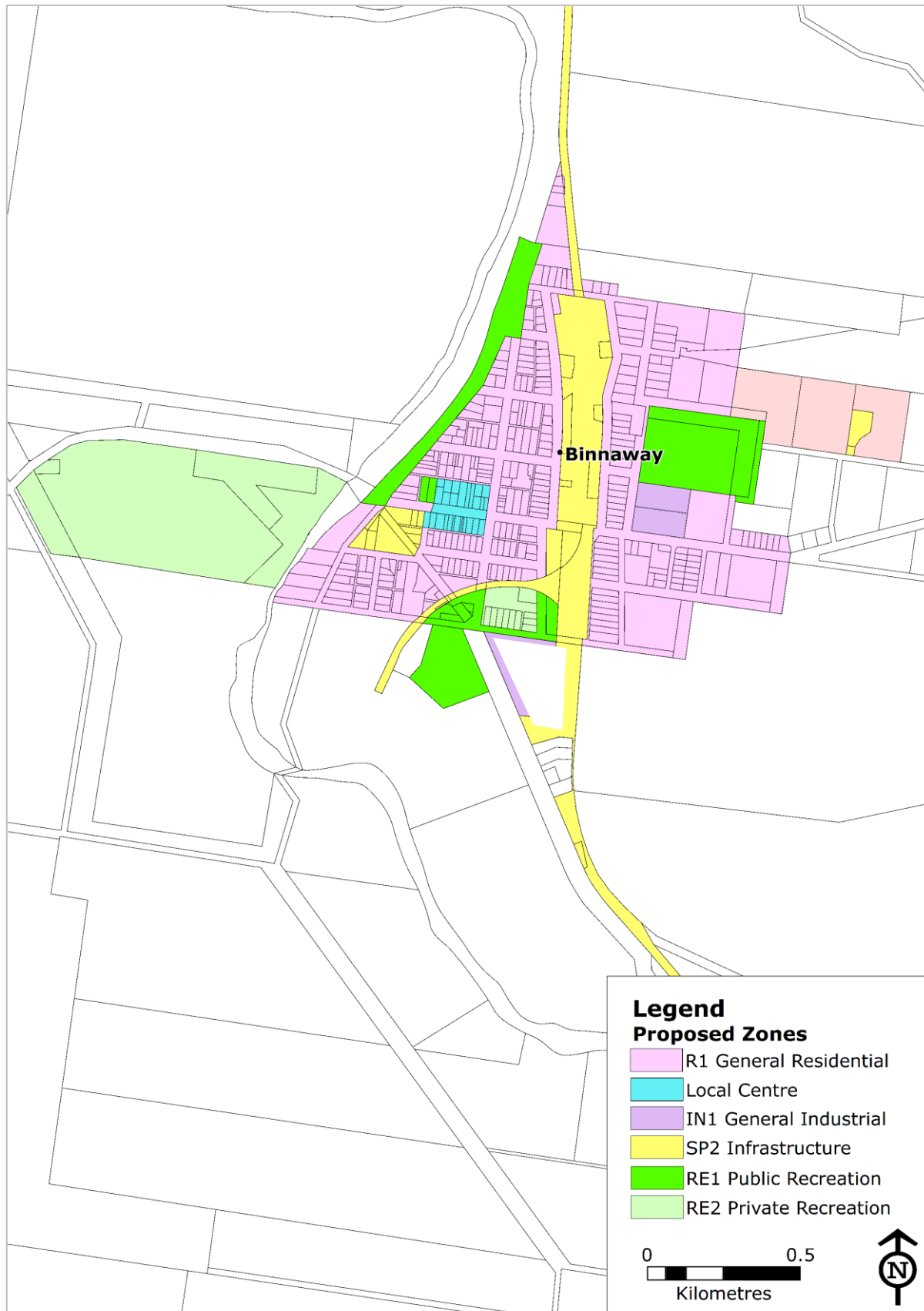
MAP 4: BARADINE PROPOSED MINIMUM LOT SIZE



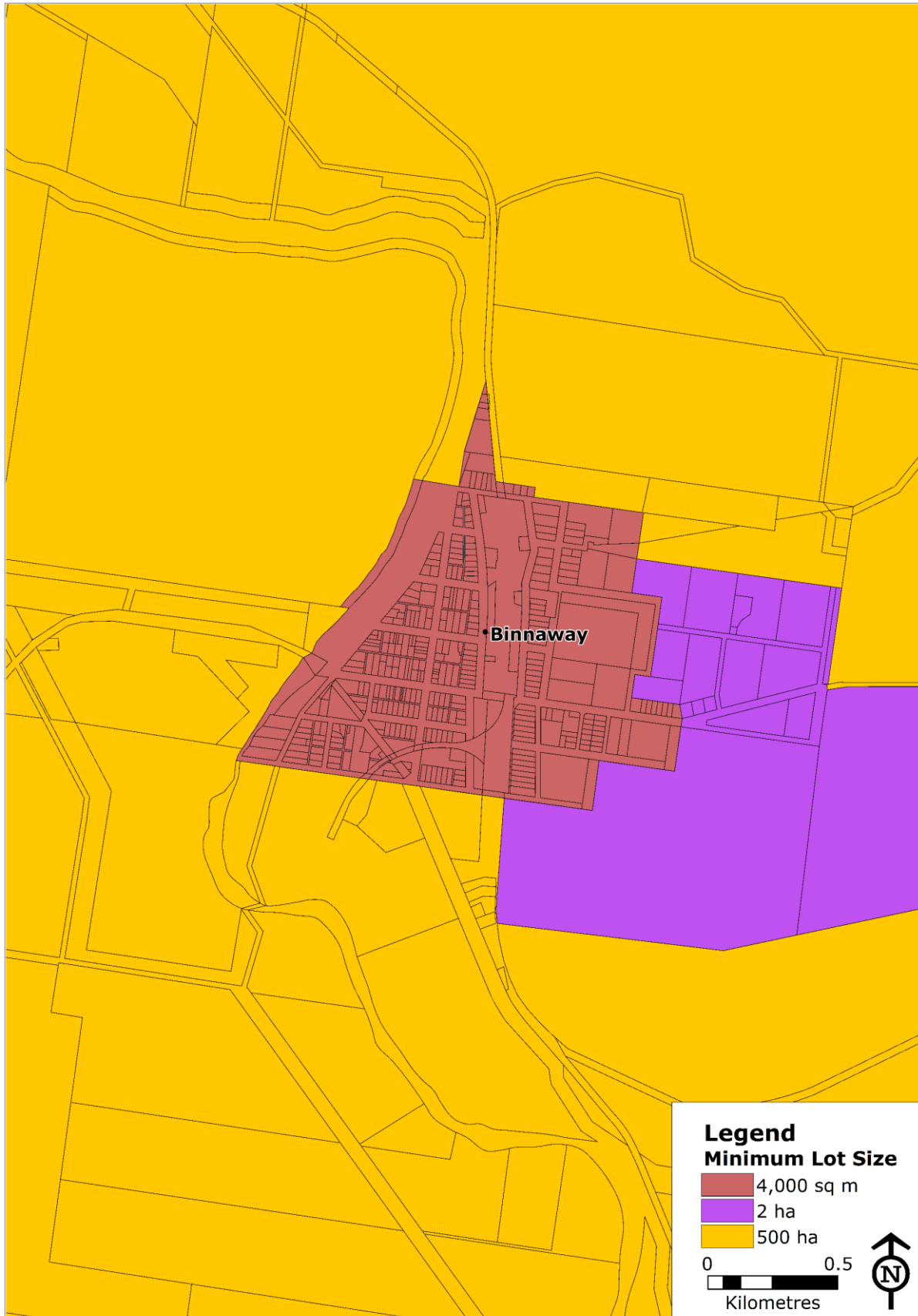
MAP 5: BARADINE HERITAGE



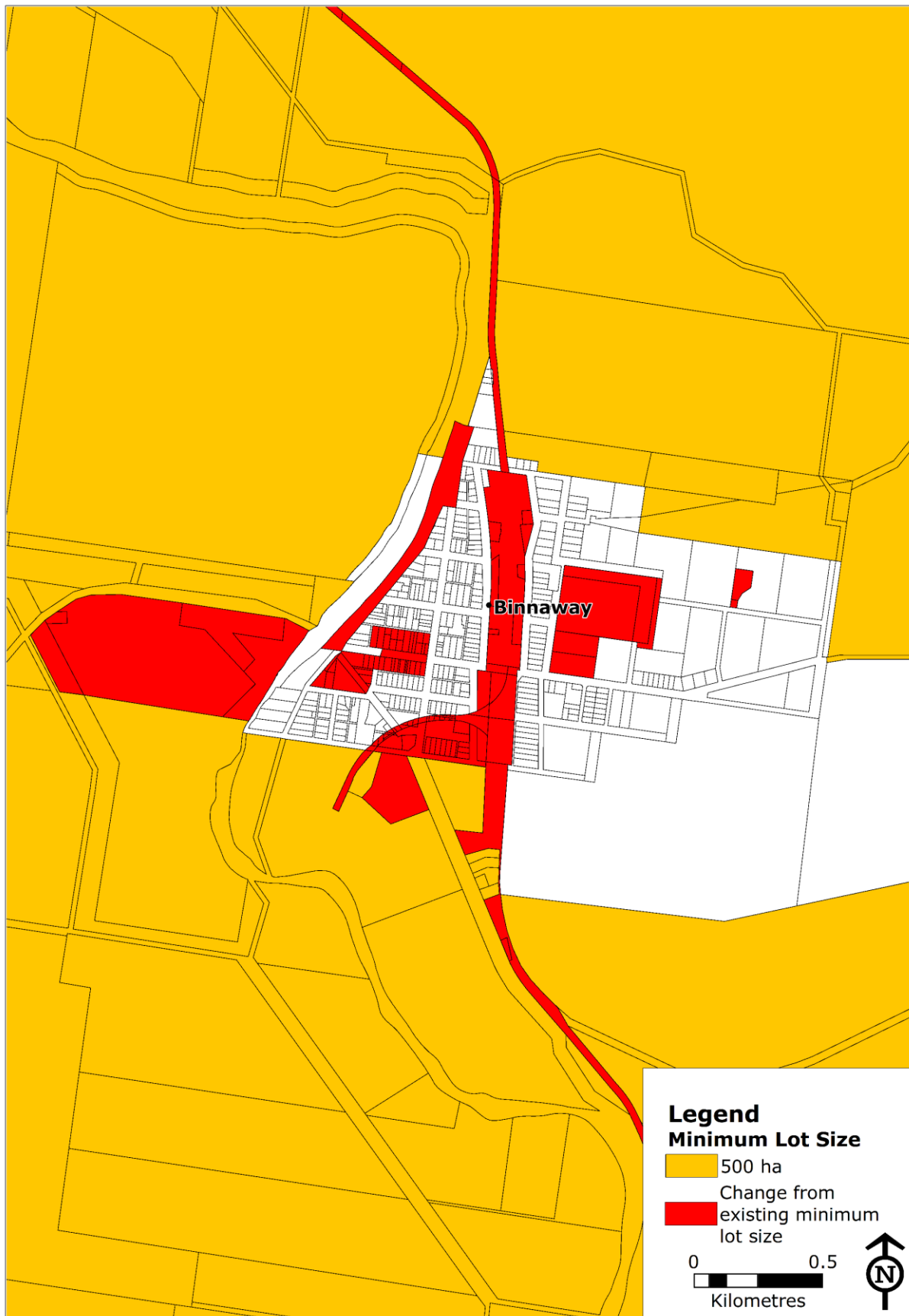
MAP 6: BINNAWAY EXISTING ZONES



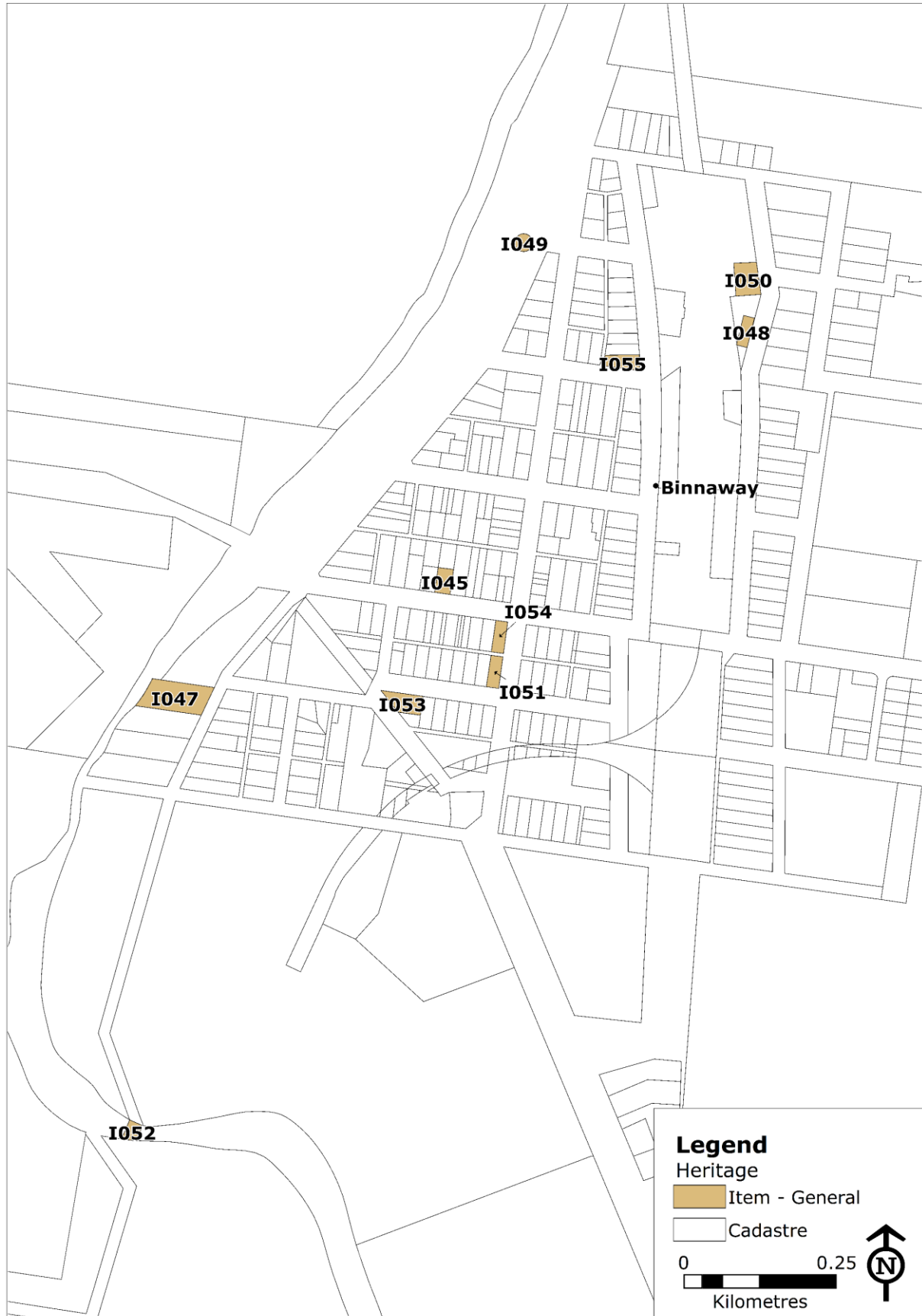
MAP 7: BINNAWAY PROPOSED ZONES



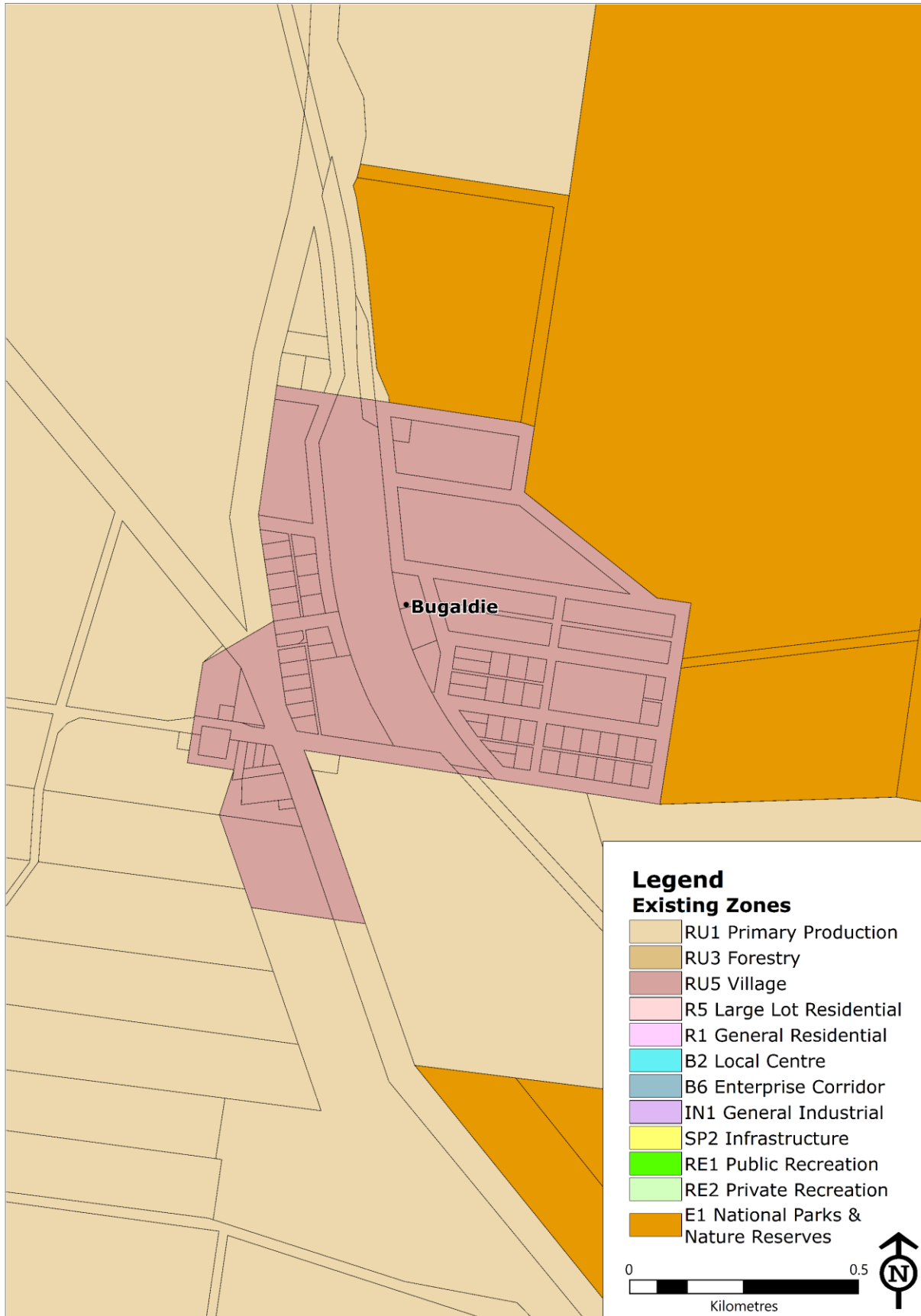
MAP 8: BINNAWAY EXISTING MINIMUM LOT SIZE



MAP 9: BINNAWAY PROPOSED MINIMUM LOT SIZE



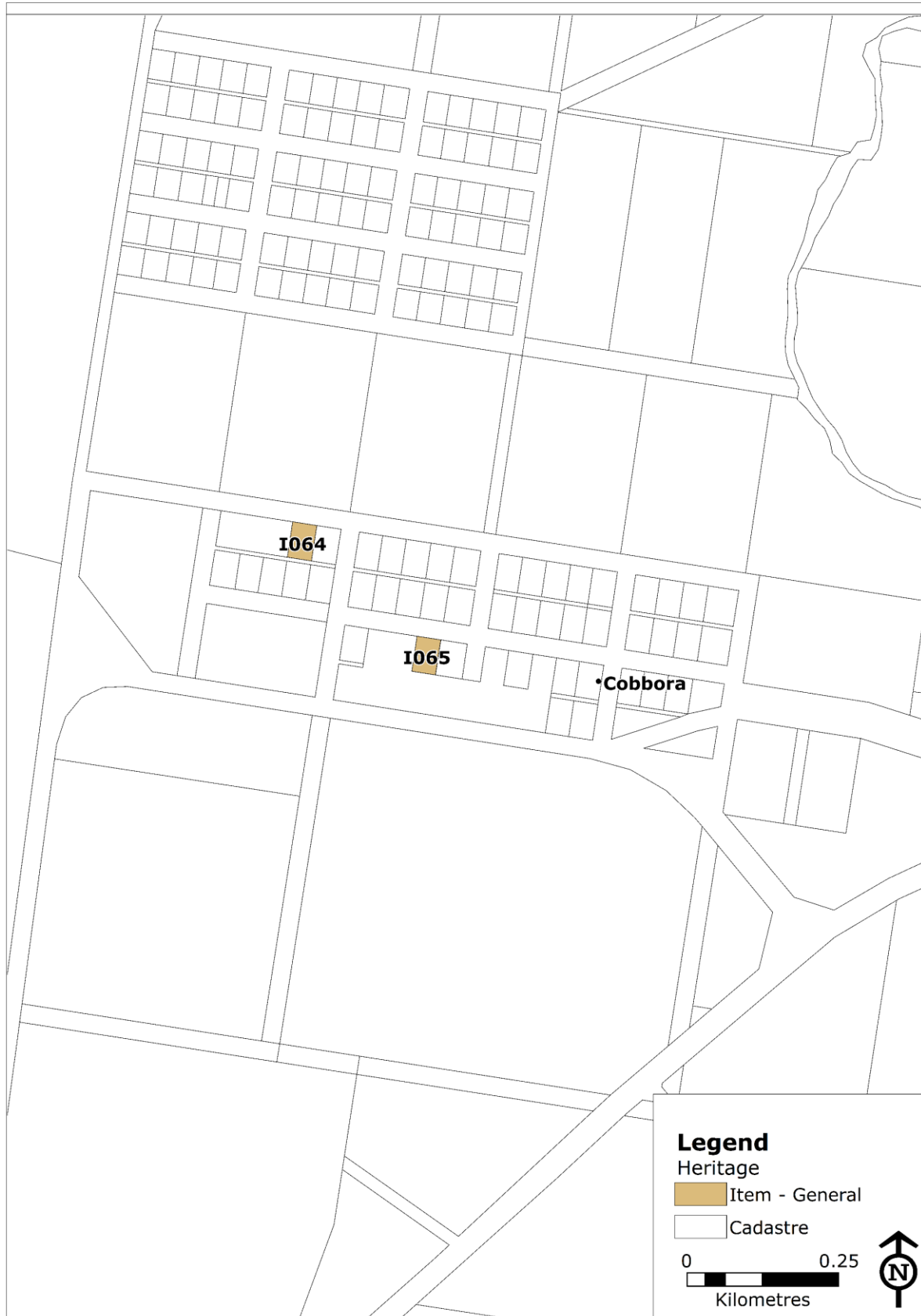
MAP 10: BINNAWAY HERITAGE



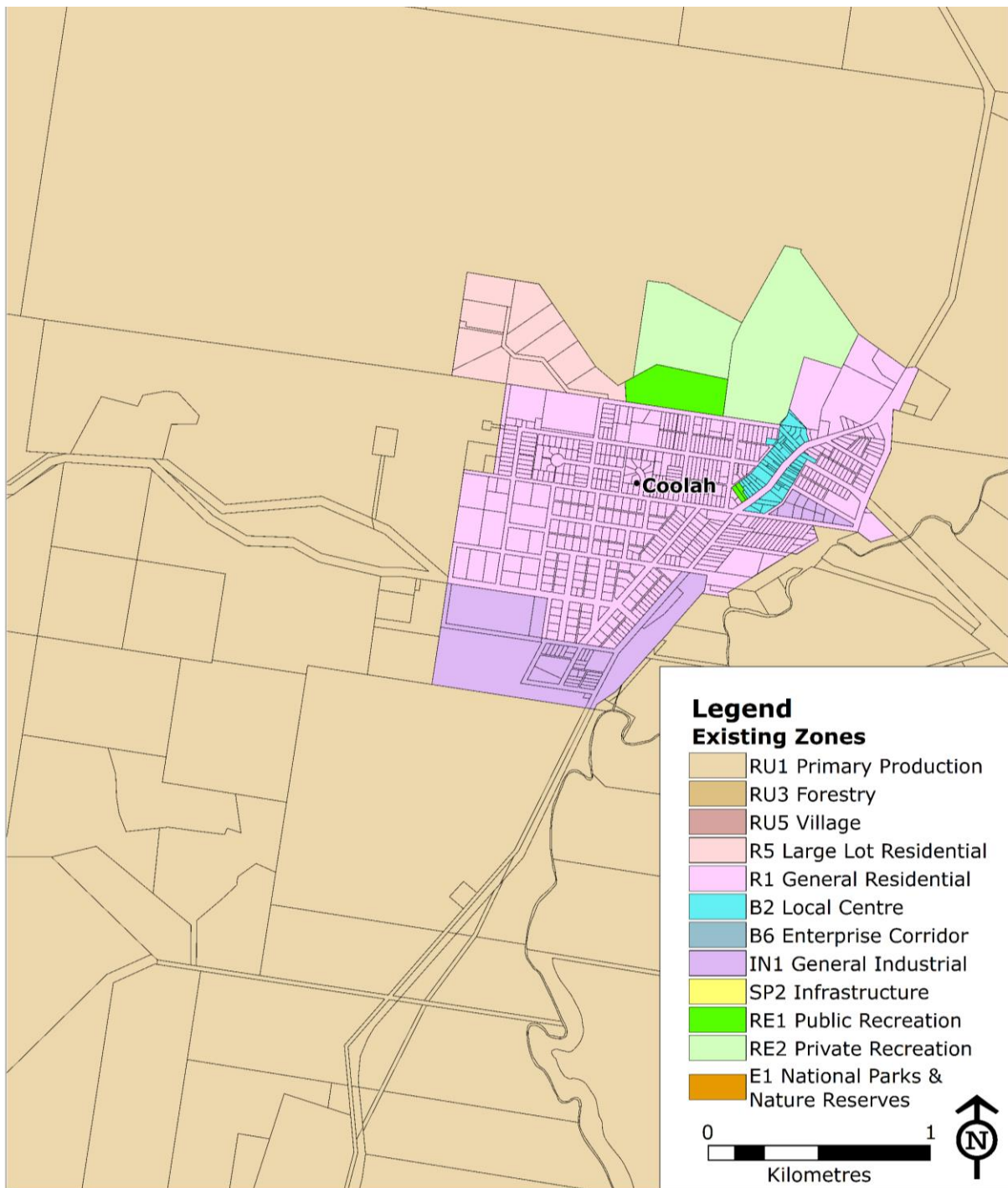
MAP 11: BUGALDIE EXISTING ZONES



MAP 12: BUGALDIE HERITAGE



MAP 13: COBBORA HERITAGE



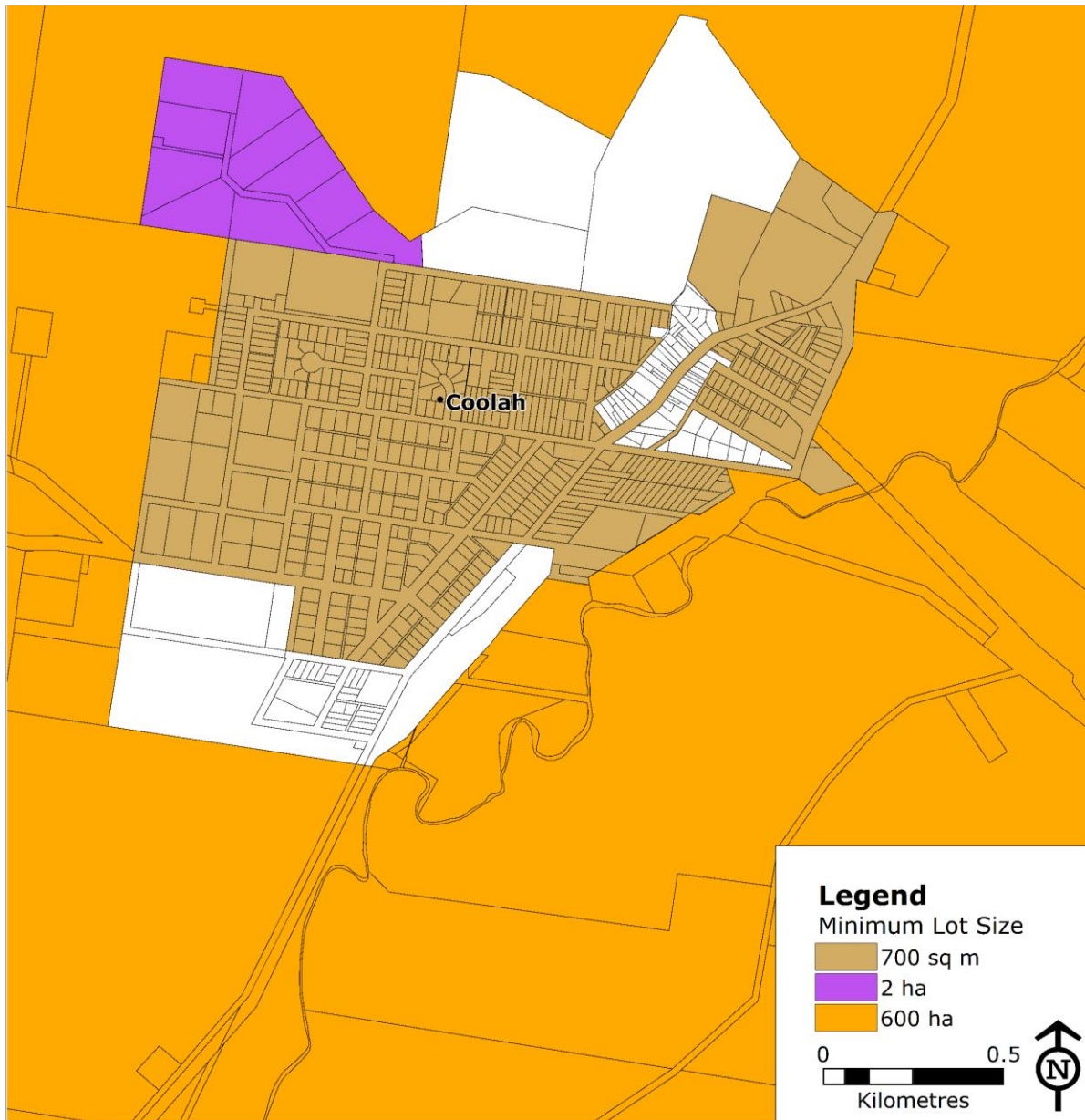
MAP 14: COOLAH EXISTING ZONES

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 <p>B/DP 159587 DP192561 53/DP192561 52/DP192561 51/DP192561</p>	 <p>DP192561 53/DP192561 52/DP192561 51/DP192561</p>
<p>72 Cunningham St, Lots 69, 70, 71 and 72 DP741782, R1 Zone</p>  <p>DP192561 72/DP 741782 71/DP741782 70/DP741782 69/DP741782 A/DP 159587 B/DP 159587 STREET</p>	<p>Extend IN1 Zone</p>  <p>P192561 72/DP 741782 71/DP741782 70/DP741782 69/DP741782 A/DP 159587 STREET</p>
<p>119 Binnia Street, Part Lot 102 DP706426, R1 Zone</p>  <p>3/DP1151751 RU1 101/DP706426 102/DP706426 R1 1/DP223749</p>	<p>Extend IN1 Zone to part of the site</p>  <p>3/DP1151751 RU1 101/DP706426 102/DP706426 R1</p>

MAP 16: COOLAH DETAIL







Coolah Minimum Lot Size Sheets LSZ_13 and LSZ_13A



MAP 17: COOLAH EXISTING MINIMUM LOT SIZE

Coolah Proposed Minimum Lot Size

Detailed description:

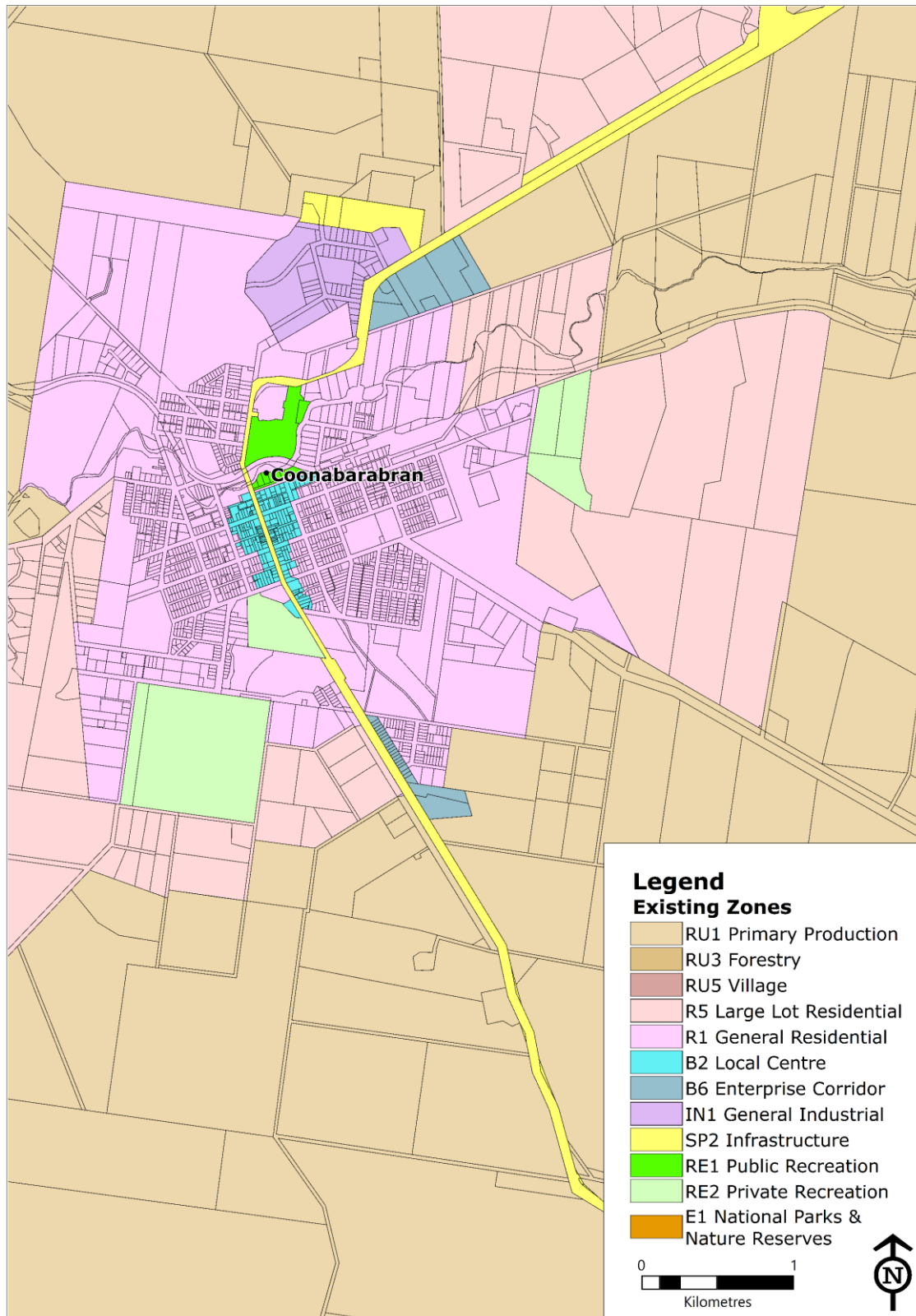
Existing Minimum Lot Size	Proposed Minimum Lot Size
<p>72 Cunningham Street, Lots 69,70,71 &72 DP192561</p> 	<p>No MLS</p> 
<p>119 Binnia Street, Part Lot 2 DP706426</p> 	<p>Apply no MLS to area rezoned</p> 
<p>4 Gilmore Street Lots 52 and 53 DP192561</p> 	<p>No MLS</p> 

MAP 18: COOLAH DETAIL



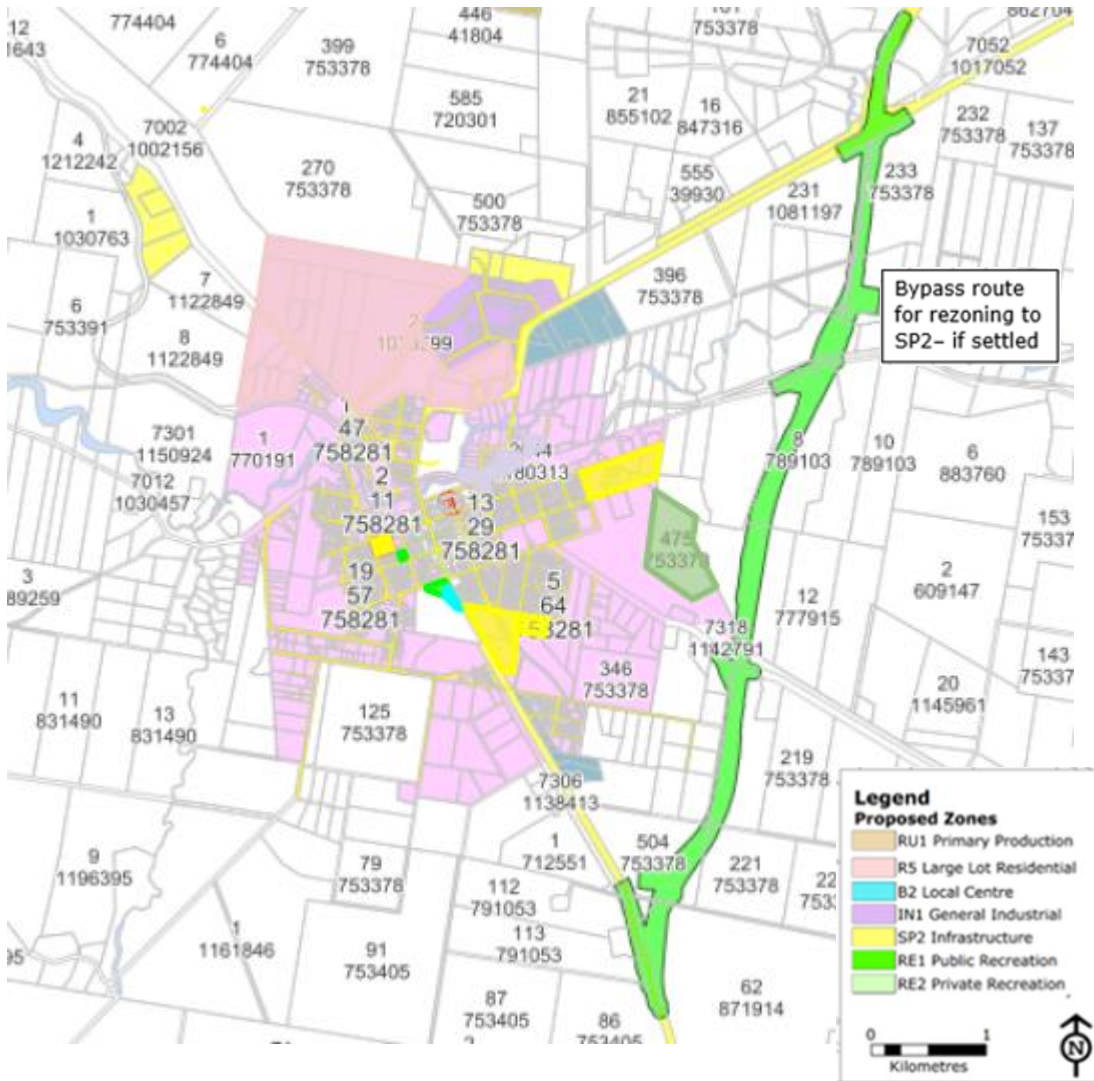
MAP 19: COOLAH HERITAGE

Coonabarabran Zones (Sheets LZN_003, 003A)




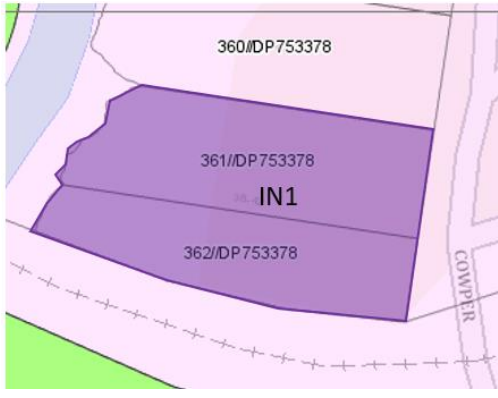
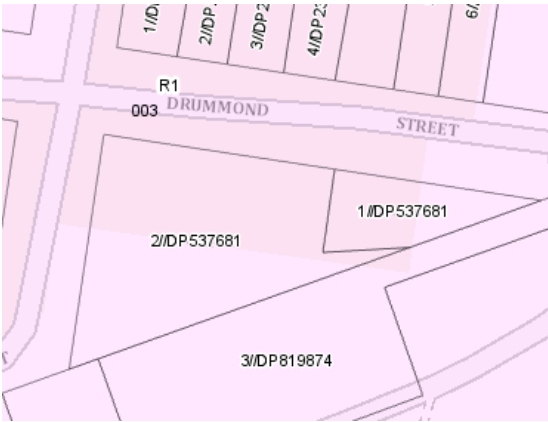
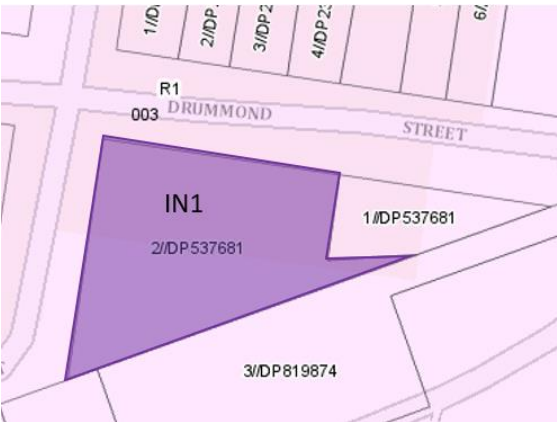
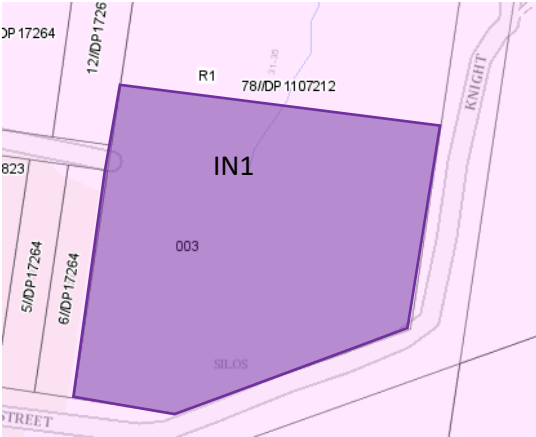

MAP 20: COONABARABRAN EXISTING ZONES

Coonabarabran proposed amendments to LZN_003 and LZN_003A (see detailed maps for more information)

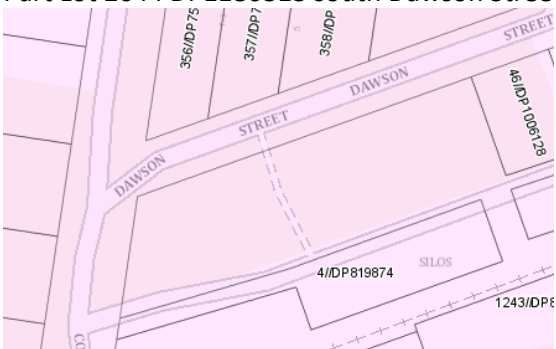
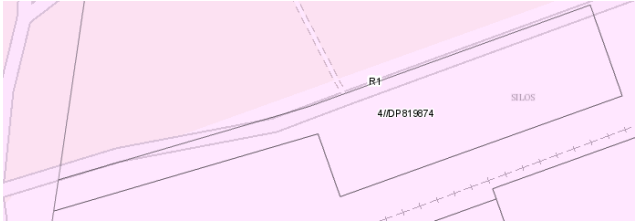


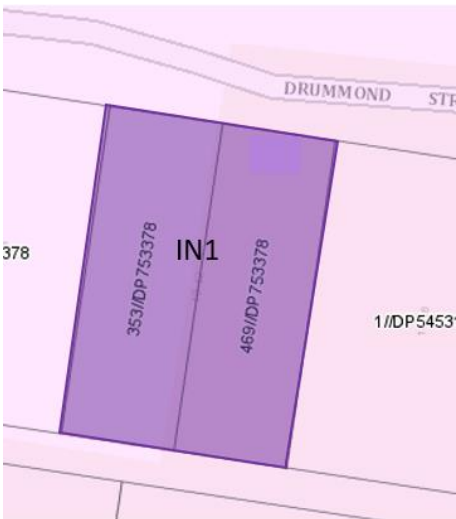


MAP 21: COONABARABRAN PROPOSED ZONES (INDICATIVE)

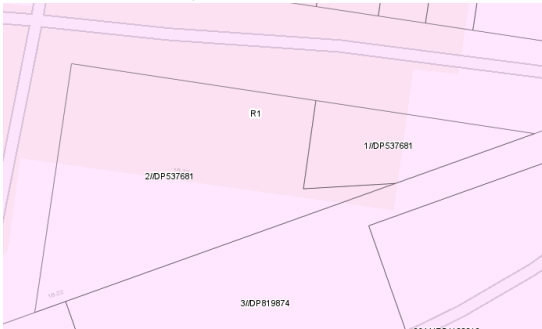
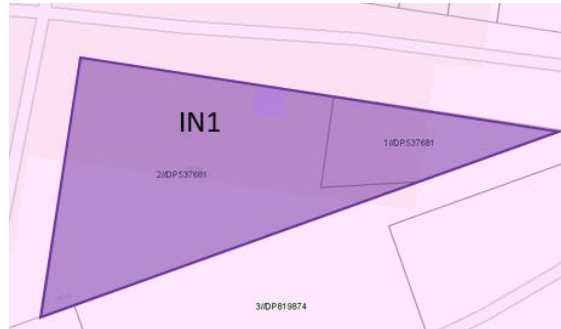
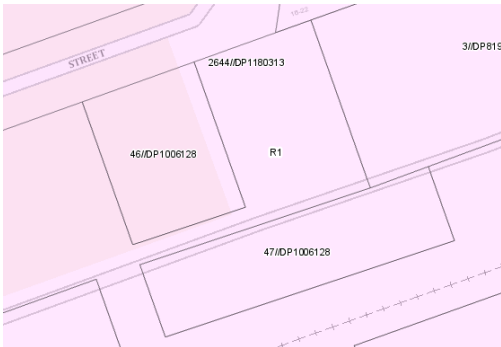

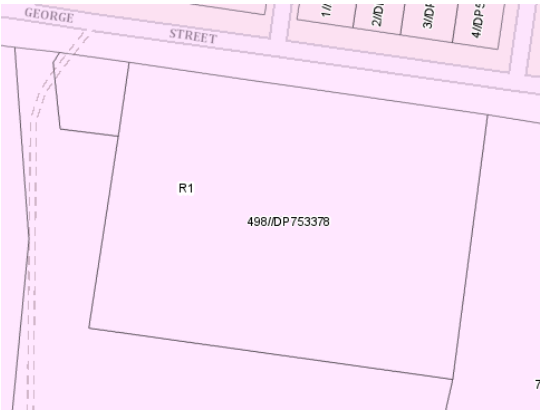
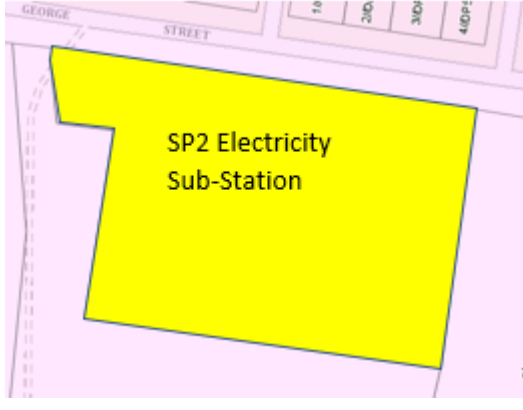
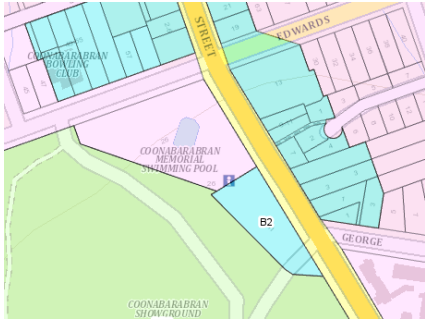

R1 General Residential land to be rezoned to IN1 General Industrial:

Existing zone	Proposed zone
<p>Lot 361 & Lot 362 DP753378 – old fuel depot west Cowper Street</p> 	<p>IN1 General Industrial</p> 
<p>Lot 2 DP537681 – old fuel depot on Dawson Street</p> 	<p>IN1 General Industrial</p> 
<p>Part Lot 78 DP1107212</p> 	<p>IN1 General Industrial (part lot)</p> 


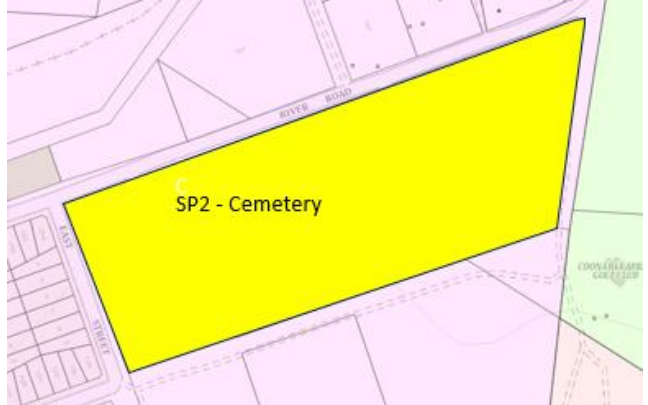
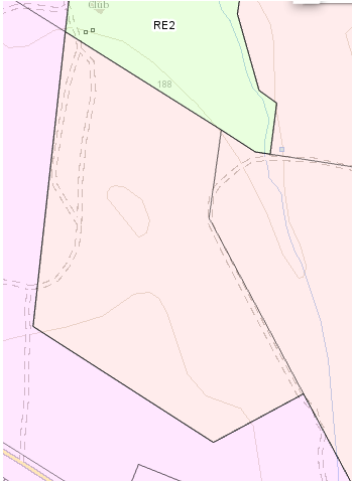
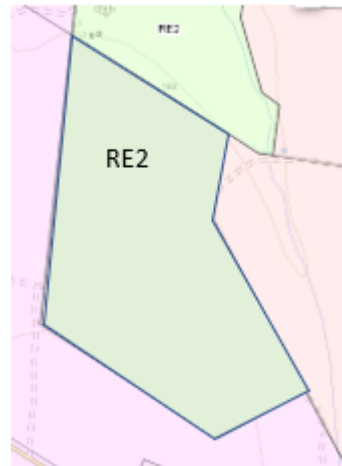
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<p>Part Lot 2644 DP1180313 south Dawson Street</p> 	<p>IN1 General Industrial</p> 
<p>Lot 4 DP819874</p> 	<p>IN1 General Industrial</p> 
<p>Lot 3 DP819874</p> 	<p>IN1 General Industrial</p> 
<p>Lots 353 and 469 DP753378</p> 	<p>IN1 General Industrial</p> 

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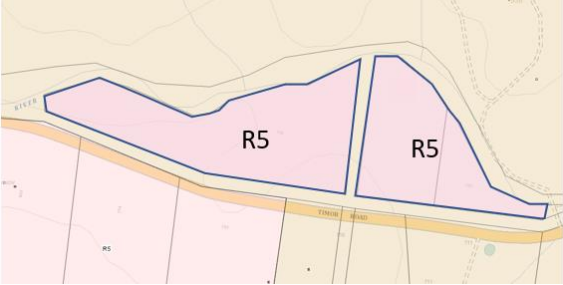
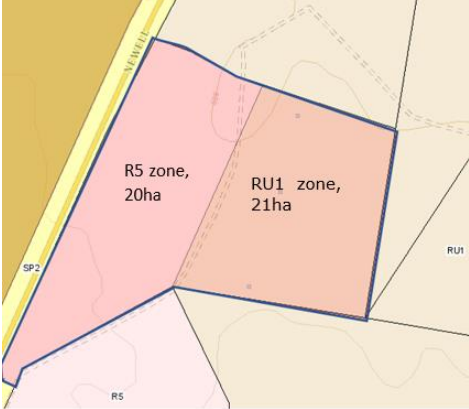
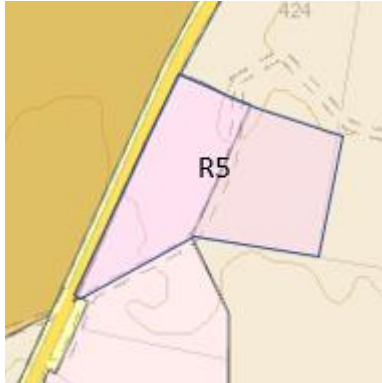
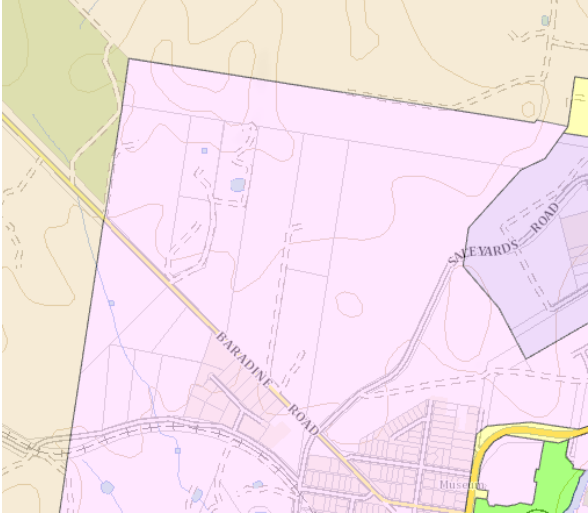
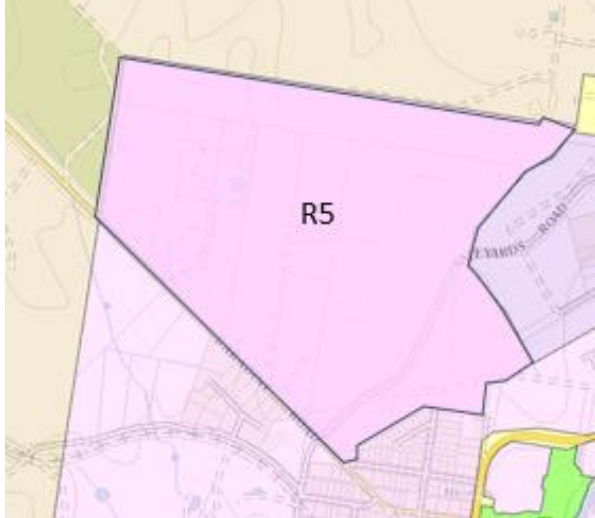
<p>Lot 1 DP545319, Lot 2 DP537681</p> 	<p>IN1 General Industrial</p> 
<p>Lots 46 and 47 DP1006128</p> 	<p>IN1 General Industrial</p> 
<p>Other sites Electricity Sub-Station 22-26 George Street</p> 	<p>Zone SP2</p> 
<p>Pool and Information Centre, Newell Highway</p> 	<p>Zone Pool to RE1 Public Recreation and Information Centre to B2</p> 

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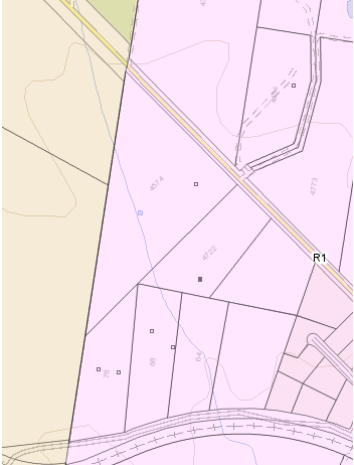
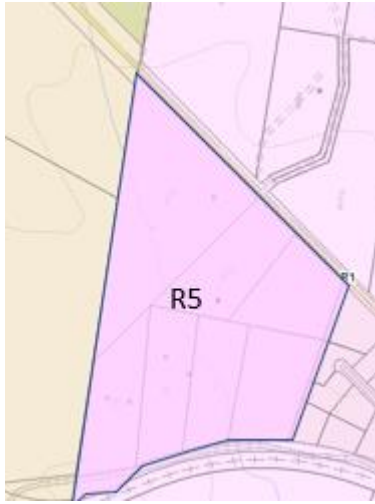
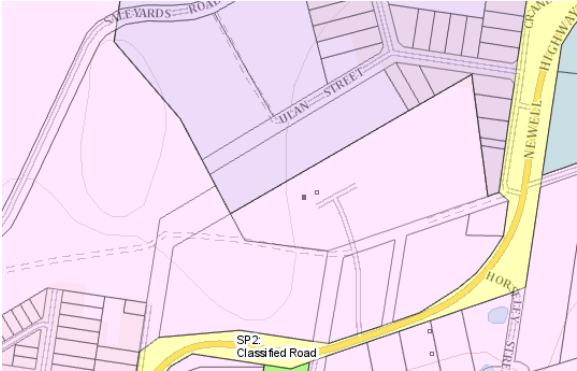

<p>Cemetery land: Lot 575 DP46121, Lots 11, 12, 13 DP114961, Lot 7312 DP1139205, Lot 7317 DP1142393, Lot 7313 DP1139205, Lot 274 DP753378 Lot 7309 DP1138390, Lot 7308 DP11838393, Lot 7318 DP1142791</p> 	<p>Rezone to SP2, add label 'Cemetery'</p> 
<p>Coonabarabran Golf Club Lot 475 DP753378 R5 zone</p> 	<p>RE2 Private Recreation</p> 

MAP 22: COONABARABRAN NON RESIDENTIAL AMENDMENTS

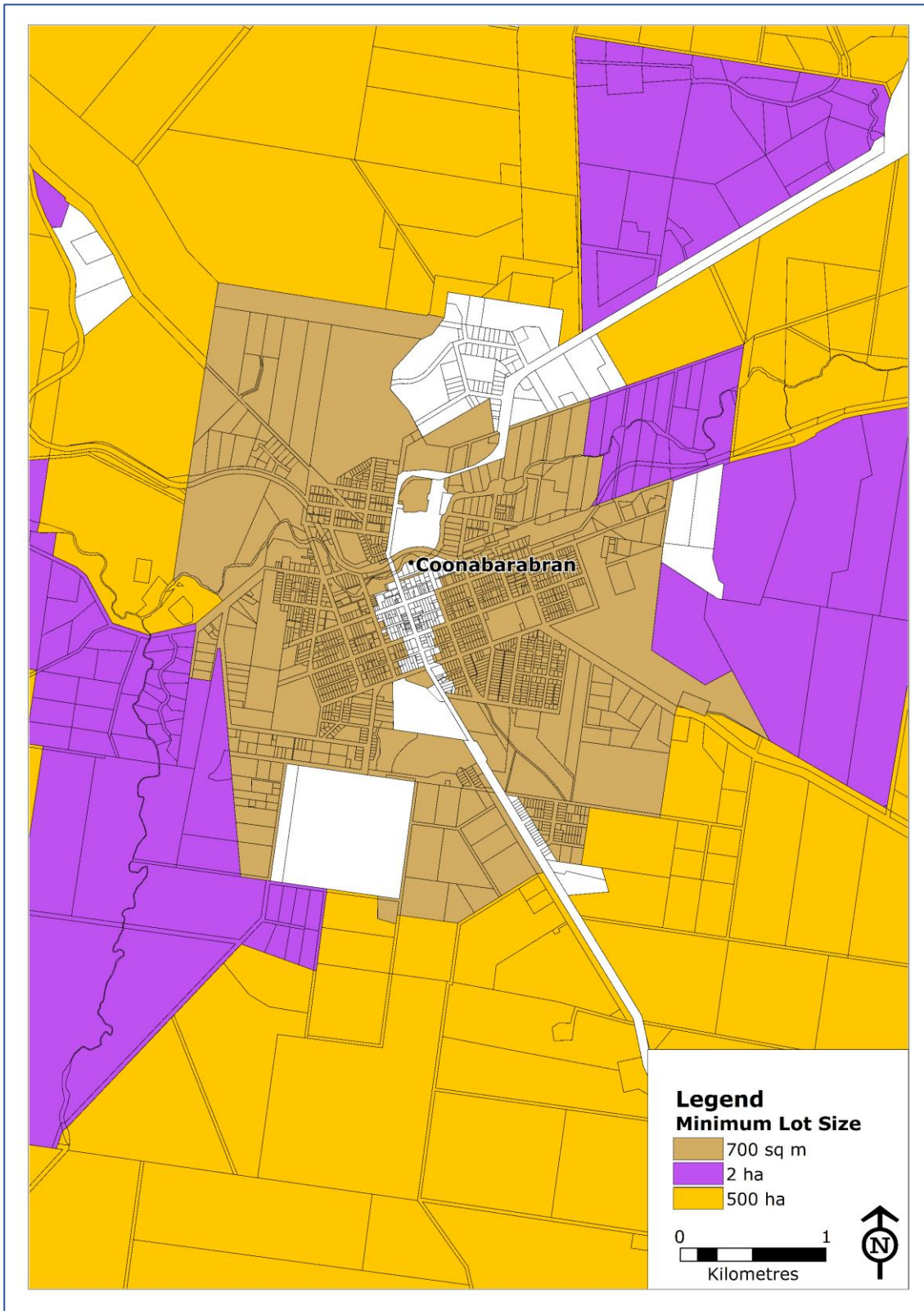
Detailed description of land to be rezoned from RU1 to R5

Existing zone: RU1 Primary Production	Proposed zone: R5 Large Lot Residential
<p>Timor Road Lot 4 DP252112, Lot 184 DP846814 and Lot 183 DP846814</p> 	<p>Extend R5 zone across all three lots, restriction to one dwelling house per lot via Schedule 1</p> 
<p>Newell Highway Lot 1 DP1098925</p> 	<p>Extend R5 zone across both lots, restriction to one dwelling house via Schedule 1</p> 
<p>North of Baradine Road: Lot 7323 DP1146478 Lot 41 DP1133631, Lot 40 DP1133631, Lot 3 DP586923, Lot 2 DP863254, Lot 1 DP863254 Lot 4 DP863254, Lot 1 DP586923</p> 	<p>R5 Large Lot Residential, apply 2ha MLS</p> 

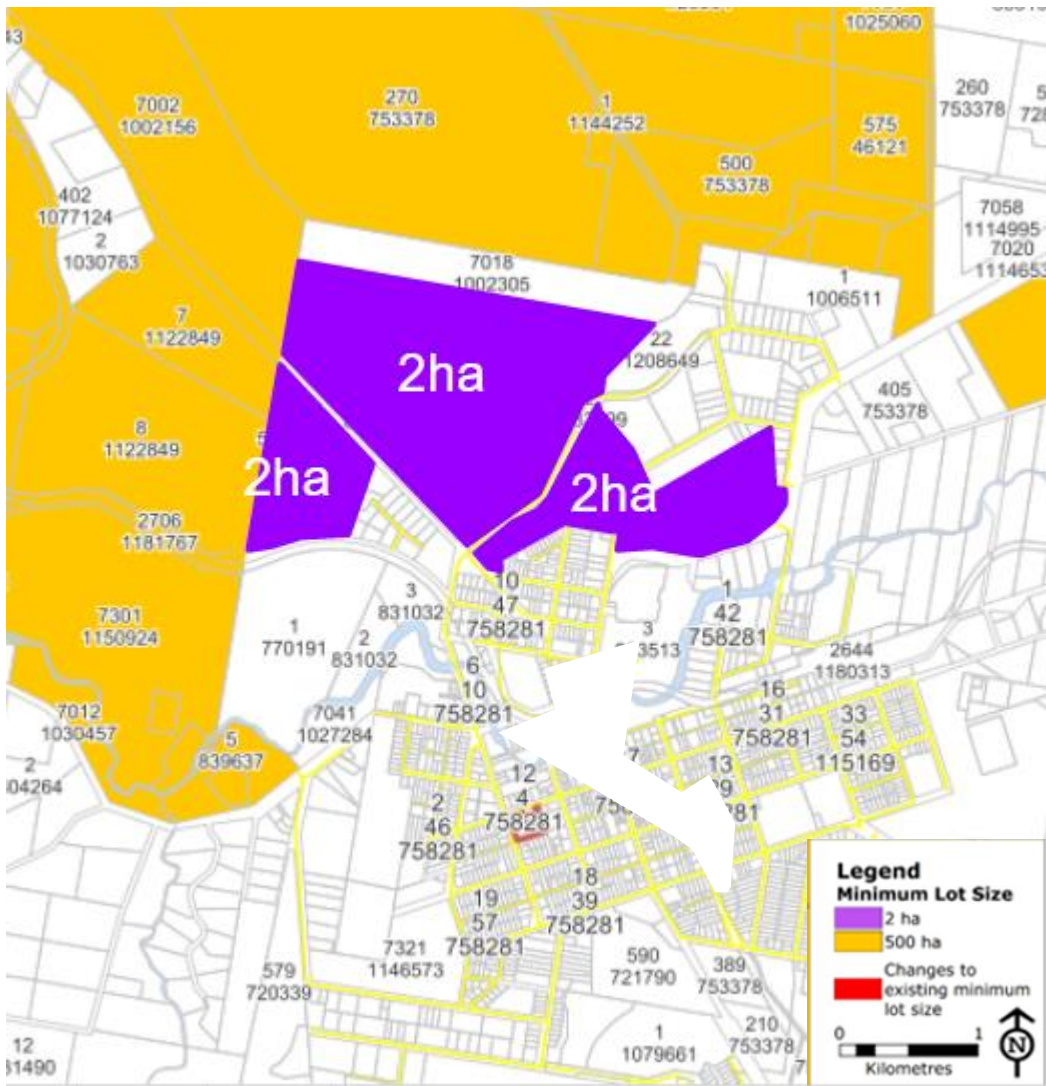
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<p>South of Baradine Road: Lot 1 DP 585442, Lot 6 DP1063842, Lot 5 DP1063842, Lot 2 DP1063842 Lot 4 DP1063842, Lot 3 DP1063842, Lot 1 DP1063842</p> 	<p>R5 Large Lot Residential, apply 2ha MLS</p> 
<p>Land off Chappell Avenue: Lot 1 DP 810292 Lot 472 DP753378, Lot 2 DP810292, Lot 73 DP753378, Lot 7324 DP1146478</p> 	<p>R5 Large Lot Residential, apply 2ha MLS</p> 

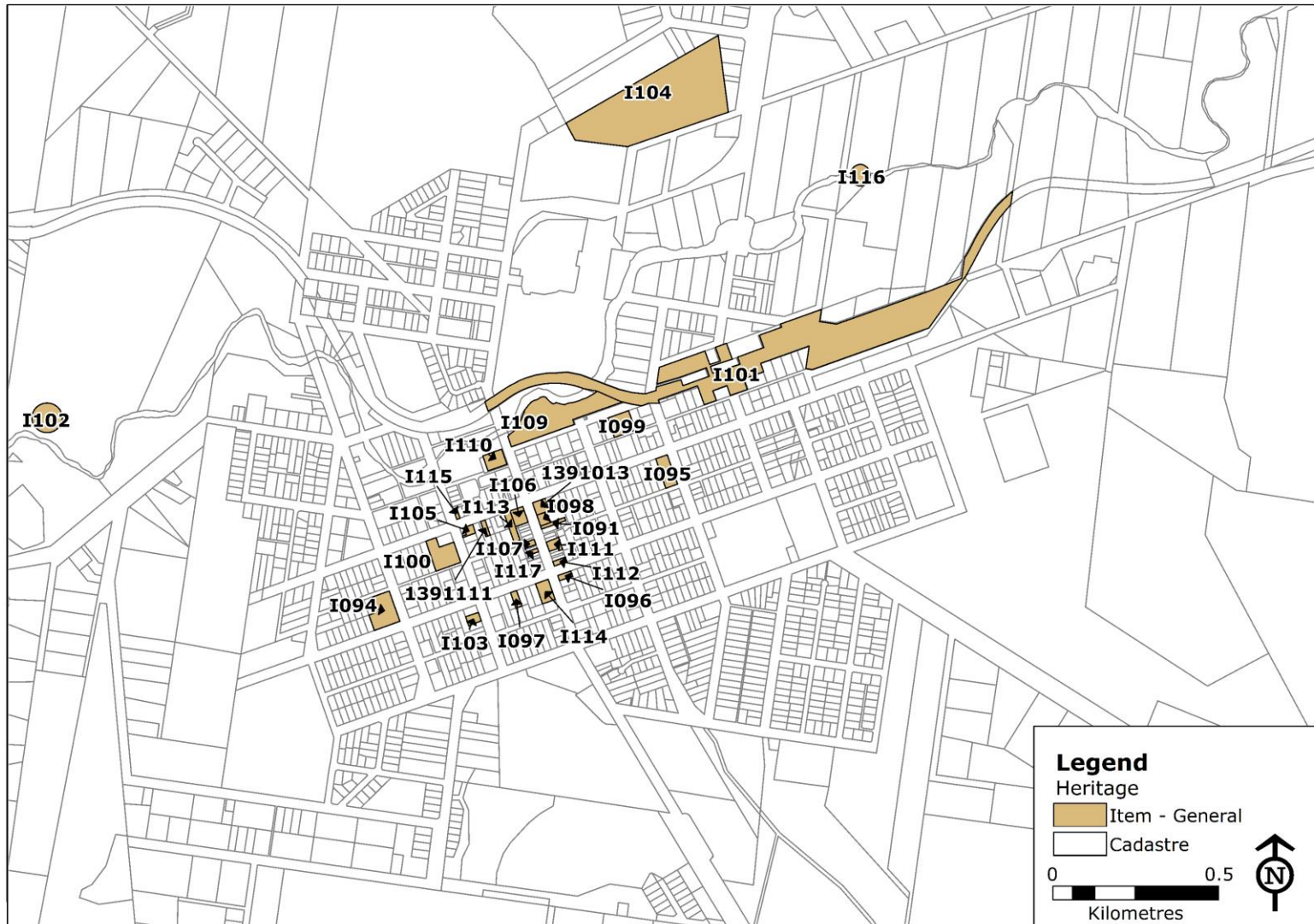
MAP 23: COONABARABRAN RESIDENTIAL AMENDMENTS



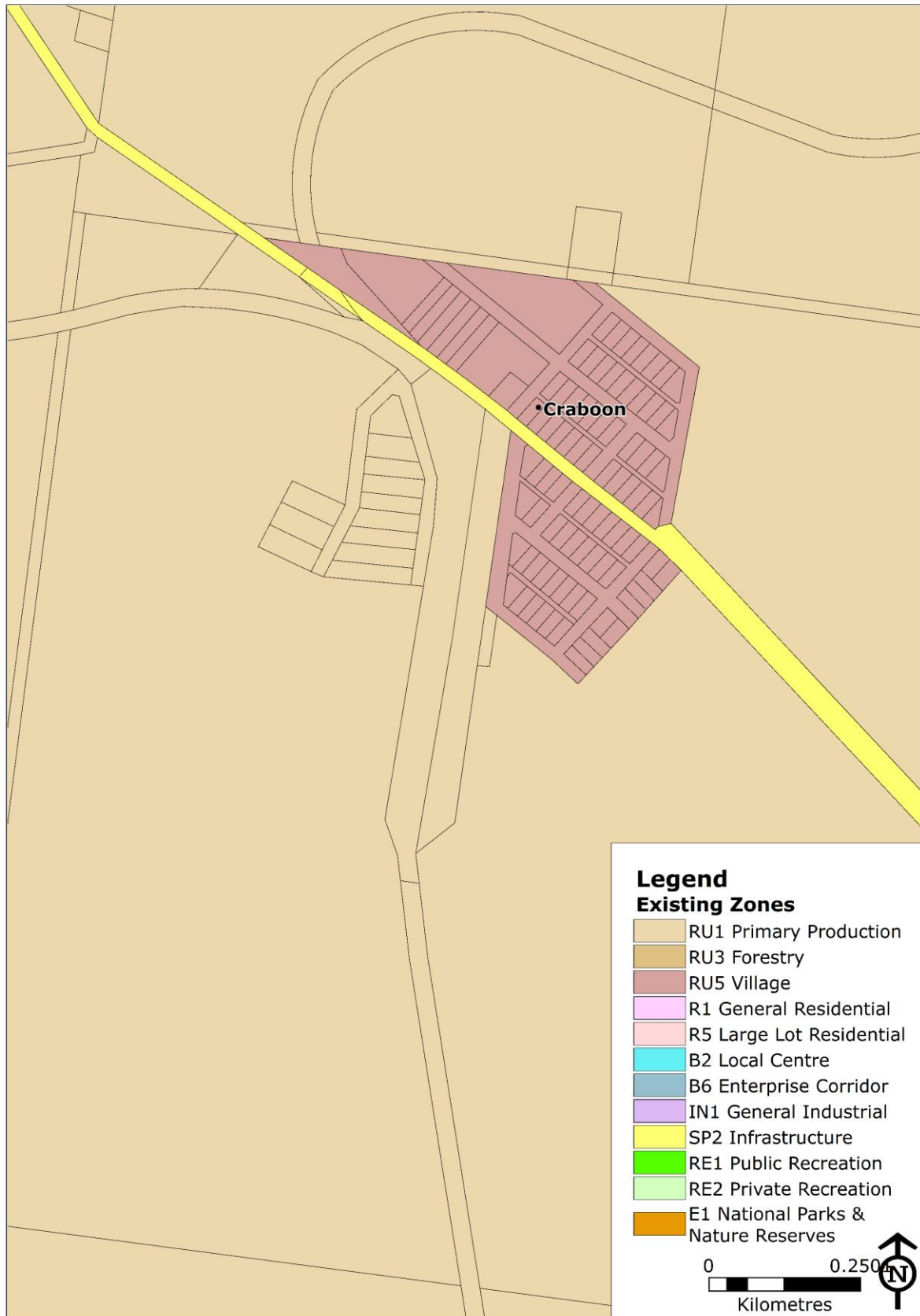
MAP 24: COONABARABRAN EXISTING MINIMUM LOT SIZE



MAP 25: COONABARABRAN PROPOSED MINIMUM LOT SIZE



MAP 26: COONABARABRAN HERITAGE

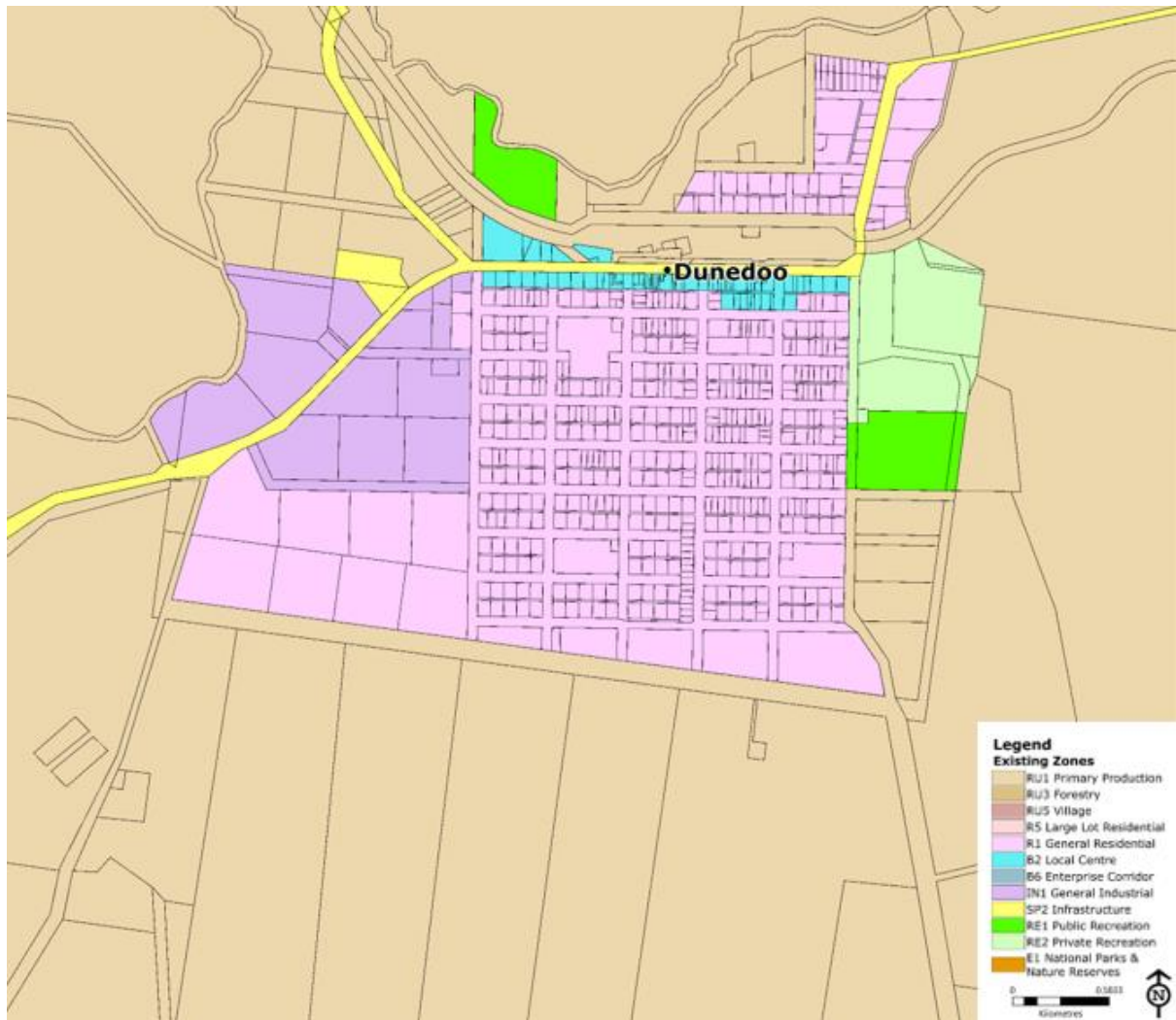


MAP 27: CRABOON EXISTING ZONES

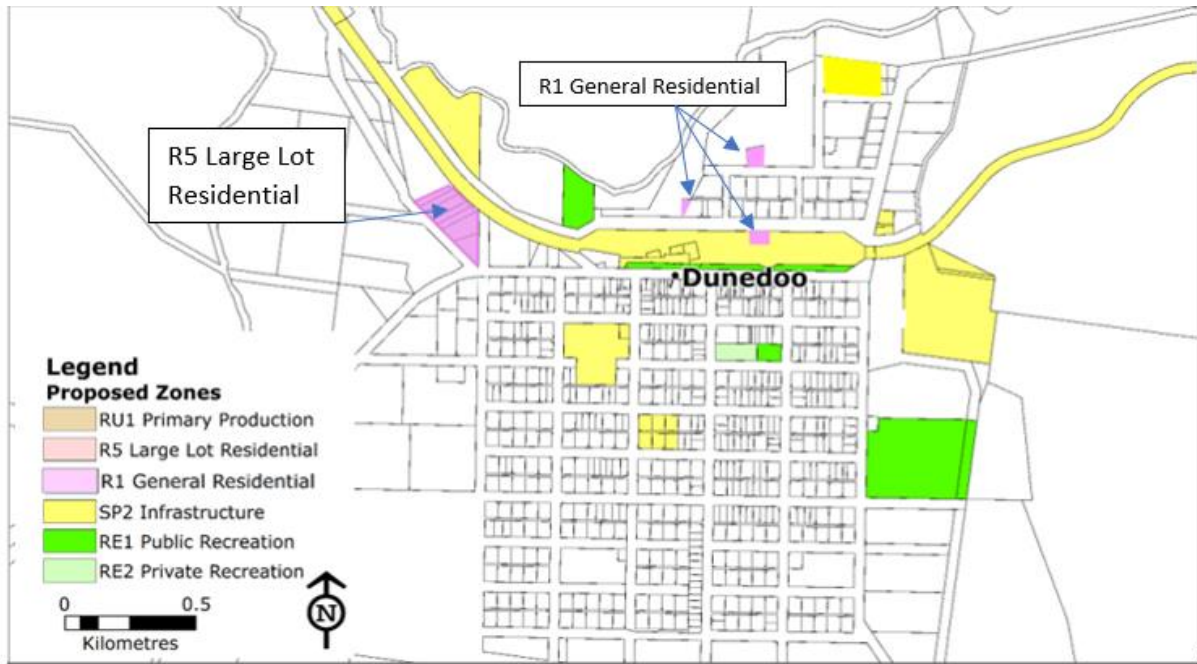


MAP 28: CRABOON PROPOSED ZONES

Dunedoo (Sheets LZN_009A and LZN_009)


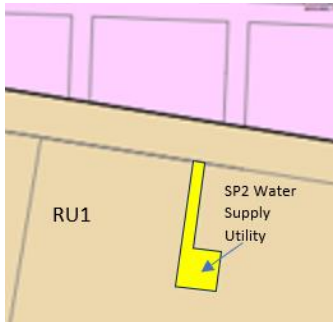

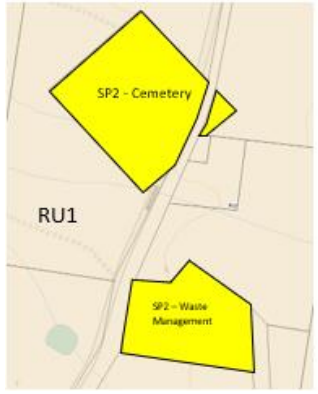


MAP 29: DUNEDOO EXISTING ZONES

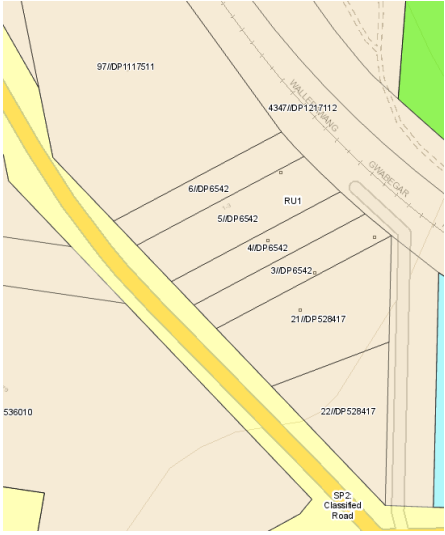

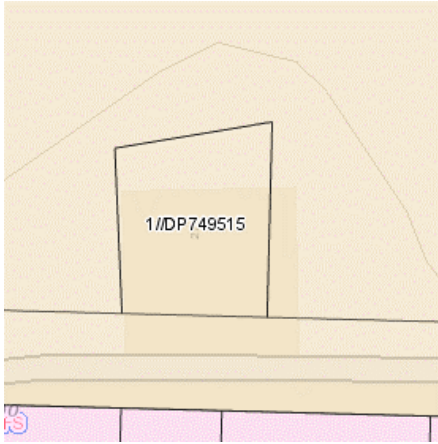
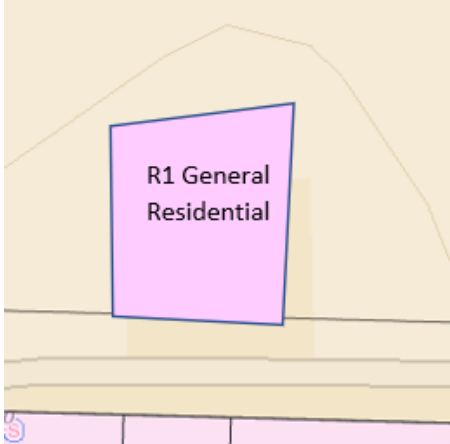
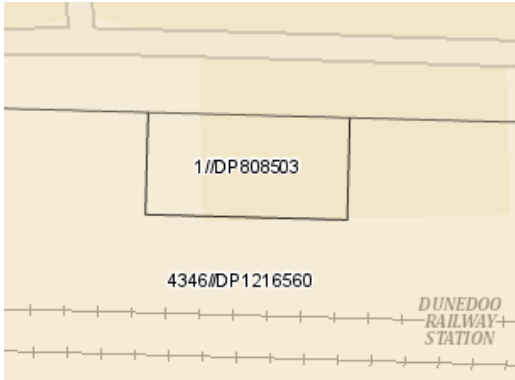
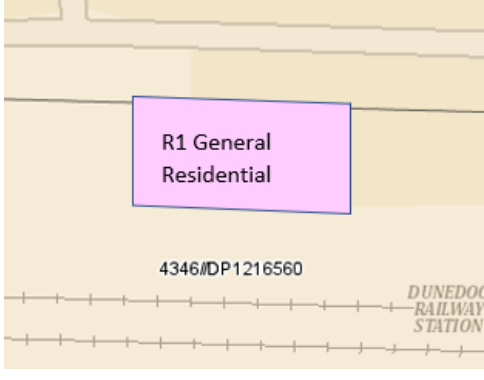


MAP 30: PROPOSED AMENDMENTS TO SHEETS LZN_09 AND LZN-09A

Detailed site analysis:

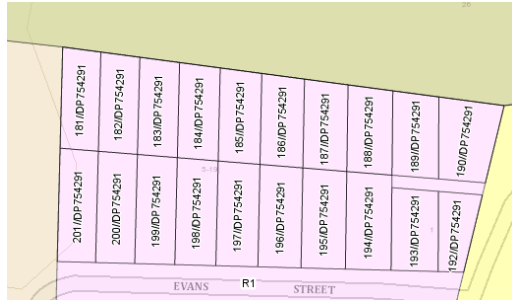
Existing zone	Proposed zone
<p>Council water reservoir site, Lot 2 DP630792</p> 	<p>Rezone to SP2 with label 'Water Supply Utility'</p> 
<p>Waste Depot 178/754291 and Dunedoo Cemetery Lots 7300 & 7301 DP1146144 zoned RU1</p> 	<p>Waste Depot: Zone to SP2 with label 'Waste facility' Cemetery: Zone to SP2 with label 'Cemetery'</p> 

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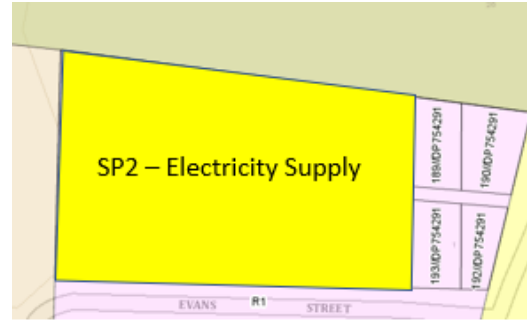
<p>Caigan Street Lots 3, 4, 5, & 6 DP6542 and 21 & 22 DP528417</p> 	<p>R5 Large Lot Residential with one dwelling per lot permitted in Schedule 1</p> 
<p>Lot 1 DP749515 Nott Street zoned RU1</p> 	<p>Proposed zone: R1 General Residential with restriction of one dwelling house in Schedule 1</p> 
<p>Whitely Street Lot 210 DP48663 Zone RU1</p> 	<p>Rezoned to R1 General Residential</p> 

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

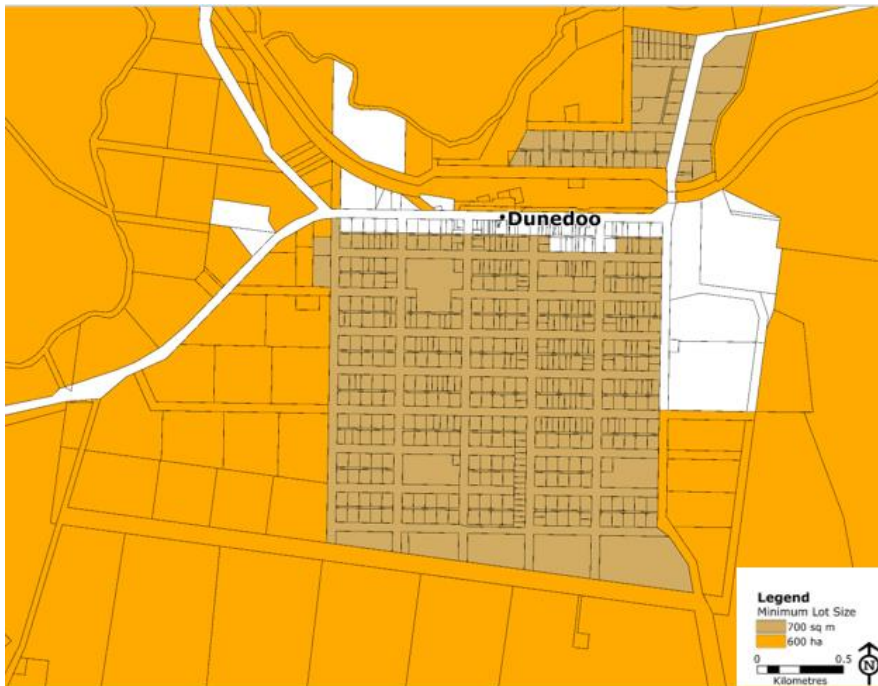


Rezone from R1 to SP2 and insert label 'Electricity Supply'



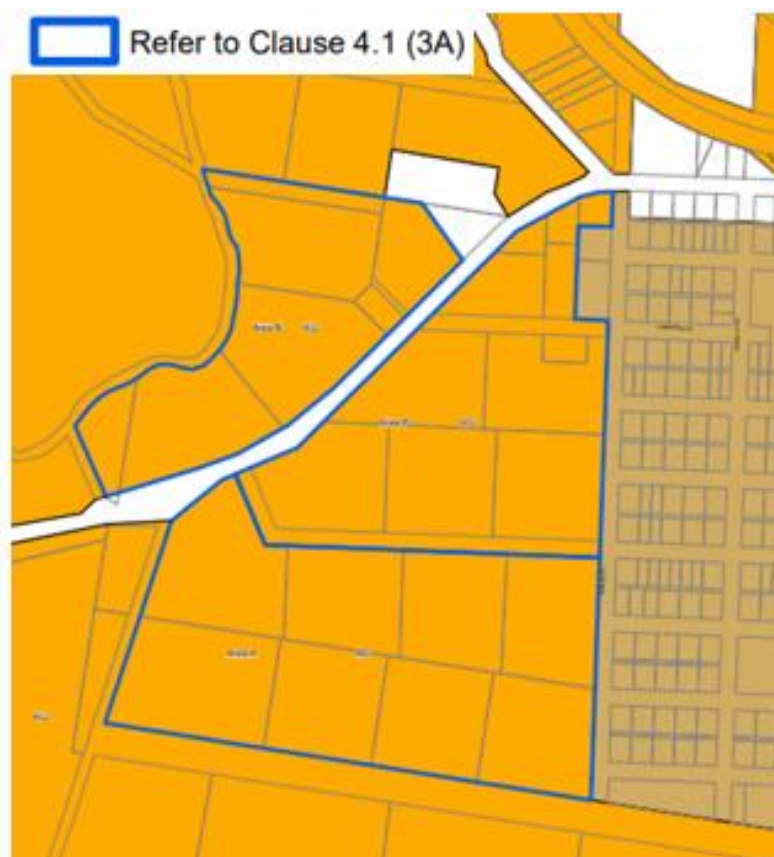
MAP 31: DUNEDOO DETAIL

Dunedoo existing Minimum Lot size, sheets LSZ_09 and LSZ_09A:



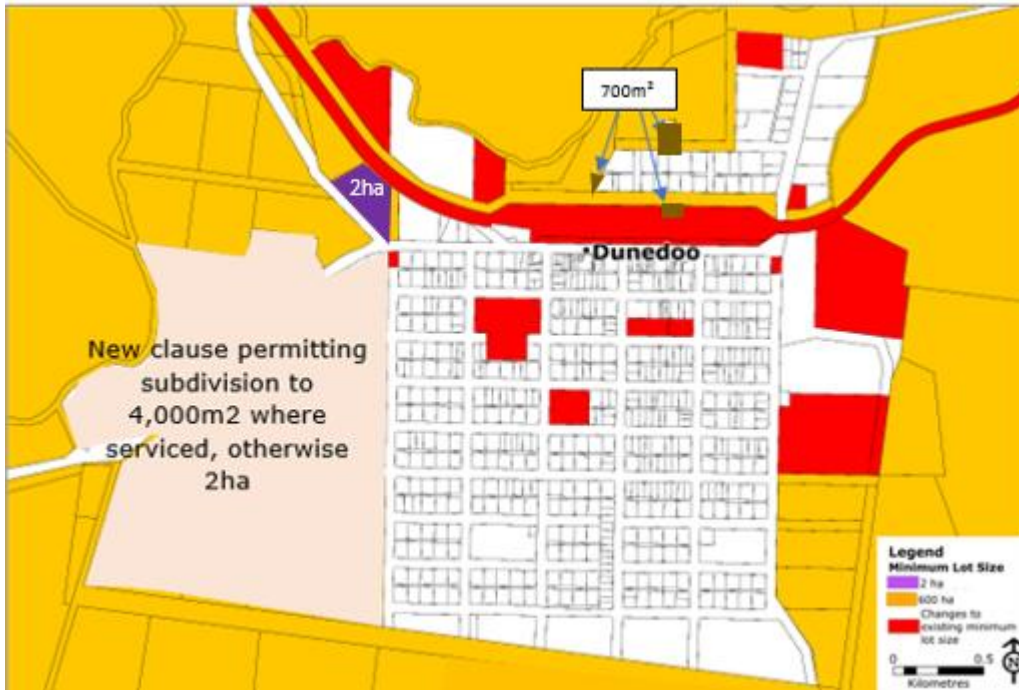
MAP 32: DUNEDOO EXISTING MINIMUM LOT SIZE

Application of Clause 4.1 (3A):

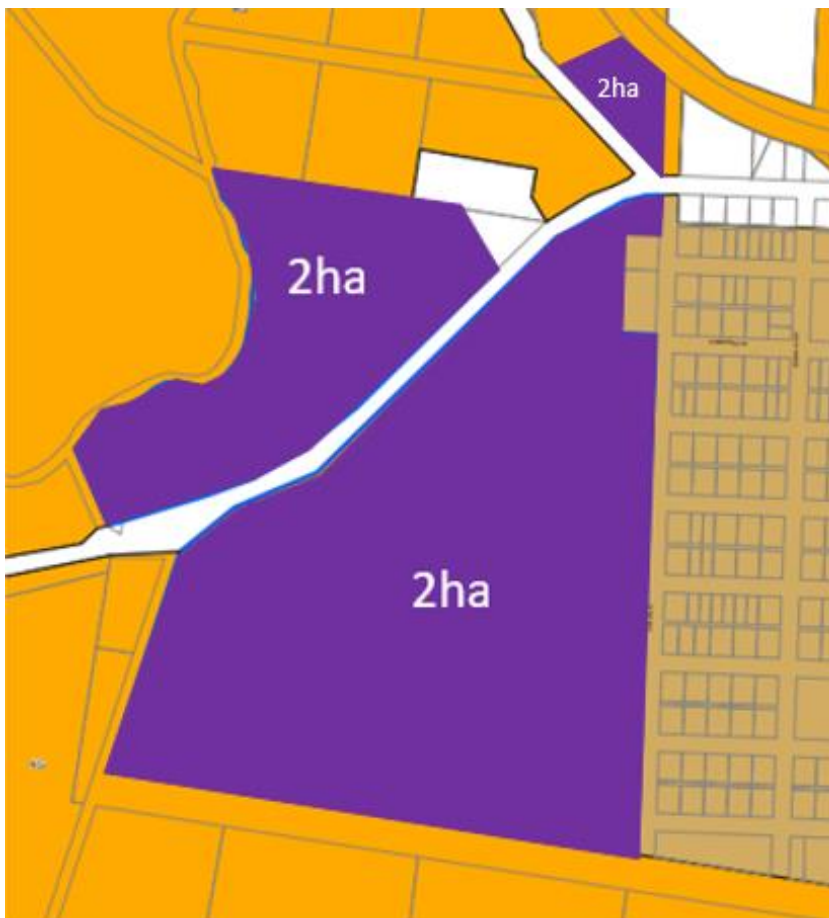


MAP 33: EXTENT OF CLAUSE 4.1 (3A)

Proposed amendments to LSZ_09 and LSZ_09A:



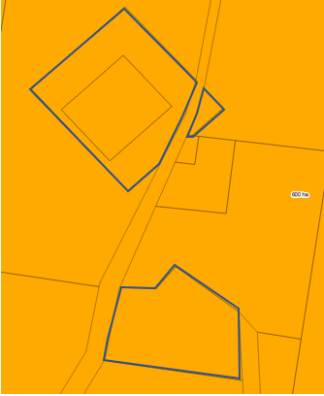
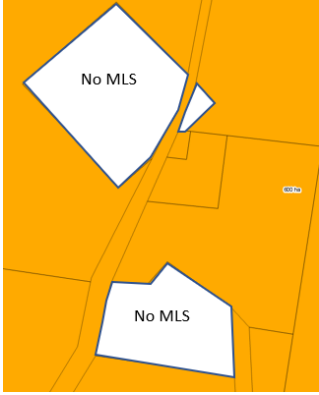




MAP 34: DUNEDOO PROPOSED MINIMUM LOT SIZE

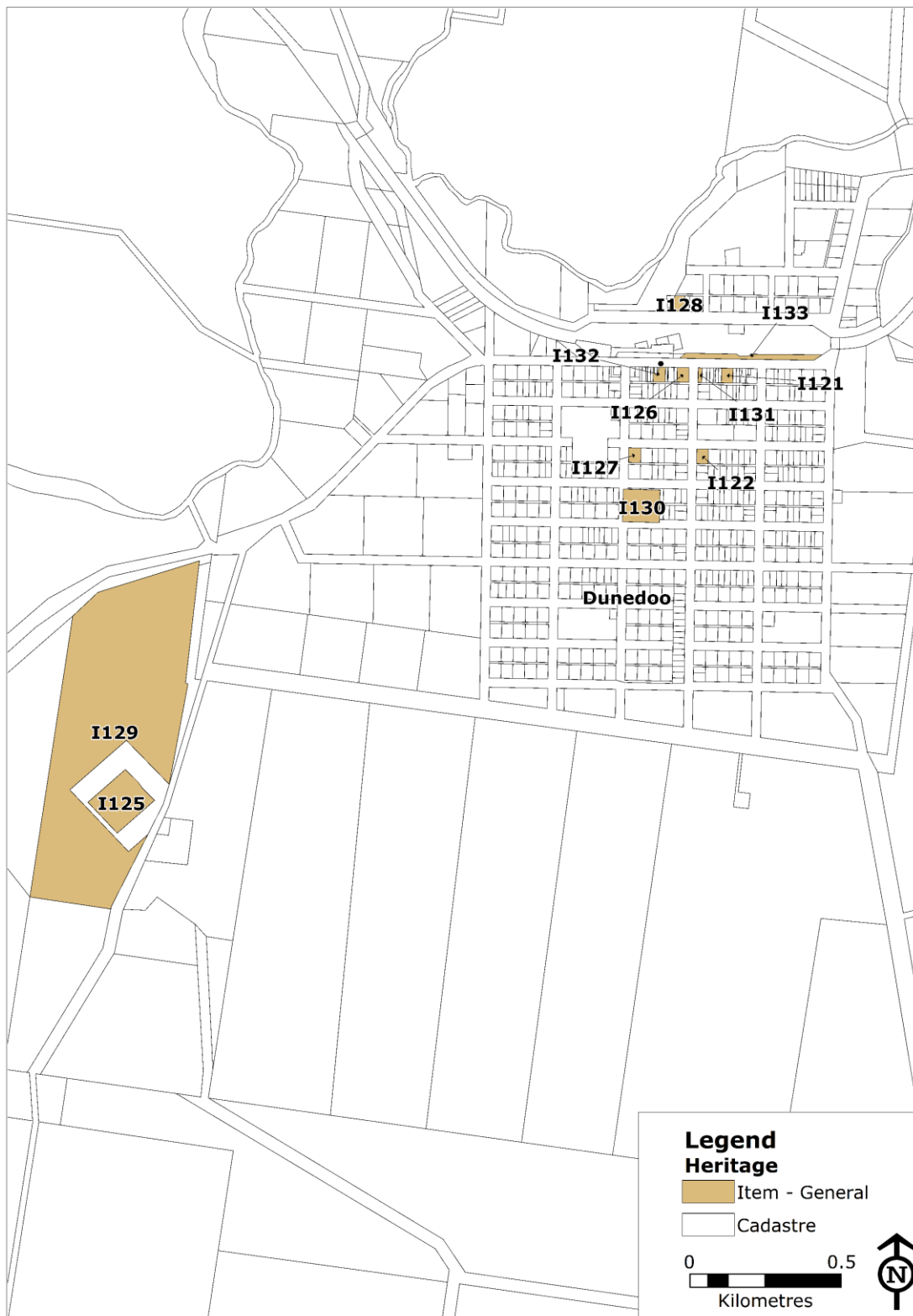


MAP 35: PROPOSED ZONE FOR LAND AFFECTED BY CLAUSE 4.1 (3A)

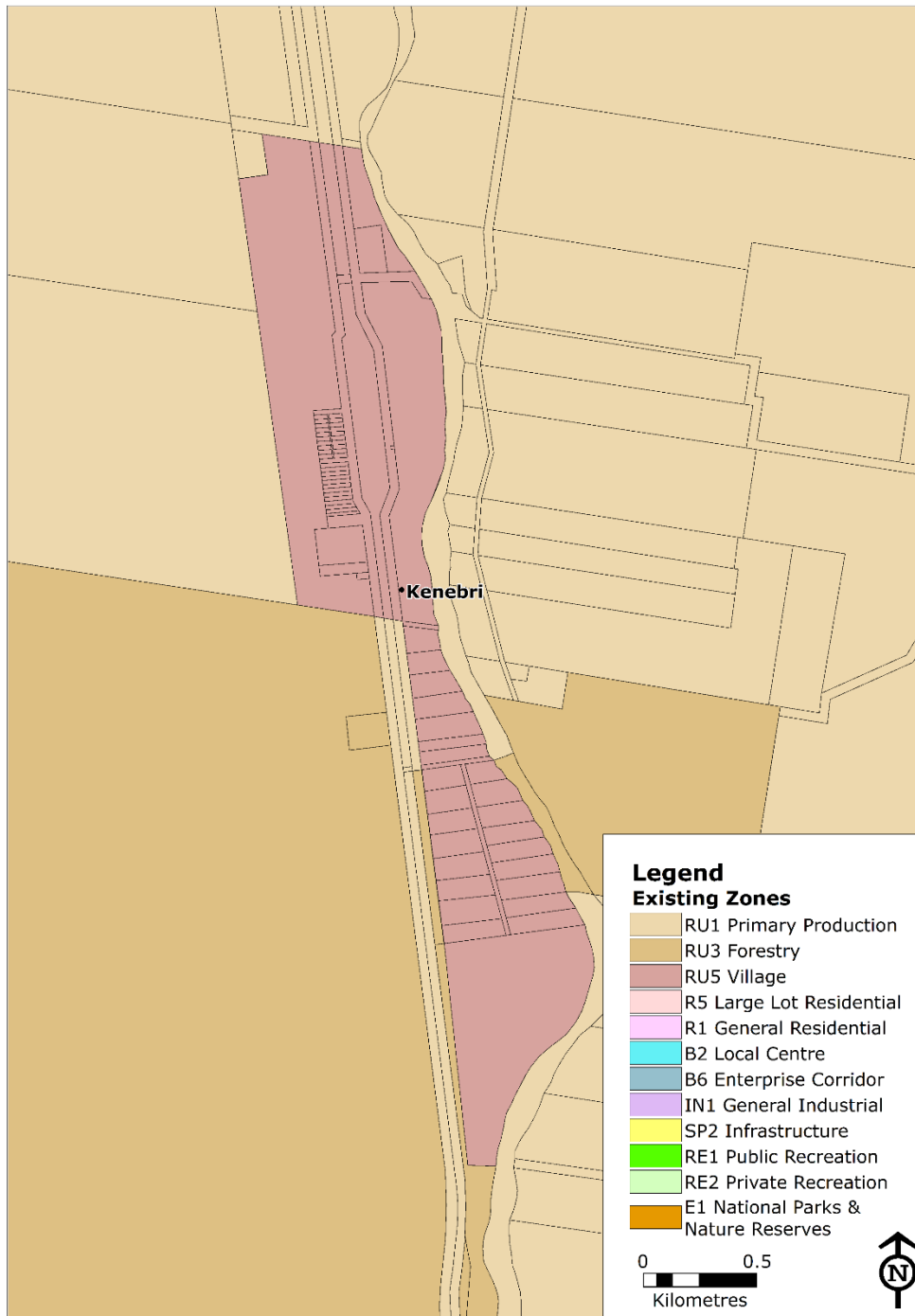
Planning Proposal
Warrumbungle LEP 2013 Review

Existing MLS	Proposed MLS
<p>Essential Energy Sub station Lots 181, 182, 183, 184, 185, 186, 187, 188, 194, 195, 196, 197, 198, 199, 200, 201 DP754291, 700m² (cadastral boundary misaligned on Spatial Viewer)</p> 	<p>No MLS</p> 
<p>Dunedoo Cemetery Lots 7300 & 7301 DP1146144 and Waste Depot 178/754291</p> 	<p>No MLS</p> 
<p>Council water reservoir site, Lot 2 DP630792 (note infrastructure is not in Lot 2)</p> 	<p>No MLS</p> 

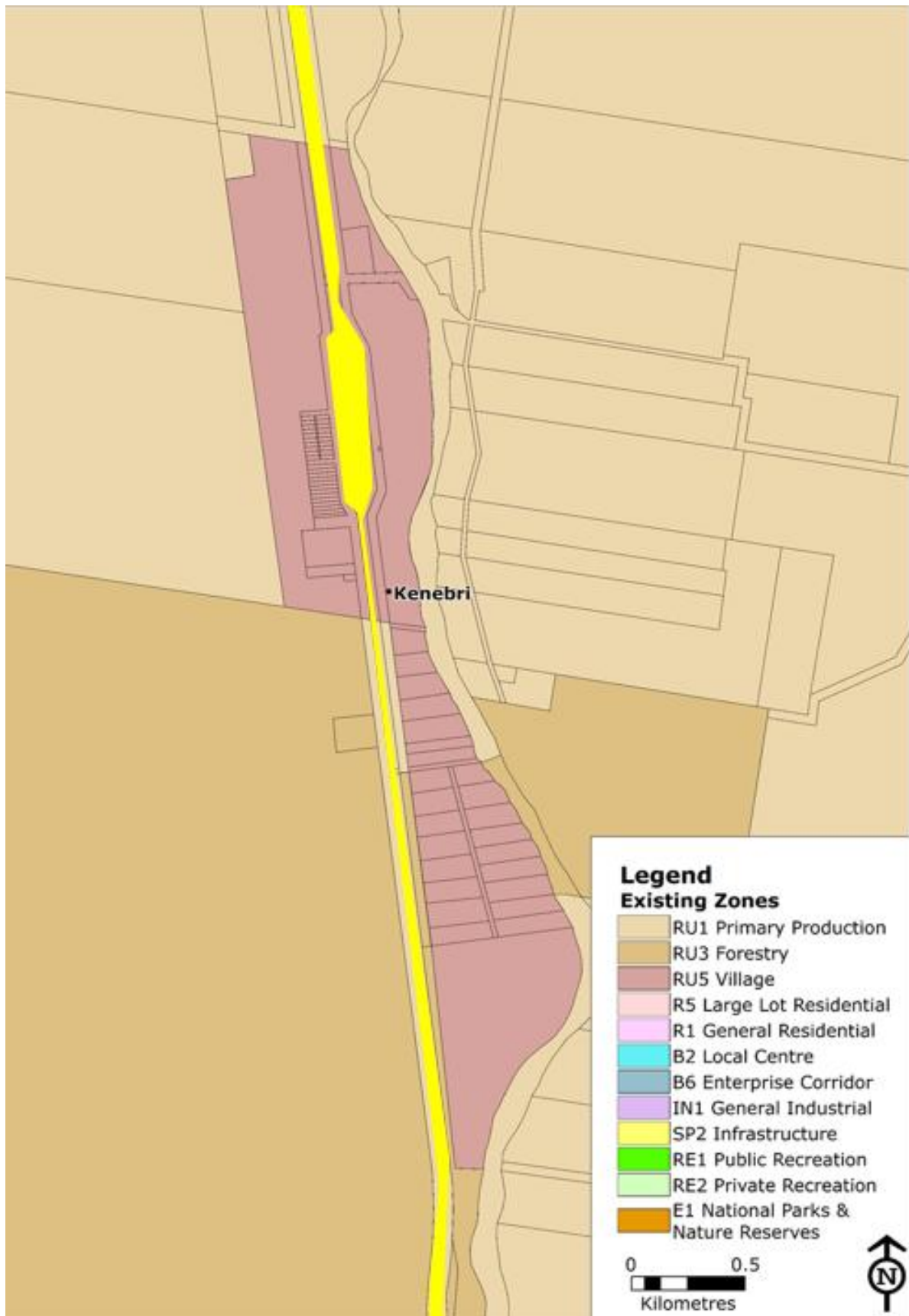
MAP 36: DUNEDOO LOT SIZE DETAIL



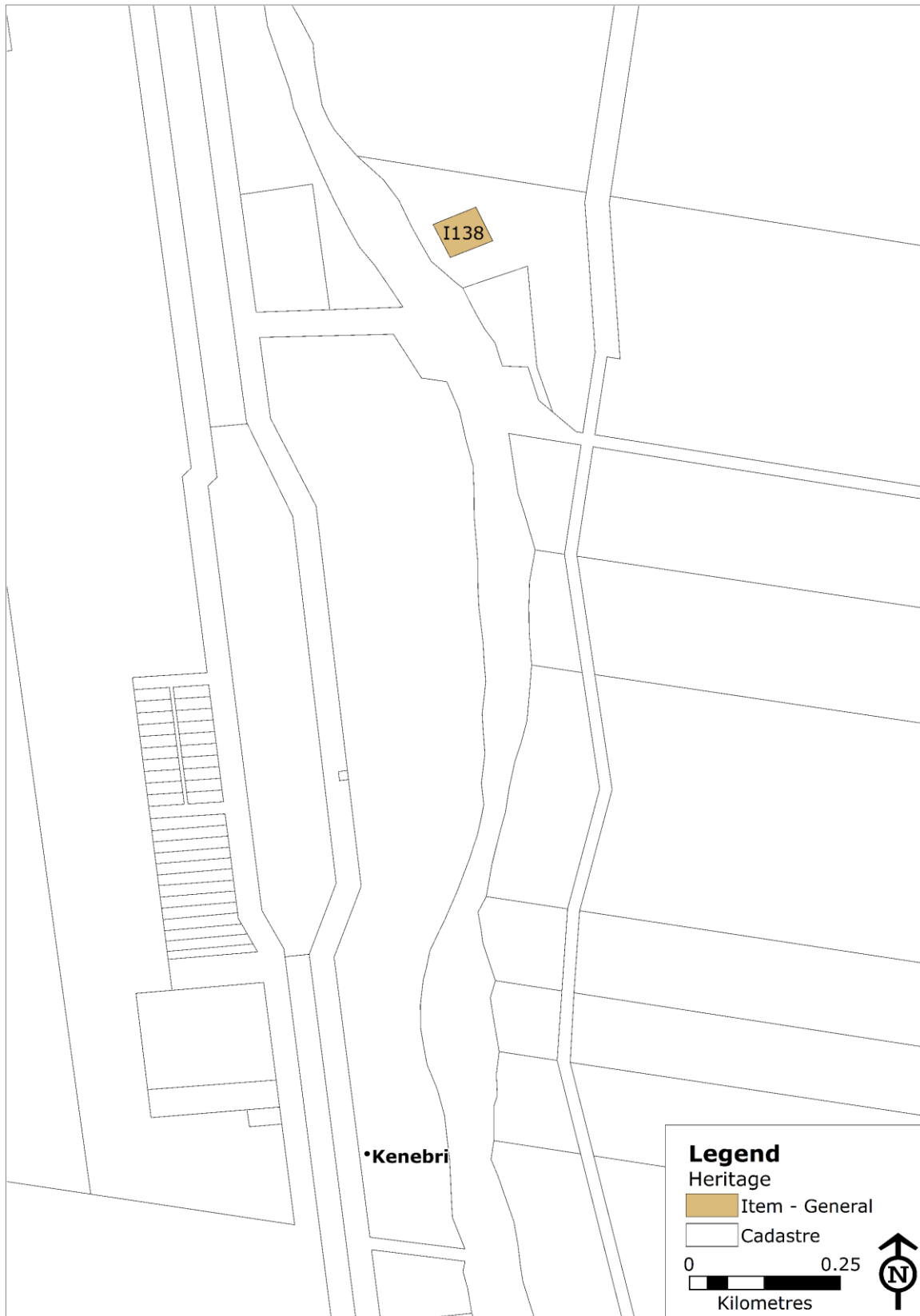
MAP 37: DUNEDOO HERITAGE



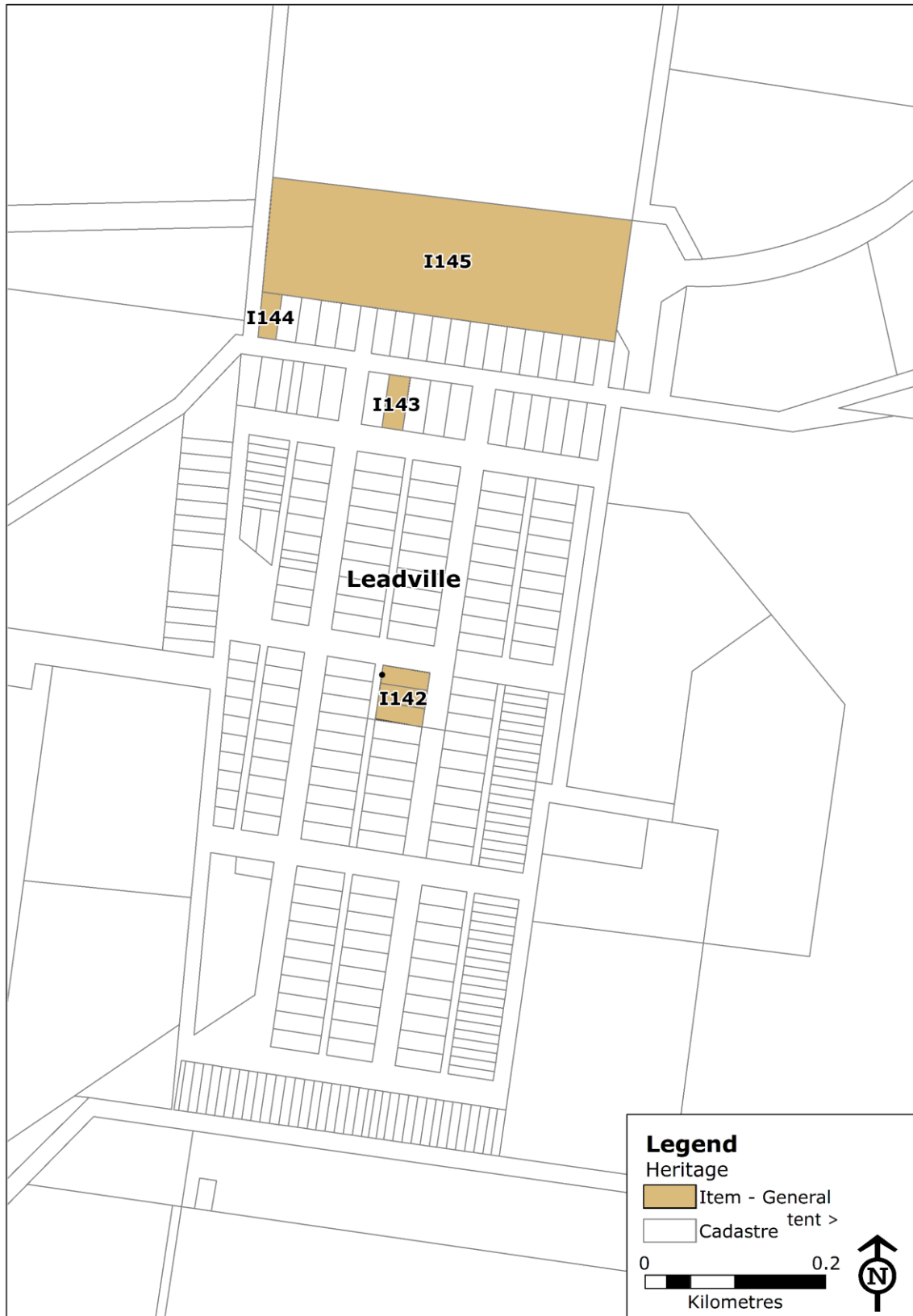
MAP 38: KENE Bri EXISTING ZONES



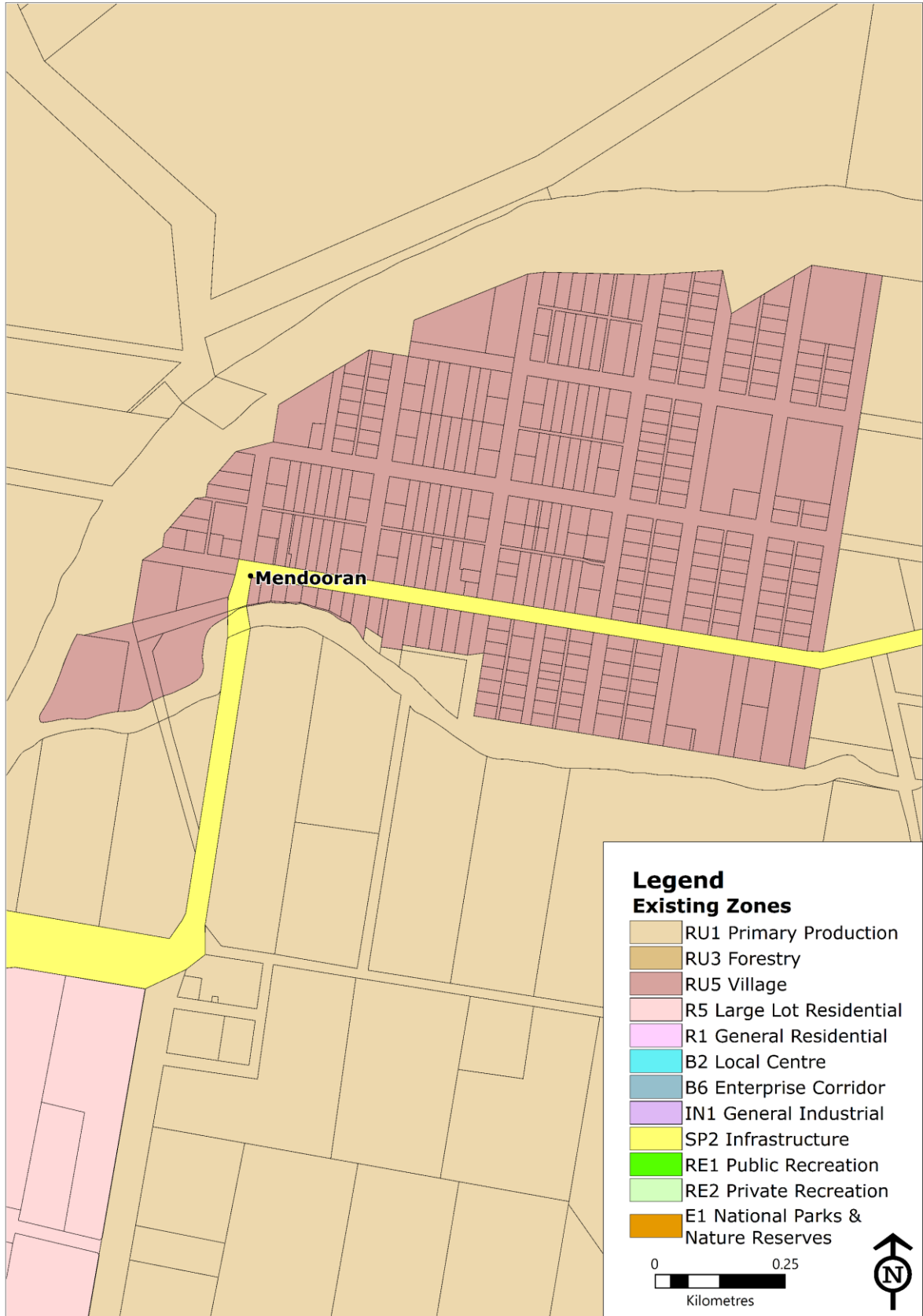
MAP 39: KENE Bri PROPOSED ZONES



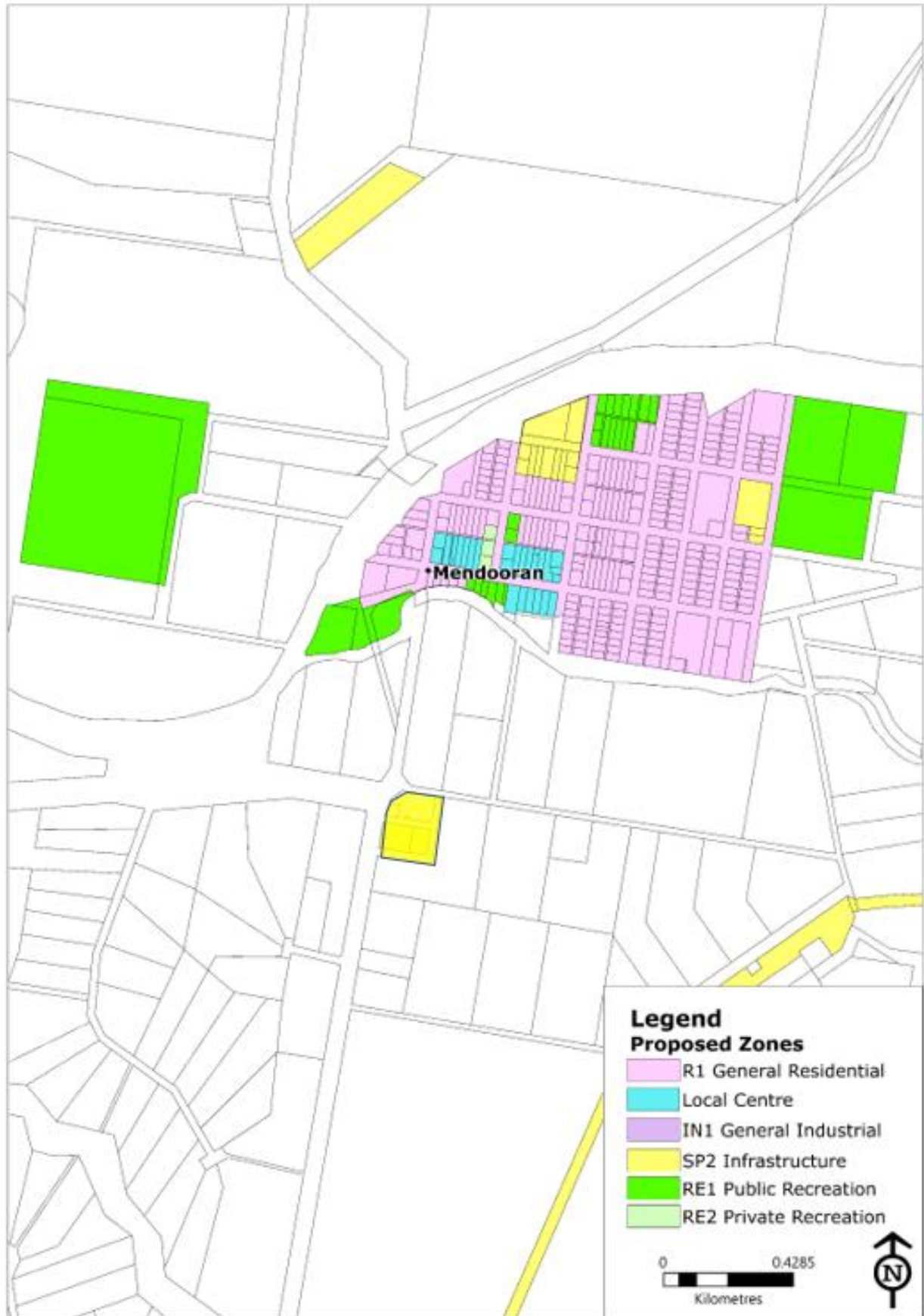
MAP 40: KENE Bri HERITAGE



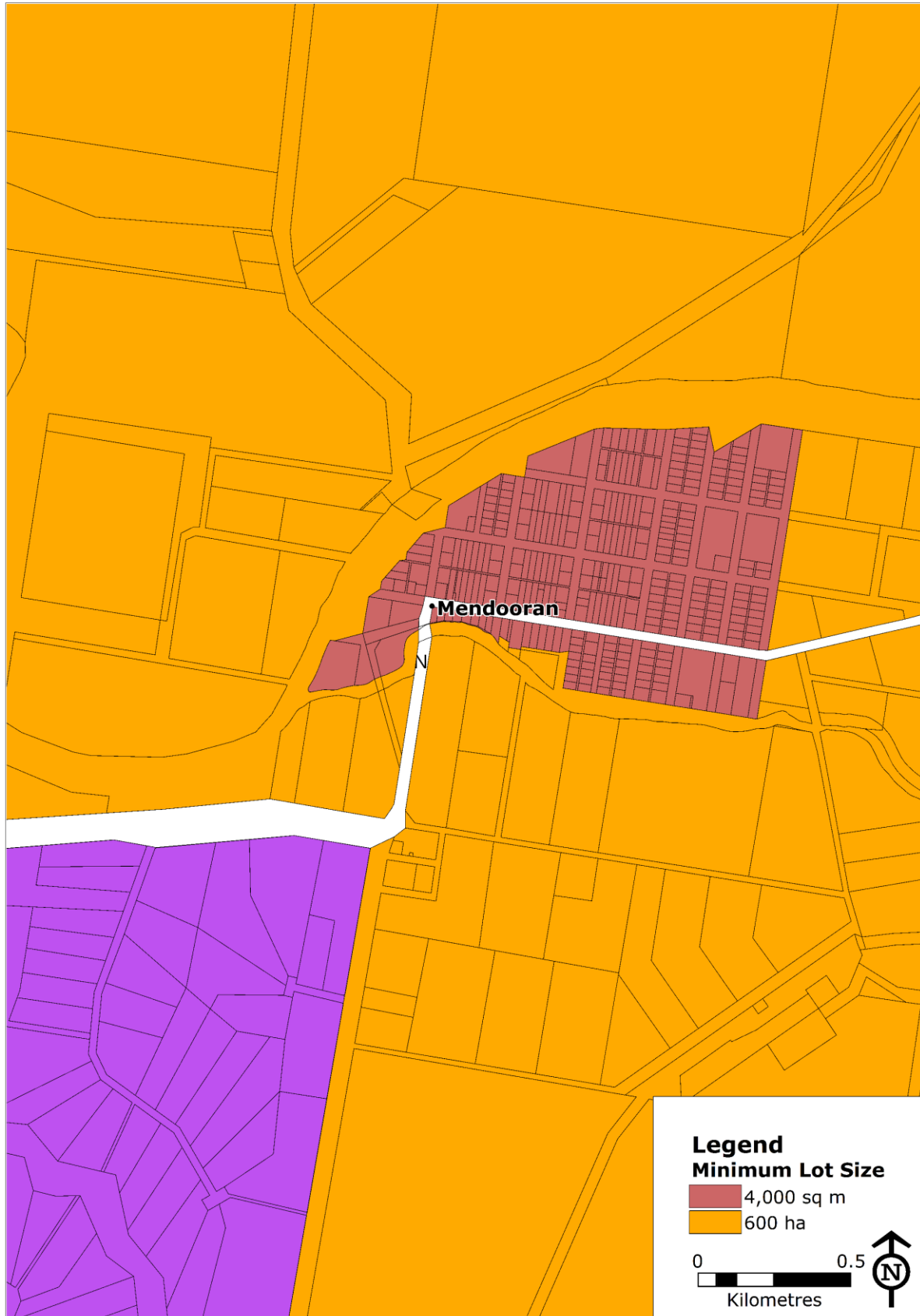
MAP 41: LEADVILLE HERITAGE



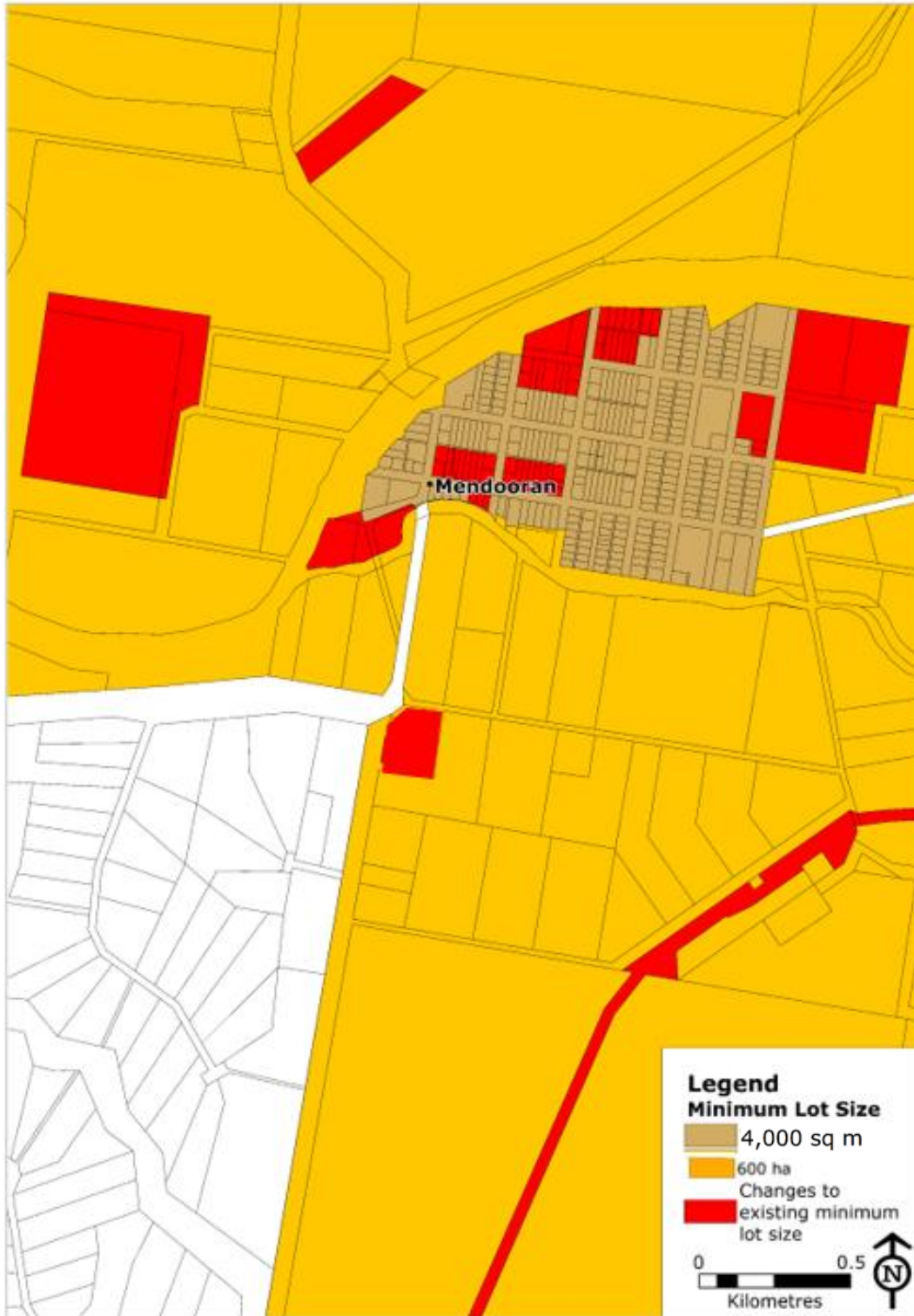
MAP 42: MENDOORAN EXISTING ZONES



MAP 43: MENDOORAN PROPOSED ZONES



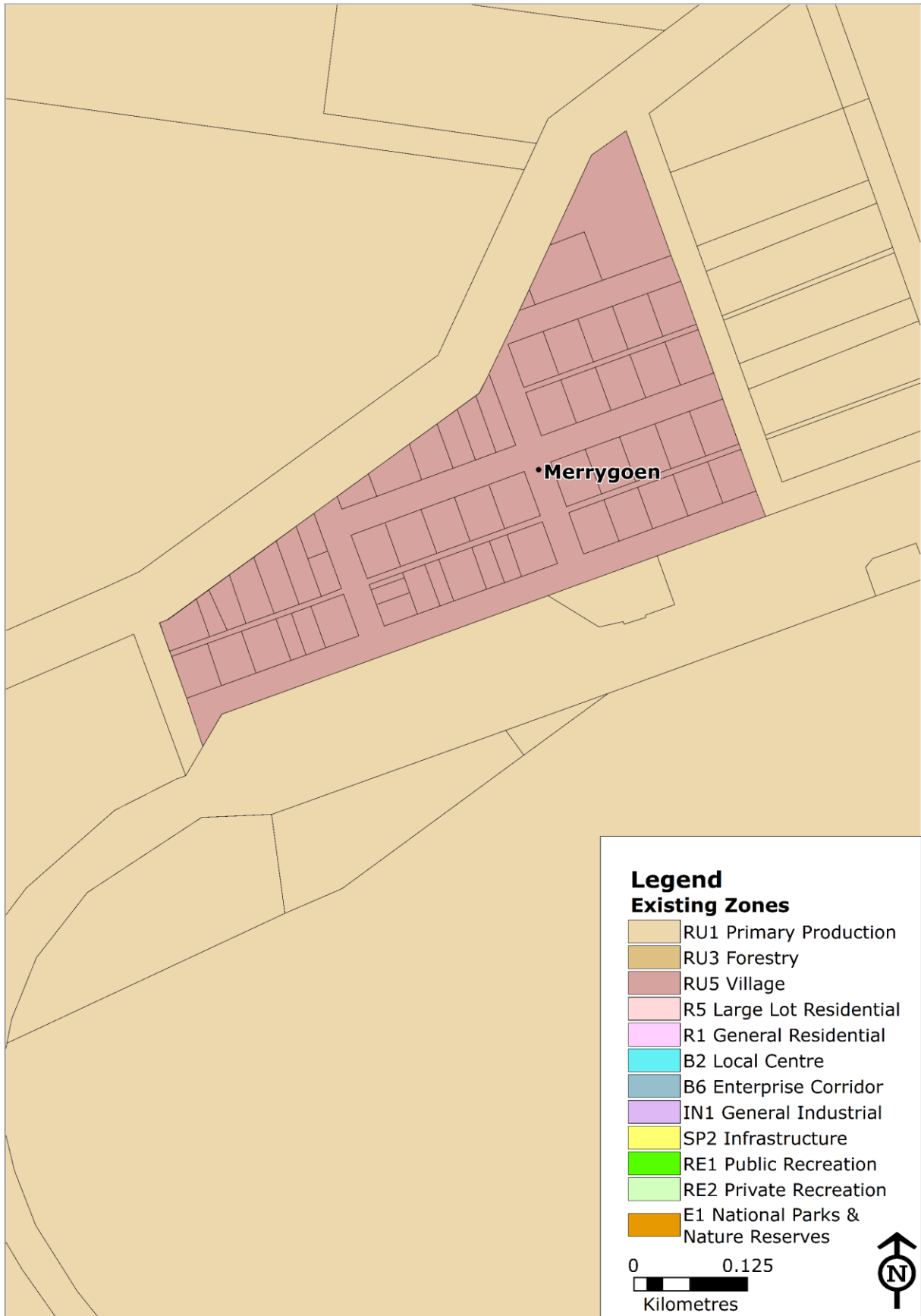
MAP 44: MENDOORAN EXISTING MINIMUM LOT SIZE



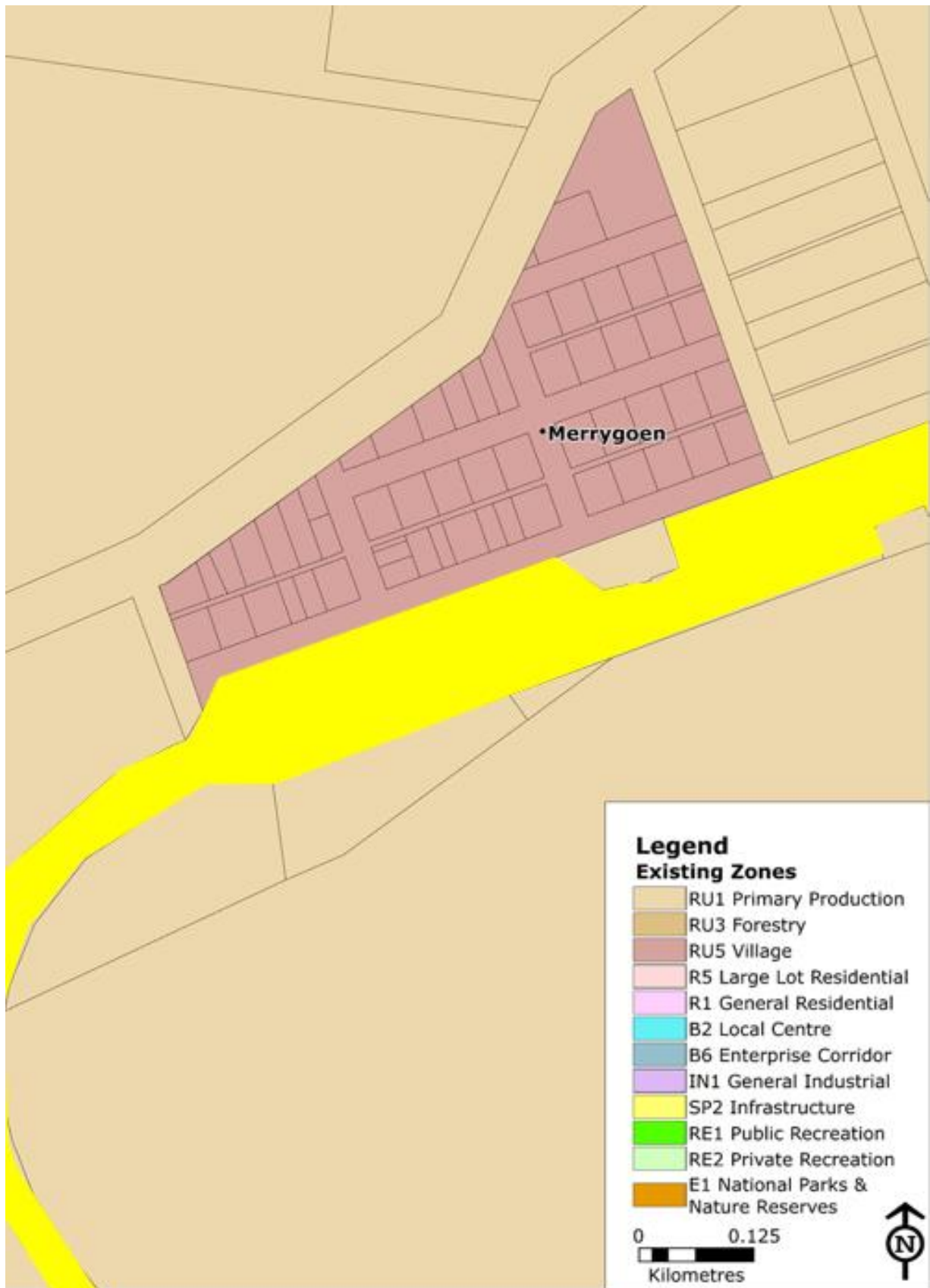
MAP 45: MENDOORAN PROPOSED MINIMUM LOT SIZE



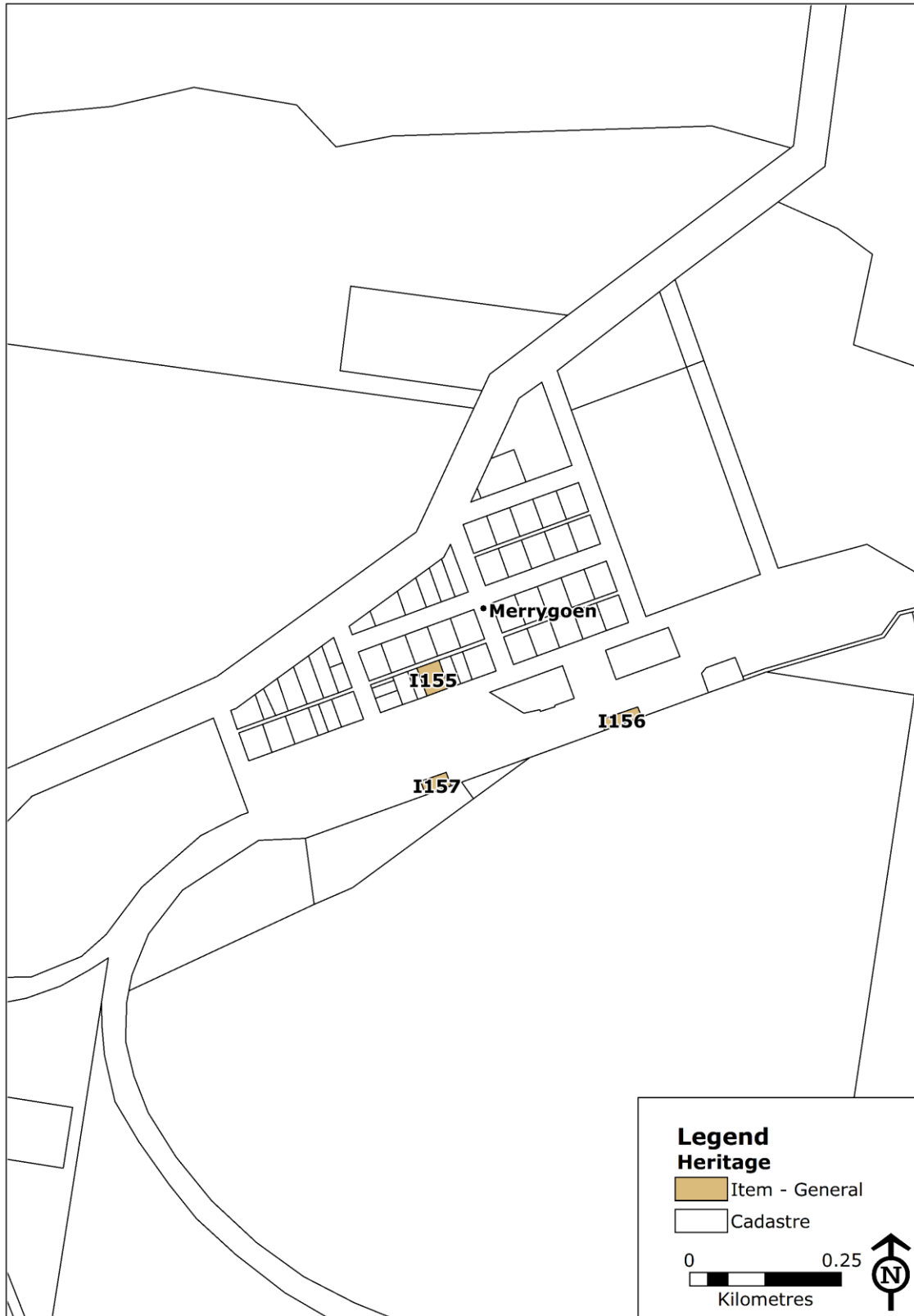
MAP 46: MENDOORAN HERITAGE



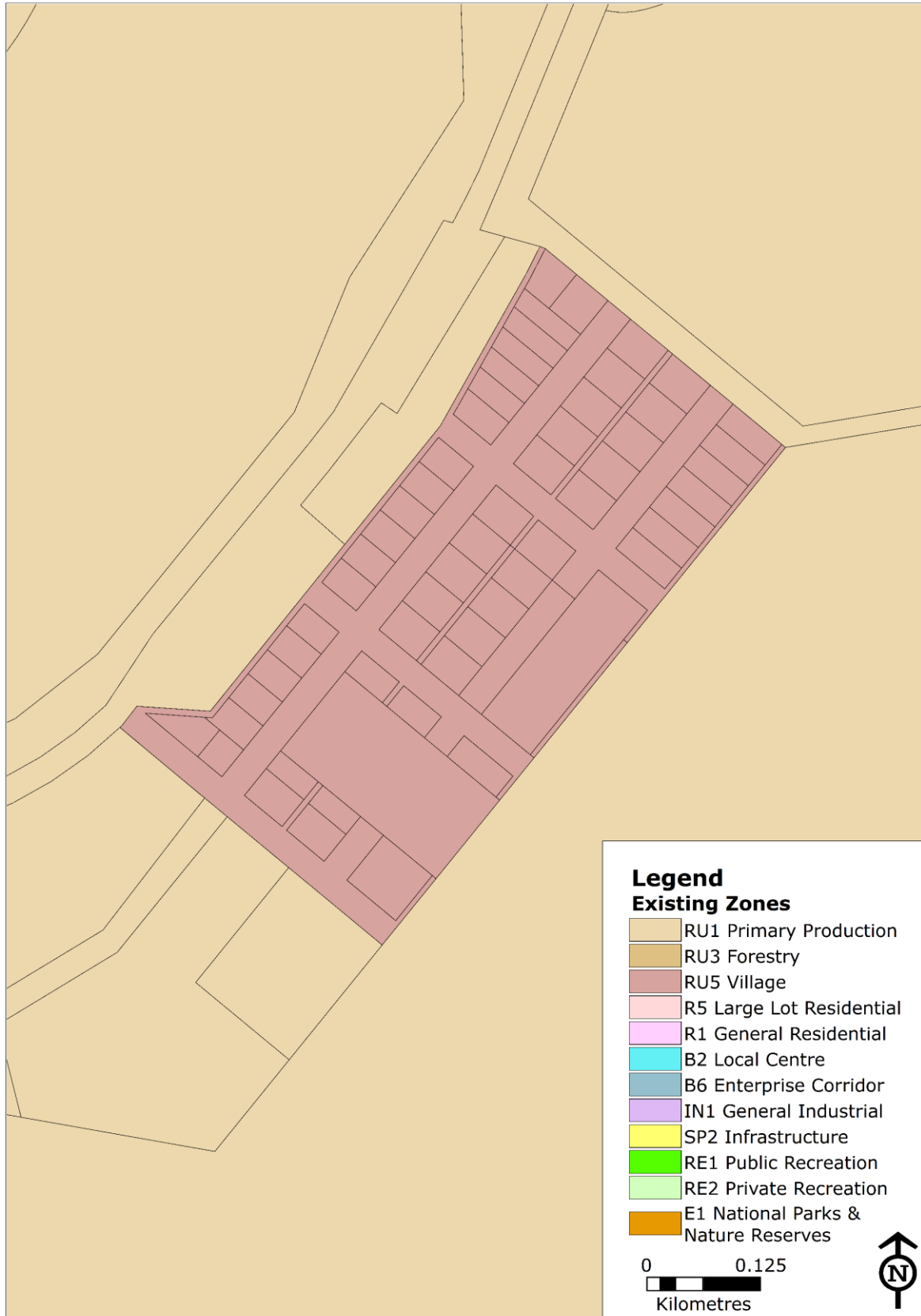
MAP 47: MERRYGOEN EXISTING ZONES



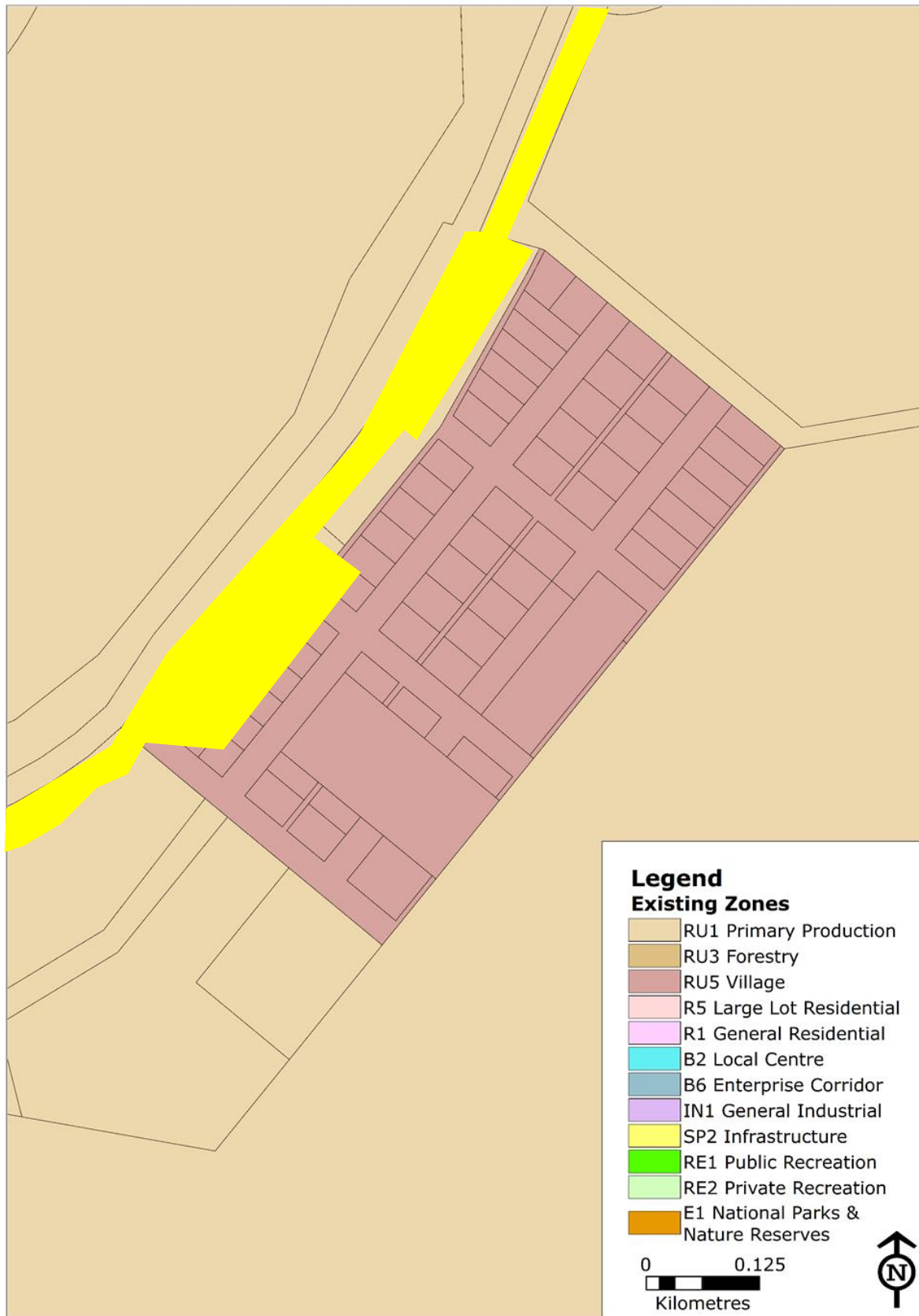
MAP 48: MERRYGOEN PROPOSED ZONES



MAP 49: MERRYGOEN HERITAGE



MAP 50: NEILREX EXISTING ZONES



MAP 51: NEILREX PROPOSED ZONES



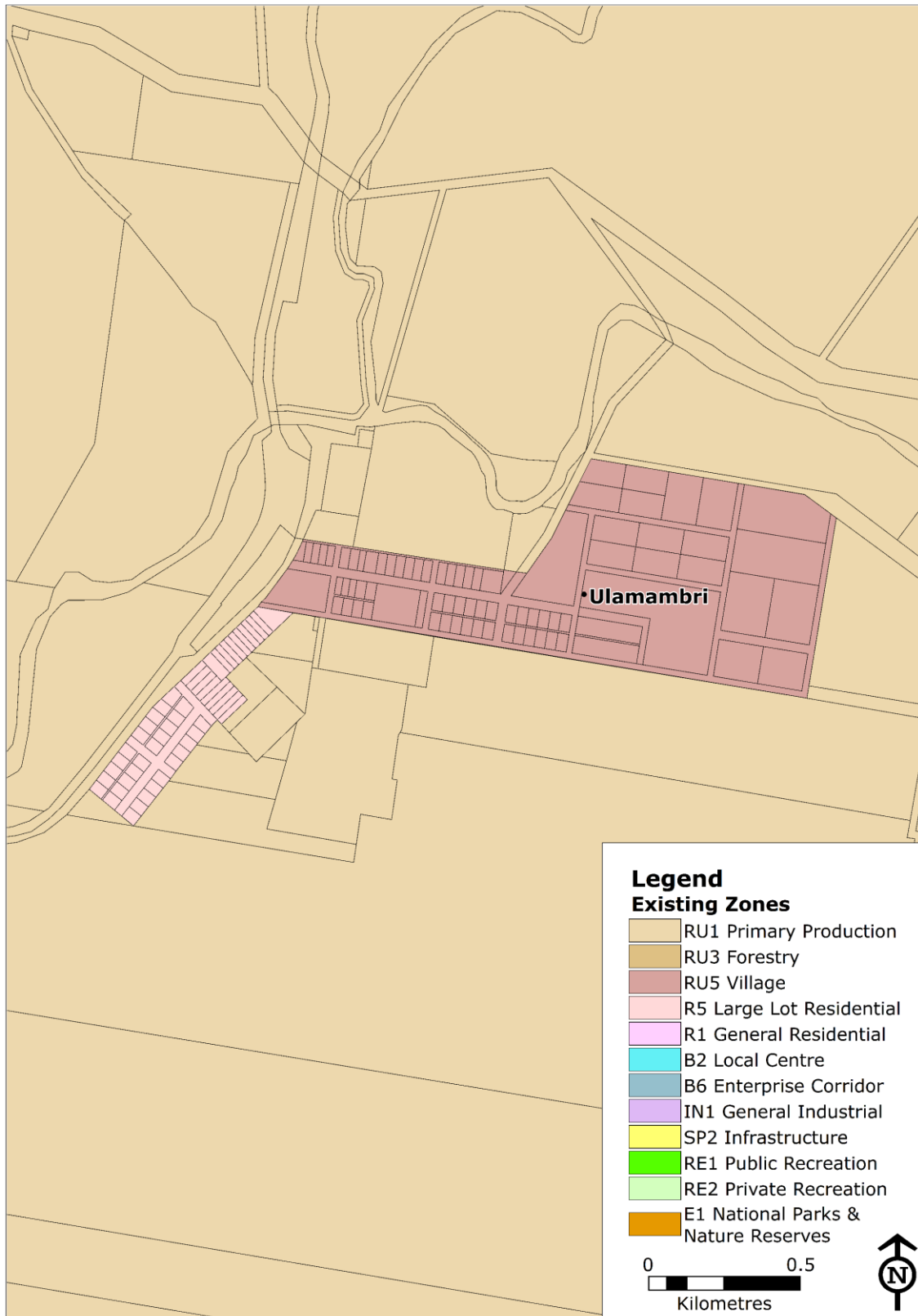
MAP 52: NEILREX HERITAGE



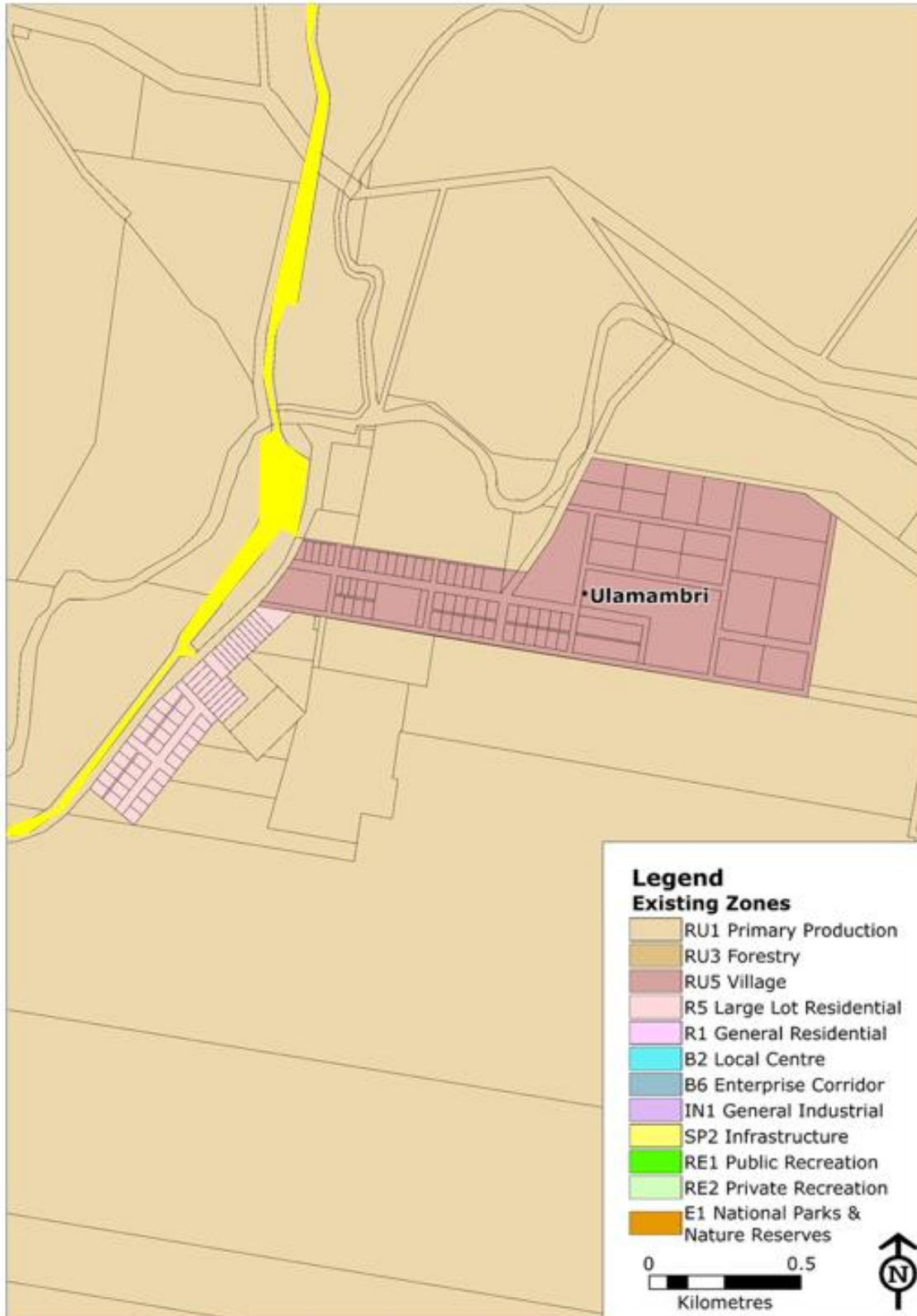
MAP 53: PURLEWAUGH HERITAGE



MAP 54: ROCKY GLEN HERITAGE



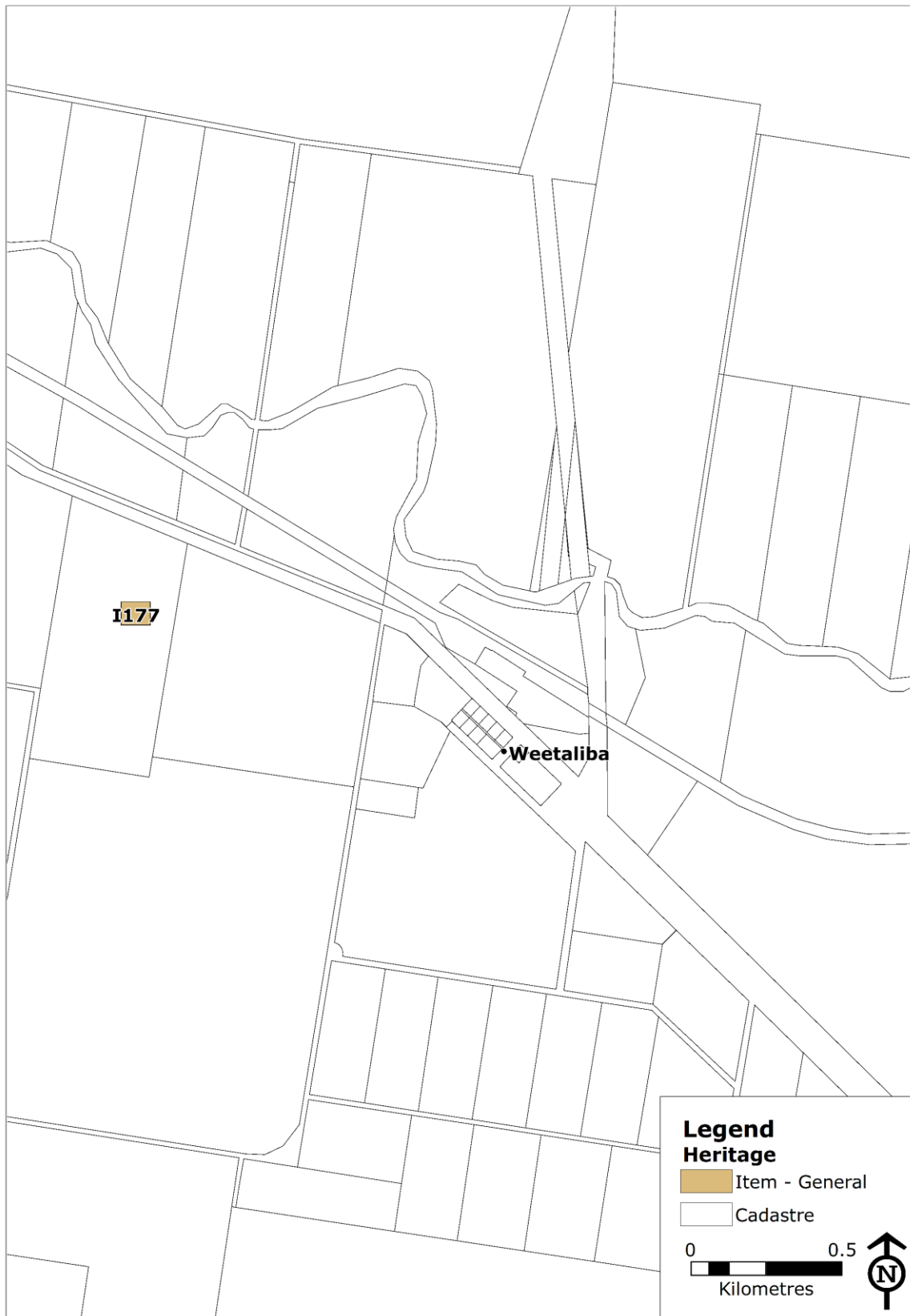
MAP 55: ULAMAMBRI EXISTING ZONES



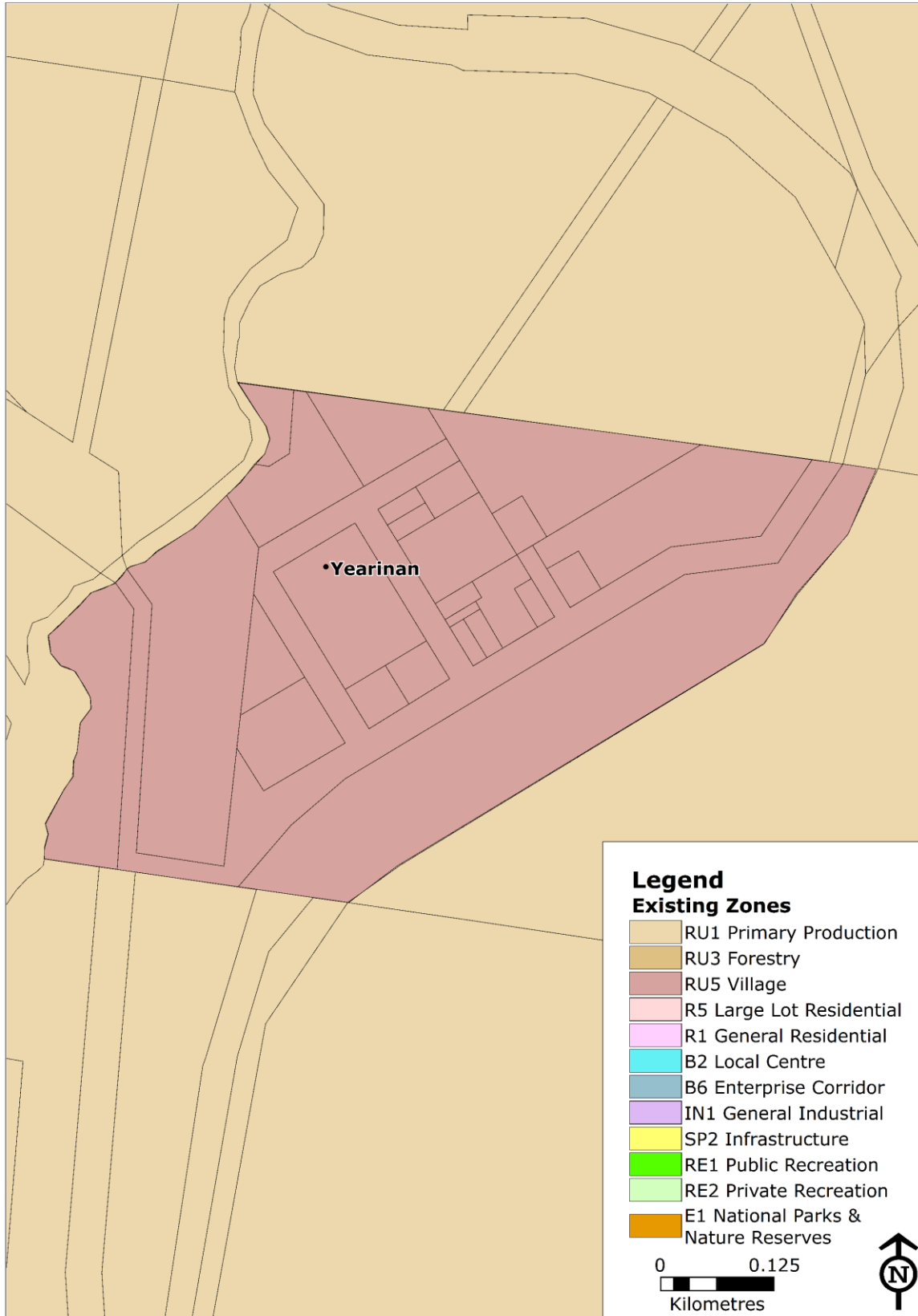
MAP 56: ULAMAMBRI PROPOSED ZONES



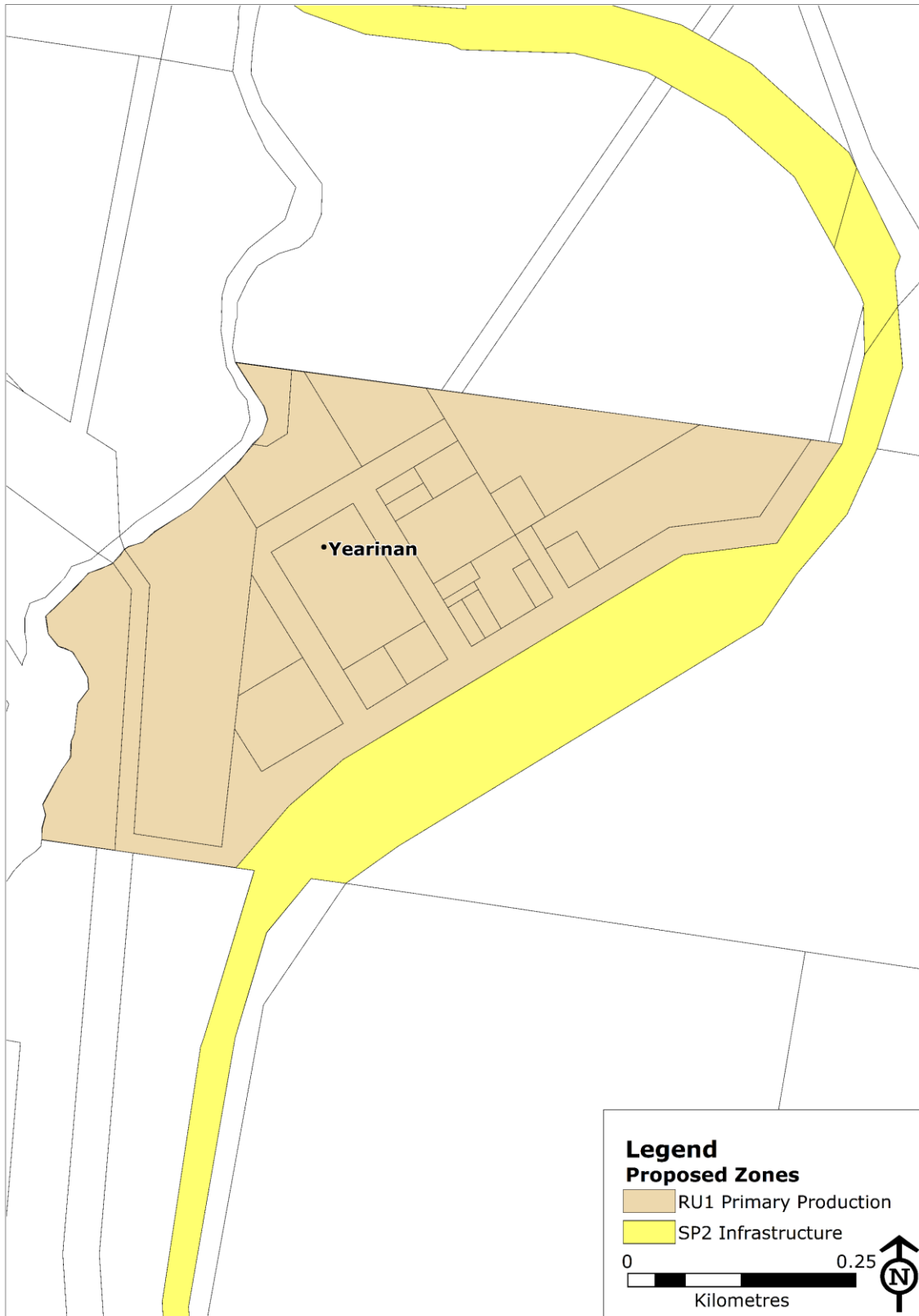
MAP 57: ULAMAMBRI HERITAGE



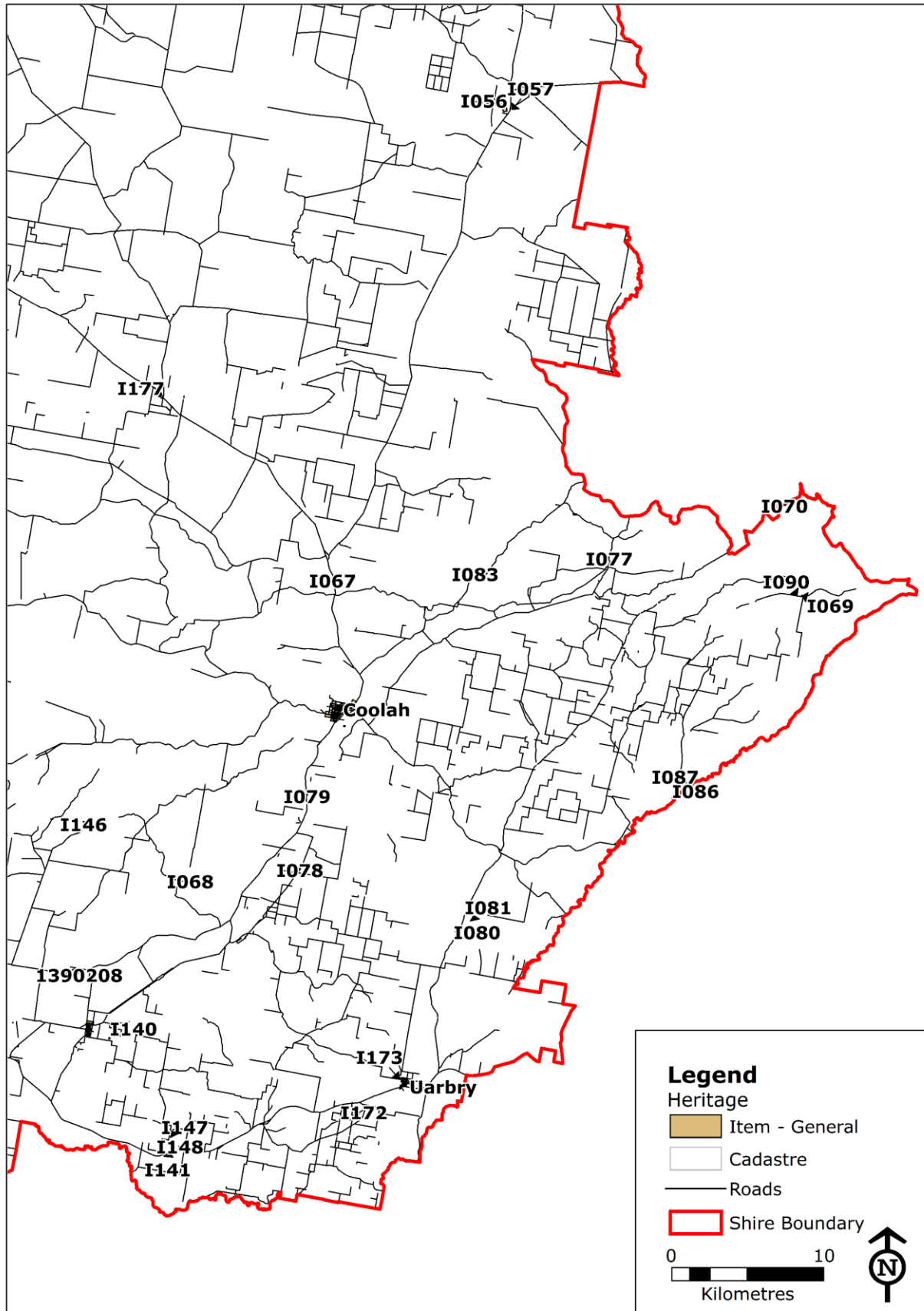
MAP 58: WEETALIBA HERITAGE



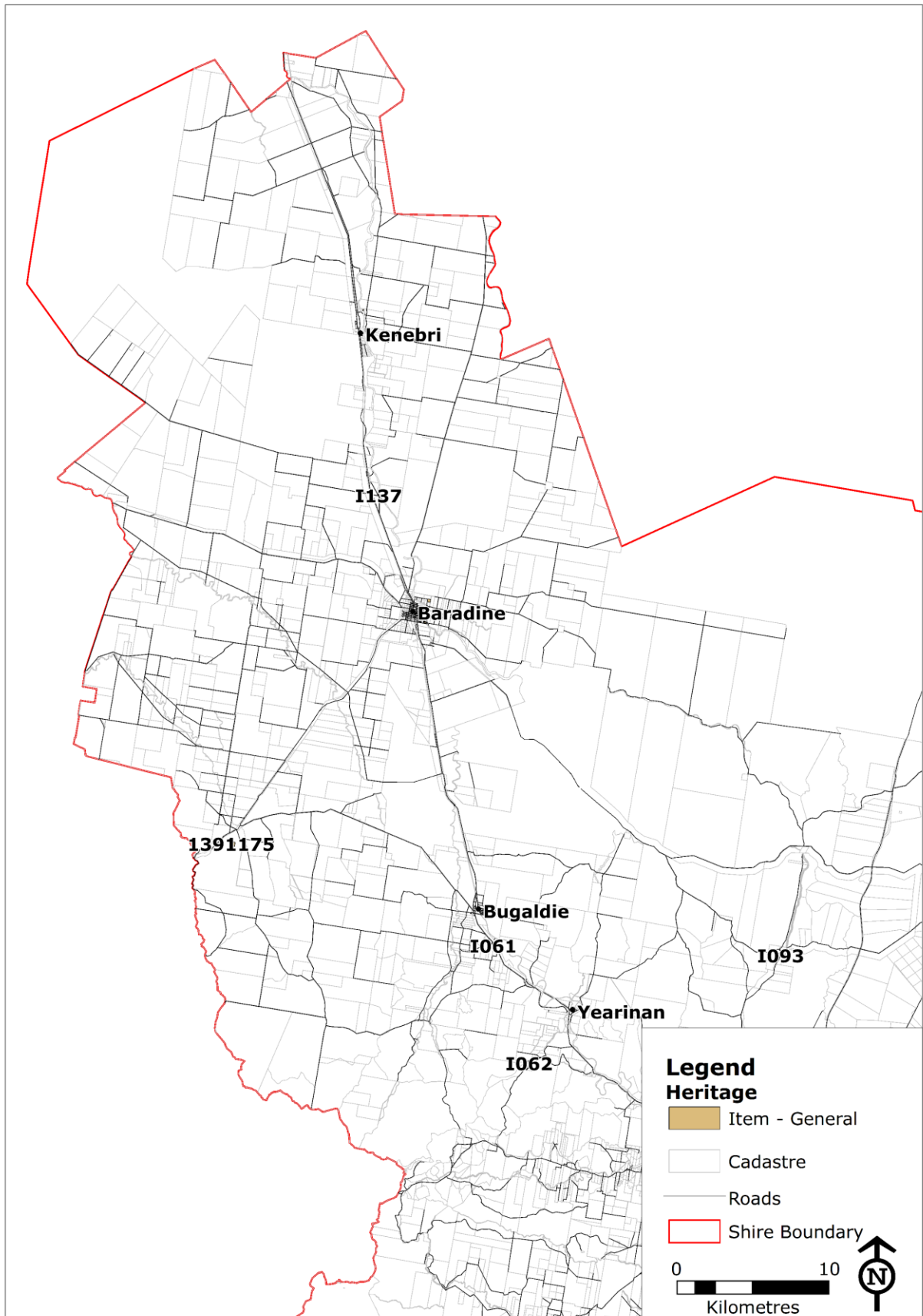
MAP 59: YEARINAN EXISTING ZONES



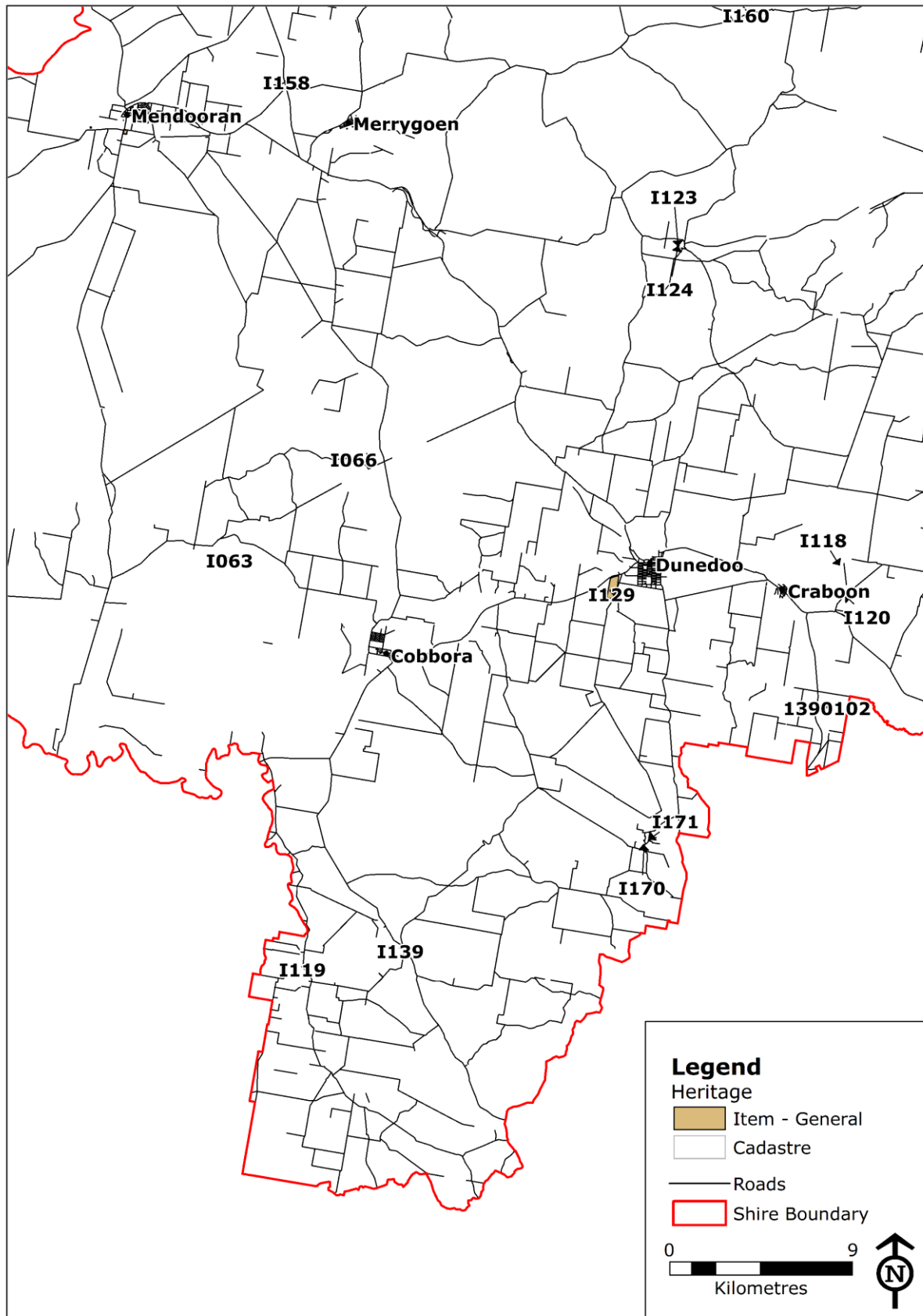
MAP 60: YEARINAN PROPOSED ZONES



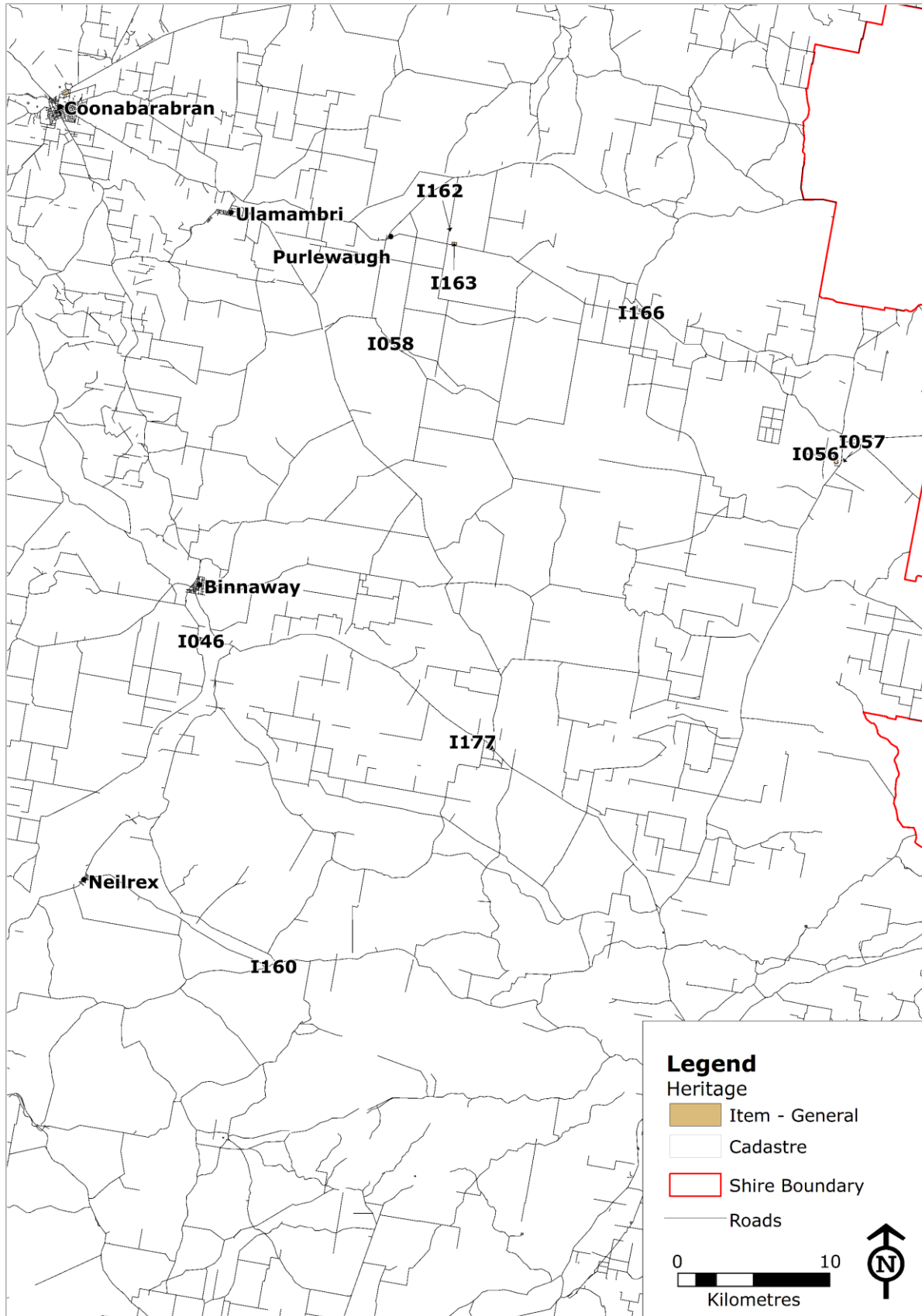
MAP 61: HERITAGE RURAL COOLAH - LEADVILLE



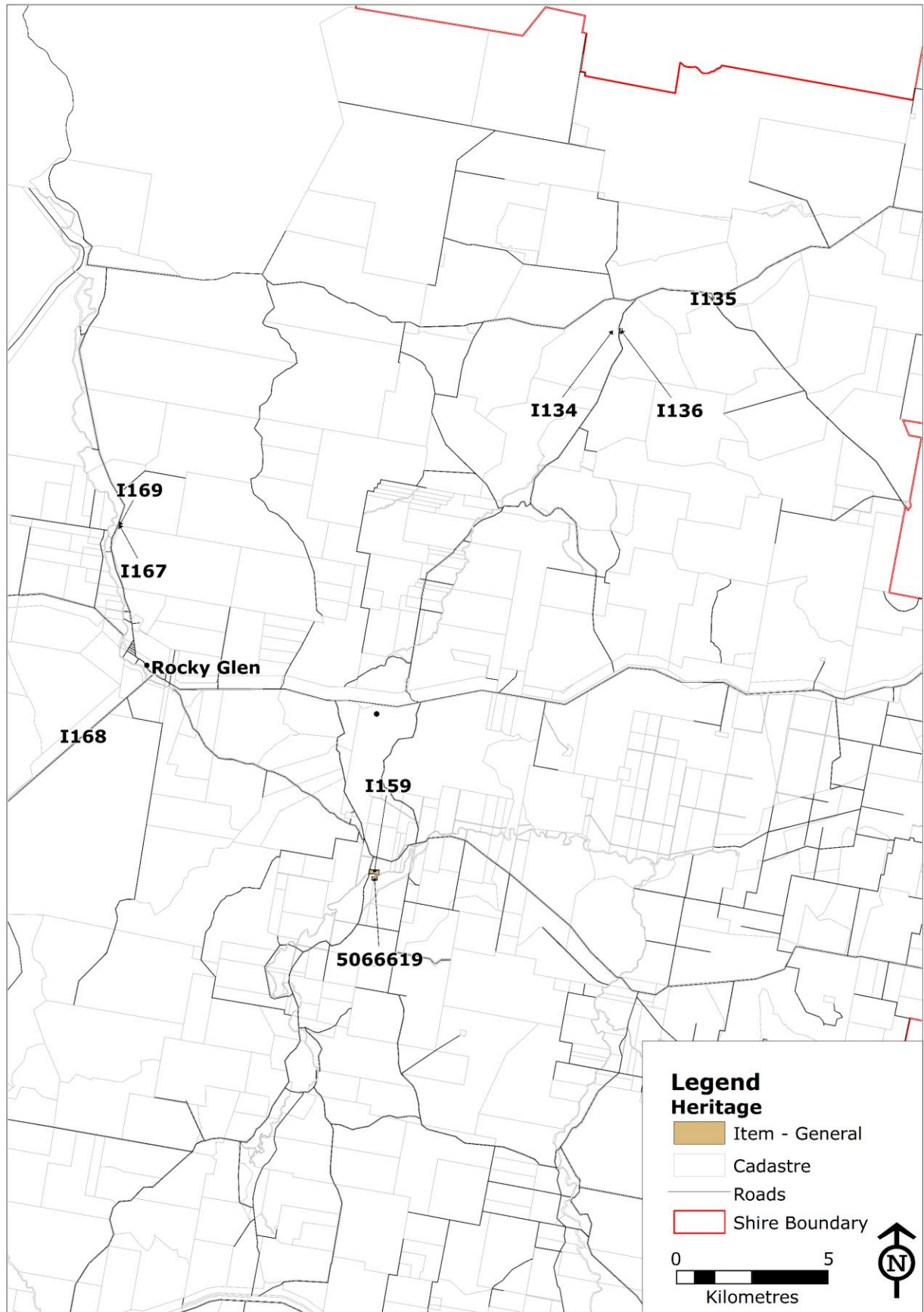
MAP 62: HERITAGE RURAL KENEBRI - YEARINAN



MAP 63: HERITAGE RURAL MENDOORAN – CRABOON



MAP 64: HERITAGE RURAL PURLEWAUGH – WEETALIBA



MAP 65: HERITAGE RURAL ROCK GLEN - GOOLHI