

Warrumbungle Shire Council

Planning Proposal - Reclassification of Land 2022

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1 PRELIMINARY

1.1 Context

This document is a planning proposal that aims to support the reclassification of a number of Council owned public land parcels from community to operational under the Local Government Act 1993 (LG Act). It is emphasized that it is not intended to change the land zoning, minimum lot size or other provisions under the Warrumbungle Local Environmental Plan 2013 (WLEP).

The planning proposal constitutes a document referred to in Section 3.33 of the *Environmental Planning and Assessment Act 1979* (the EP&A Act). It has been prepared in accordance with the Department of Planning and Environment's "*Local Environmental Plan Making Guideline (December 2021)*". In accordance with this guideline the proposal is categorised as being "basic".

The current planning proposal aims to reclassify from "community" to "operational" the lots listed below:

1. Lot 2 DP 113998, Lot 2 DP 133154, Lot A DP 418899, Lot 7,13 and 34 in DP 750246 and Lot 35 DP 750319, **Baradine Aerodrome**, Aerodrome Road, Baradine
2. Lot 1 and Lot 2 DP 873702, **Baradine Sewerage Treatment Plant**, 211 Barwon Street, Baradine
3. Lot 1 DP 1038014, **Dapper Bushfire Shed**, 1006 Spring Ridge Road, Dunedoo
4. Lot 2 DP 1052767, **Gowang Bushfire Shed**, 48 Nashs Road, Coonabarabran
5. Lot 1 Section 6 DP 2649, **Leadville Bushfire Shed**, Corner Cox and Plumb Street, Leadville
6. Lot 7 Section 5 DP 759016, **Ulamambri Bushfire Shed**, South Street, Ulamambri
7. Lot 821 DP 1188971, **Yaminbah Bushfire Shed**, 17048 Oxley Highway, Dandry
8. Lot 1 DP 219211, Lots 103,105 & 106 DP 753405 and Lot 9 DP 793646, **Coonabarabran Aerodrome**, 380 David Knight Drive, Coonabarabran
9. Lot 8 Section 4 DP 758281, **Sewerage Pump Station**, 24-26 Robertson Street, Coonabarabran
10. Lots 1 & 2 DP 1006511, **Coonabarabran Works Depot and Sewerage Ponds**, 2-6 Gardener Street, Coonabarabran
11. Lot 2 DP 414144, **Former RFS Control Centre**, 51 King Street, Coonabarabran
12. Lot 245 DP 753378, **Sanitary Depot**, Off 35 Dandry Road, Coonabarabran
13. Lot 2 DP 234563, Lot 321A DP 938173 & Lot 321C DP 938174, **Sewerage Reuse Area – Dunedoo**, Wargundy Street, Dunedoo
14. Lot 1 DP653078, **Town Wells Road**, Town Wells Road, Coolah
15. Lot 2 DP 1030763 and Lot 402 DP1077124, **Waste Depot – Coonabarabran**, 4202 Baradine Road, Coonabarabran
16. Lot 7 DP 785902, **Water Access from Castlereagh River**, 944 Merryula Road, Coonabarabran
17. Lot B DP 403064, **Works Depot – Dunedoo**, 40 Sullivan Street, Dunedoo
18. Lot 1 DP 248906, **WSC Connect Five**, 14A Robertson Street, Coonabarabran

The lots comprise of Council assets that have either not been classified, or have been missed in previous reclassification planning proposals.

The location of the lots is shown in detailed maps as per Appendix 1 of this planning proposal.

1.2 Current Zoning and Use

The current land zoning of the lots under the WLEP is as follows:

1. Lot 2 DP 113998, Lot 2 DP 133154, Lot A DP 418899, Lot 7,13 and 34 in DP 750246 and Lot 35 DP 750319, Baradine Aerodrome, Aerodrome Road, Baradine – **RU1 – Primary Production**
2. Lot 1 and Lot 2 DP 873702, Baradine Sewerage Treatment Plant, 211 Barwon Street, Baradine – **RU1 – Primary Production**
3. Lot 1 DP 1038014, Dapper Bushfire Shed, 1006 Spring Ridge Road, Dunedoo – **RU1 – Primary Production**
4. Lot 2 DP 1052767, Gowang Bushfire Shed, 48 Nashs Road, Coonabarabran – **RU1 – Primary Production**
5. Lot 1 Section 6 DP 2649, Leadville Bushfire Shed, Corner Cox and Plumb Street, Leadville – **RU1 – Primary Production**
6. Lot 7 Section 5 DP 759016, Ulamambri Bushfire Shed, South Street, Ulamambri – **RU5 – Village**
7. Lot 821 DP 1188971, Yaminbah Bushfire Shed, 17048 Oxley Highway, Dandry – **RU1 – Primary Production**
8. Lot 1 DP 219211, Lots 103,105 & 106 DP 753405 and Lot 9 DP 793646, Coonabarabran Aerodrome, 380 David Knight Drive, Coonabarabran – **RU1 Primary Production**
9. Lot 8 Section 4 DP 758281, Sewerage Pump Station, 24-26 Robertson Street, Coonabarabran – **R1 – General Residential**
10. Lots 1 & 2 DP 1006511, Coonabarabran Works Depot and Sewerage Ponds, 2-6 Gardener Street, Coonabarabran – **IN1 – General Industrial**
11. Lot 2 DP 414144, Former RFS Control Centre, 51 King Street, Coonabarabran – **B2 – Local Centre**
12. Lot 245 DP 753378, Sanitary Depot, Off 35 Dandry Road, Coonabarabran – **RU1 – Primary Production**
13. Lot 2 DP 234563, Lot 321A DP 938173 & Lot 321C DP 938174, Sewerage Reuse Area – Dunedoo, Wargundy Street, Dunedoo – **RE2 – Private Recreational**
14. Lot 1 DP653078, Town Wells Road, Town Wells Road, Coolah – **RU1 – Primary Production**
15. Lot 2 DP 1030763 and Lot 402 DP1077124, Waste Depot – Coonabarabran, 4202 Baradine Road, Coonabarabran – **SP2 – Infrastructure**
16. Lot 7 DP 785902, Water Access from Castlereagh River, 944 Merryula Road, Coonabarabran – **RU1 – Primary Production**
17. Lot B DP 403064, Works Depot – Dunedoo, 40 Sullivan Street, Dunedoo – **R1 – General Residential**
18. Lot 1 DP 248906, WSC Connect Five, 14A Robertson Street, Coonabarabran – **R1 – General Residential**

Refer also to maps indicating land zoning in Appendix 1.

1.3 Background to land classification and reclassification

Under the LG Act all public land must be classified as either “community” or “operational” land.

Community land

The main effect of classification is to restrict the alienation and use of the land. Classification as “community” reflects the importance of the land to the community because of its use or special features. Generally, it is land intended for public access and use, or where other

restrictions applying to the land create some obligation to maintain public access (such as a trust deed or dedication under former section 94 of the EP&A Act. This gives rise to the restrictions in the LG Act, intended to preserve the qualities of the land.

Community land:

- cannot be sold (s45 LG Act)
- cannot be leased, licenced or any other estate granted over the land for more than 21 years (without Ministerial consent) (s47 LG Act)
- must have a plan of management prepared for it (s35 LG Act).

Community land would ordinarily comprise land such as a public park, sportsground or bushland.

Operational land

In contrast, “operational” land has no special restrictions other than those that may ordinarily apply to any parcel of land. Operational land is unfettered land. Operational land would ordinarily comprise land that facilitates the carrying out by a council of its functions or land which may not be open to the general public, such as council offices, a works depot, sewer or water pump station or a council quarry. It also includes land held by Council as a temporary asset or as an investment.

History and current position of public land classification

Issues associated with historic land classifications were brought to the fore when leases were sought to be renewed on some land areas. Investigations revealed that a number of prior leases issued by Council were invalid due to the land being classified as community and not having a plan of management.

Further detailed assessment of the status of a number of Council owned parcels was undertaken identifying instances where no classification had been given to some public land as per the transition period for the newly proclaimed LG Act in 1993. As a result, unclassified land defaulted to community status, even though it was clearly utilised for operational purposes.

The process of reclassification is to be facilitated by means of a planning proposal under the EP&A Act seeking to support an amendment to the WLEP 2013. Completion of such an action will effectively “press the reset button” on the original public land classification process. This is the primary motivator and justification for this current planning proposal and reclassification process.

At the Ordinary Meeting of Council on 21 September 2017 it was resolved to support a planning proposal to reclassify a range of Council owned public lands from community to operational.

Council’s future intention for each land parcel is indicated in Appendix 1.

1.4 Conclusion and next steps

To sum up, this planning proposal deals with the reclassification of eighteen (18) public land facilities (and various land parcels) to operational. The reclassification of the lands in this planning proposal is not proposing to extinguish any public reserve status or change or extinguish any interests in the lands.

2 PART 1 – OBJECTIVE OR INTENDED OUTCOME

The objective or intended outcome of the planning proposal is to reclassify from “community” to “operational” the Council owned public lands referred to below:

1. Lot 2 DP 113998, Lot 2 DP 133154, Lot A DP 418899, Lot 7,13 and 34 in DP 750246 and Lot 35 DP 750319, **Baradine Aerodrome**, Aerodrome Road, Baradine
2. Lot 1 and Lot 2 DP 873702, **Baradine Sewerage Treatment Plant**, 211 Barwon Street, Baradine
3. Lot 1 DP 1038014, **Dapper Bushfire Shed**, 1006 Spring Ridge Road, Dunedoo
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7. Lot 821 DP 1188971, **Yaminbah Bushfire Shed**,17048 Oxley Highway, Dandry
8. Lot 1 DP 219211, Lots 103,105 & 106 DP 753405 and Lot 9 DP 793646, **Coonabarabran Aerodrome**, 380 David Knight Drive, Coonabarabran
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11. Lot 2 DP 414144, **Former RFS Control Centre**, 51 King Street, Coonabarabran
12. Lot 245 DP 753378, **Sanitary Depot**, Off 35 Dandry Road, Coonabarabran
13. Lot 2 DP 234563, Lot 321A DP 938173 & Lot 321C DP 938174, **Sewerage Reuse Area – Dunedoo**, Wargundy Street, Dunedoo
14. Lot 1 DP653078, **Town Wells Road**, Town Wells Road, Coolah
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17. Lot B DP 403064, **Works Depot – Dunedoo**, 40 Sullivan Street, Dunedoo
18. Lot 1 DP 248906, **WSC Connect Five**, 14A Robertson Street, Coonabarabran

3 PART 2 – EXPLANATION OF PROVISIONS

The objectives or intended outcomes of the Proposal, will be achieved by amending Schedule 4 of Warrumbungle Local Environmental Plan 2013 so as to include the public lands referred to in PART 1 above in *Part 1 Land classified, or reclassified, as operational land – no interests changed* of Schedule 4 thereby confirming reclassification of such lands from community to operational.

4 PART 3 – JUSTIFICATION

4.1 Need for the planning proposal

The planning proposal is not the result of any specific strategy or study. However, the need has arisen for the planning proposal mainly due to the findings of Council's asset and land rationalisation anomalies and incorrect classifications for land utilised for operational purposes.

In the interests of good governance all necessary steps are being taken to ensure that the correct classification is applied to public land under Council's control.

In preparing a planning proposal to reclassify relevant lands, Council is following remedial actions that are available. There is no other way to rectify the situation or to achieve the objectives or intended outcomes other than through a planning proposal process.

4.2 Relationship to Strategic Planning Framework

The relevant Regional Strategy is the Central West and Orana Regional Plan 2036 and the draft Central West and Orana Regional Plan 2041 that has been on exhibition.

This planning proposal deals with local matters and it is of local planning significance. The Regional Plan and draft Regional Plan have been reviewed to ascertain if its planning directions are inconsistent with the planning proposal and this review has not shown any inconsistencies. For this reason, it is not considered necessary to provide any further consideration of the Regional Plan and draft Regional Plan.

The planning proposal is not inconsistent with the Council's Community Strategic Plan or the Warrumbungle Land Use Strategy, 2013.

4.3 State Environmental Planning Policies

The Planning Proposal will not detrimentally impact on, and is considered to be consistent with the provisions of, relevant State Environmental Planning Policies (SEPPs). The proposal does not change zoning or Warrumbungle LEP 2013 provisions other than being administrative to reclassify the land. The details of each SEPP and its consistency are set out in the following Table 1.

SEPP Name	Consistency	Comment
State Environmental Planning Policy (Primary Production) 2021	Yes	The PP will not contain provisions that will contradict or would hinder the application of this SEPP
State Environmental Planning Policy (Resources and Energy) 2021	NA	Not applicable
State Environmental Planning Policy (Resilience and Hazards) 2021	NA	Not applicable
State Environmental Planning Policy (Industry and Employment) 2021	NA	Not applicable
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.
State Environmental Planning Policy (Biodiversity and Conservation) 2021	NA	Not applicable
State Environmental Planning Policy (Planning Systems) 2021	NA	Not applicable

State Environmental Planning Policy (Precincts – Eastern Harbour City) 2021	NA	Not applicable
State Environmental Planning Policy (Precincts – Central River City) 2021	NA	Not applicable
State Environmental Planning Policy (Precincts – Western Parkland City) 2021	NA	Not applicable
State Environmental Planning Policy (Precincts – Regional) 2021	NA	Not applicable
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004	NA	Not applicable
State Environmental Planning Policy (Housing) 2021	NA	Not applicable
State Environmental Planning Policy No 65 (Design Quality of Residential Apartment Development)	NA	Not applicable
SEPP (Exempt and Complying Development Codes) 2008	NA	Not applicable

4.4 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 Title	Consistency	Comment
Focus area 1: Planning Systems		
1.1 Implementation of Regional Plans	NA	Not applicable
1.2 Development of Aboriginal Land Council land	NA	Not applicable
1.3 Approval and Referral Requirements	Yes	The PP will be consistent with this Ministerial Direction
1.4 Site Specific Provisions	Yes	The PP will be consistent with this Ministerial Direction
1.5 Parramatta Road Corridor Urban Transformation Strategy	NA	Not applicable
1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	NA	Not applicable
1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	NA	Not applicable
1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	NA	Not applicable
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	NA	Not applicable

1.10 Implementation of the Western Sydney Aerotropolis Plan	NA	Not applicable
1.11 Implementation of Bayside West Precincts 2036 Plan	NA	Not applicable
1.12 Implementation of Planning Principles for the Cooks Cove Precinct	NA	Not applicable
1.13 Implementation of St Leonards and Crows Nest 2036 Plan	NA	Not applicable
1.14 Implementation of Greater Macarthur 2040	NA	Not applicable
1.15 Implementation of the Pyrmont Peninsula Pace Strategy	NA	Not applicable
1.16 North West Rail Link Corridor Strategy	NA	Not applicable
1.17 Implementation of the Bays West Place Strategy	NA	Not applicable
Focus area 2: Design and Place		
3.1 Conservation 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
3.2 Heritage Conservation	Yes	The PP will not affect any existing heritage items or conservation areas
3.3 Sydney Drinking Water Catchments	NA	Not applicable
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	NA	Not applicable
3.5 Recreation Vehicle Areas	NA	Not applicable
Focus area 4: Resilience and Hazards		
4.1 Flooding	Yes	The PP will not have any impact on flood prone land and as such remains consistent with this direction.
4.2 Coastal Management	NA	Not applicable
4.3 Planning for Bushfire Protection	Yes	The PP will not have any impact on bushfire prone land and as such remains consistent with this direction.
4.4 Remediation of Contaminated Land	Yes	The PP will not have any impact on contaminated land and as such remains consistent with this direction.
4.5 Acid Sulfate Soils	NA	Not applicable
4.6 Mine Subsidence and Unstable Land	NA	Not applicable
Focus area 5: Transport and Infrastructure		

5.1 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.
5.2 Reserving Land for Public Purpose	Yes	The PP will be consistent with this Ministerial Direction
5.3 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
5.4 Shooting Ranges	Yes	The PP will not have any impact on shooting ranges and as such remains consistent with this direction.
Focus area 6: Housing		
6.1 Residential Zones	Yes	The PP does not make any major alterations to the supply of housing in the Shire and as such is consistent with this direction
6.2 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
Focus area 7: Industry and Employment		
7.1 Business and Industrial Zones	Yes	The PP will not reduce the size of business and industrial zones and as such remains consistent with this direction
7.2 Reduction in Non-hosted Short-term Rental Accommodation Period	NA	This direction only applies to the Byron Shire
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	NA	Not applicable
Focus area 8: Resources and Energy		
8.1 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
Focus area 9: Primary Production		
9.1 Rural Zones	Yes	The PP will not make any changes to rural zoning and as such remains consistent with this direction
9.2 Rural Lands	Yes	The PP will not make any changes to existing land use or minimum lot sizes and as such remains consistent with this direction
9.3 Oyster Aquaculture	Yes	The PP will not have any impact on oyster aquaculture and as such remains consistent with this direction
9.4 Farmland of State and Regional Significance on the NSW Far North Coast	NA	Not applicable

5 PART 4: ENVIRONMENTAL, SOCIAL AND ECONOMIC IMPACT

5.1 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 on it.

5.2 Environmental Effects

The Planning Proposal will not result in any significant negative environmental effects.

5.3 Social and Economic Effects

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

The Planning Proposal will not result in substantial changes to zoning or development potential within the LGA.

5.4 Adequacy of Public Infrastructure

The Planning Proposal will not make any changes to development potential and will not lead to the need for an increase in public infrastructure.

5.5 Consultation of State and Commonwealth Authorities

Relevant State and Commonwealth public authorities will be consulted during the exhibition of the Planning Proposal as stipulated under the Gateway determination if required.

Council does not consider agency consultation is required in this case.

6 PART 5 MAPPING

The location of the land affected by this planning proposal is shown in detailed maps within Appendix 1.

No changes to the LEP mapping will be required.

One map is presented for each facility. The maps and their numbers are as follows:

- Map 1: Baradine Aerodrome;
- Map 2: Baradine Sewerage Treatment Plant;
- Map 3: Bushfire Shed Dapper;
- Map 4: Bushfire Shed Gowang;
- Map 5: Bushfire Shed Leadville;
- Map 6: Bushfire Shed Ulamambri;
- Map 7: Bushfire Shed Yaminbah;
- Map 8: Coonabarabran Aerodrome;
- Map 9: Coonabarabran Sewerage Pump Station;
- Map 10: Coonabarabran Works Depot and Sewerage Ponds;
- Map 11: Former RFS Control Centre;
- Map 12: Sanitary Depot;
- Map 13: Sewerage Reuse Area Dunedoo;
- Map 14: Town Wells Road;
- Map 15: Waste Depot – Coonabarabran;
- Map 16: Water Access;
- Map 17: Works Depot – Dunedoo;
- Map 18: WSC Connect Five

7 PART 6: COMMUNITY CONSULTATION

As the planning proposal involves the reclassification of public land it is considered by DPEs "*Local Environmental Plan Making Guideline (December 2021)*" to be a 'basic' planning proposal.

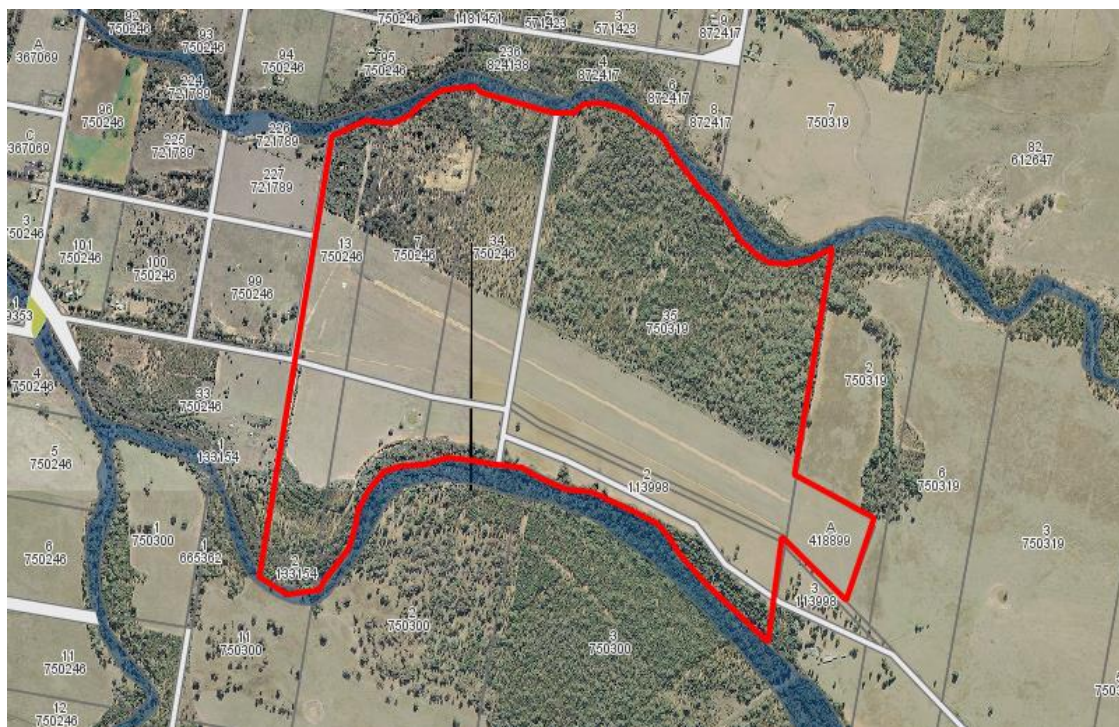
Due to the nature of the proposal and the number of parcels to be reclassified is intended that the proposal be exhibited for a minimum of 28 days in accordance with the above guideline.

The planning proposal will also be exhibited in accordance with DPEs PN 16-001 a copy of which is included as Appendix 2. Written statements addressing the information checklist requirements for planning proposals or draft LEPs to reclassify public land, as required by Attachment 1 to PN 16-001 are provided as part of Appendix 1.

In accordance with Section 29 of the LG Act a public hearing will be conducted under section 3.34(2)(e) of the EP&A Act following the exhibition of the planning proposal. Separate public notice of the public hearing will be given after the conclusion of the public exhibition period.

APPENDIX 1 - MAPPING

WARRUMBUNGLE SHIRE COUNCIL RECLASSIFICATION REFERENCE: MAP 1	Map 1 - Baradine Aerodrome
Locality	Baradine
Functional Use	Aerodrome
Common Asset Name	Baradine Aerodrome
Street	Aerodrome Road, Baradine
Lot and DP	Lot 2 DP 113998, Lot 2 DP 133154, Lot A DP 418899, Lot 7,13 and 34 in DP 750246 and Lot 35 DP 750319
Land Area	177.1ha
CT Reference	Yes- sighted in Council's legal documents. Legal documents - 61/301, 61/304
Date Classified	Not included in 1994 classification of land
Nature of Council's interest in the land	Freehold ownership
How and when interest acquired	Purchased off the Baradine Progress Association – Resolution 576/7 of 17 March 1959. CT shows date of Transfer as 1 June 1960
Current Landuse and Zone	Utility and services – aviation purposes – RU1 Primary production
New Landuse and Zone	Utility and services – aviation purposes – RU1 Primary production
Current Classification	Community
Proposed Classification	Operational



Statement addressing documentation and justification requirements of Department of Planning and Environment Practice Note PN 16-001 Classification and reclassification of public land through a local environmental plan including Attachment 1.

Current and proposed classification of the land	Current classification – community Proposed classification – operational
Is the land a 'public reserve' as defined in the LG Act?	No
The strategic and site-specific merits of the reclassification.	The land accommodates the Baradine Aerodrome being important for both the community and important emergency services functions. Its land classification should be appropriate to the function and purpose it serves. Its proposed classification as operational is appropriate and will allow it to be maintained and managed free of the constraints of a community land classification
Is the planning proposal the result of a strategic study or report?	No
Is the planning proposal consistent with Council's community plan or other local strategic plan?	Yes, for Council to continue providing an aerodrome for the community of Baradine
Summary of Council's interests in the land.	Nil, other than owner of the land
Are any interests in the land proposed to be discharged?	No
The effect of the reclassification.	There are no physical or operational changes or effects anticipated as a result of the reclassification
Evidence of public reserve status or relevant interests, or lack thereof.	There is no evidence to indicate that the land is a public reserve or has public reserve status
Current use(s) of the land, and whether uses are authorised or unauthorised	The current use of the land is for the Baradine Aerodrome and is used for aviation purposes
Current or proposed lease or agreements; details of duration, terms and controls.	No current leases; part of area previously leased for grazing, but lease not renewed
Any agreement for the sale or lease of the land – inc. basic details, timing.	N/A – No agreements for the sale or lease of the land are applicable
Is rezoning of the land proposed in association with the reclassification?	No. Rezoning of the land is not proposed
How Council may or will benefit financially, and how these funds will be used.	No financial benefit for Council is expected. Reclassification to operational is not expected to generate funds for Council.
Expected financial benefit for Council if any?	No financial benefit to Council is expected.
How Council will ensure funds remain available to fund proposed open space sites or improvements referred to in justifying the reclassification, if relevant to the proposal.	Not relevant to this proposal, as the current reclassification process is merely correcting an anomaly in earlier public land reclassification processes.
Inclusion of a Land Reclassification (part lots) Map, if land to be reclassified does not apply to the whole lot.	N/A
Preliminary comments by a relevant government agency, including an agency that dedicated the land to Council, if applicable.	There are no relevant government agencies that warrant being consulted in relation to this proposal.

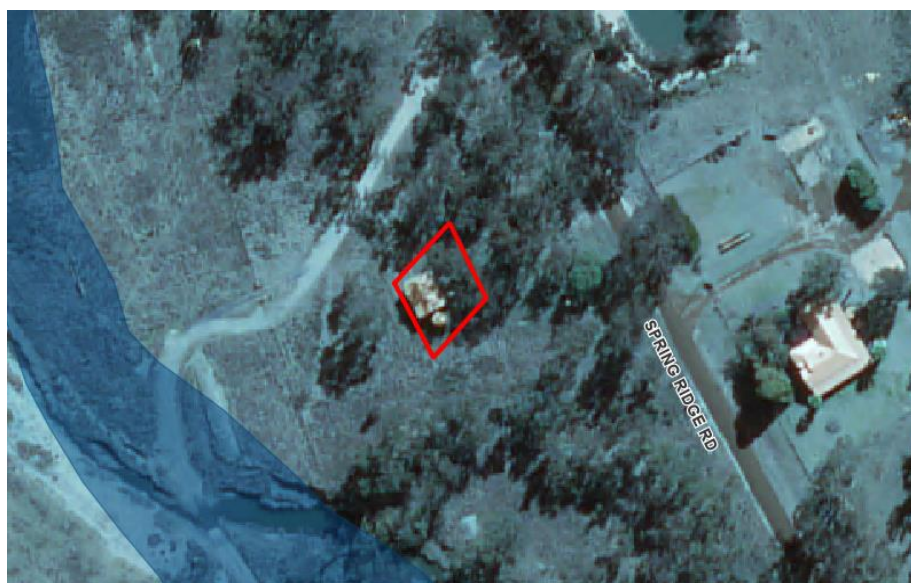
WARRUMBUNGLE SHIRE COUNCIL RECLASSIFICATION REFERENCE: MAP 2	Map 2 - Baradine Sewerage Treatment Plant
Locality	Baradine
Functional Use	Sewerage Treatment Plant
Common Asset Name	Baradine Sewerage Treatment Plant
Street	211 Barwon Street, Baradine
Lot and DP	Lot 1 and Lot 2 DP 873702
Land Area	30.09ha
CT Reference	Yes – sighted in Council's legal documents (Title Deeds dated 02.12.1999) Legal Document - 868
Date Classified	No classification made through resolution of Council
Nature of Council's interest in the land	Freehold ownership
How and when interest acquired	Resolution of Council 1073 – 20 December 1994 to acquire land – Government Gazettal No 124, 29 October page 10387 – land vested in Coonabarabran Shire Council for the purpose of operating sewerage treatment plant.
Reason Council acquired interest	To provide sewerage system to the town of Baradine
Current Landuse and Zone	Utility and services – sewerage infrastructure – RU1 Primary production
New Landuse	Utility and services – sewerage infrastructure – RU1 Primary production
Current Classification	Community
Proposed Classification	Operational



Statement addressing documentation and justification requirements of Department of Planning and Environment Practice Note PN 16-001 Classification and reclassification of public land through a local environmental plan including Attachment 1.

Current and proposed classification of the land	Current classification – community Proposed classification – operational
Is the land a 'public reserve' as defined in the LG Act?	No
The strategic and site-specific merits of the reclassification.	The sewerage treatment plant remains in operation and treats sewage from the town of Baradine
Is the planning proposal the result of a strategic study or report?	No
Is the planning proposal consistent with Council's community plan or other local strategic plan?	Yes, for Council to continue providing sewerage services to the community of Baradine
Summary of Council's interests in the land.	Nil, other than owner of the land
Are any interests in the land proposed to be discharged?	No
The effect of the reclassification.	There are no physical or operational changes or effects anticipated as a result of the reclassification
Evidence of public reserve status or relevant interests, or lack thereof.	There is no evidence to indicate that the land is a public reserve or has public reserve status
Current use(s) of the land, and whether uses are authorised or unauthorised	The current use of the land is for the Baradine Sewerage Treatment Plant
Current or proposed lease or agreements; details of duration, terms and controls.	N/A – no leases, licences or agreements are applicable
Any agreement for the sale or lease of the land – inc. basic details, timing.	N/A – No agreements for the sale or lease of the land are applicable
Is rezoning of the land proposed in association with the reclassification?	No. Rezoning of the land is not proposed
How Council may or will benefit financially, and how these funds will be used.	No financial benefit for Council is expected. Reclassification to operational is not expected to generate funds for Council.
Expected financial benefit for Council if any?	No financial benefit to Council is expected.
How Council will ensure funds remain available to fund proposed open space sites or improvements referred to in justifying the reclassification, if relevant to the proposal.	Not relevant to this proposal, as the current reclassification process is merely correcting an anomaly in earlier public land reclassification processes.
Inclusion of a Land Reclassification (part lots) Map, if land to be reclassified does not apply to the whole lot.	N/A
Preliminary comments by a relevant government agency, including an agency that dedicated the land to Council, if applicable.	There are no relevant government agencies that warrant being consulted in relation to this proposal.

WARRUMBUNGLE SHIRE COUNCIL RECLASSIFICATION REFERENCE: MAP 3	Map 3 - Dapper Bushfire Shed
Locality	Dunedoo
Functional Use	Rural Fire Shed
Common Asset Name	Dapper Bushfire Shed
Street	1006 Spring Ridge Road, Dunedoo
Lot and DP	Lot 1 DP 1038014
Land Area	385m ²
CT Reference	Yes – sighted in Council's legal documents Legal Document – LO226
Date Classified	On acquisition - 03.12.2002 (Date on Certificate of Title)
Nature of Council's interest in the land	Freehold ownership
How and when interest acquired	Recommendation to Coolah Council meeting 18 January 2001 that Council acquire the land for the purpose of erecting a Bushfire Shed for Dapper Brigade. Compulsory Acquisition -11.09.2002
Reason Council acquired interest	To provide bushfire shed for local community
Current Landuse and Zone	Utility and services – community purposes – RU1 Primary production
New Landuse and Zone	Utility and services – community purposes – RU1 Primary production
Current Classification	Community
Proposed Classification	Operational



Statement addressing documentation and justification requirements of Department of Planning and Environment Practice Note PN 16-001 Classification and reclassification of public land through a local environmental plan including Attachment 1.

Current and proposed classification of the land	Current classification – community Proposed classification – operational
Is the land a 'public reserve' as defined in the LG Act?	No
The strategic and site-specific merits of the reclassification.	The land accommodates the Dapper Fire Shed being an important emergency services function. Its land classification should be appropriate to the function and purpose it serves. Its proposed classification as operational is appropriate and will allow it to be maintained and managed free of the constraints of a community land classification.
Is the planning proposal the result of a strategic study or report?	No
Is the planning proposal consistent with Council's community plan or other local strategic plan?	Yes, for a fire shed to be located within the Dapper locality
Summary of Council's interests in the land.	Nil, other than owner of the land
Are any interests in the land proposed to be discharged?	No
The effect of the reclassification.	There are no physical or operational changes or effects anticipated as a result of the reclassification
Evidence of public reserve status or relevant interests, or lack thereof.	There is no evidence to indicate that the land is a public reserve or has public reserve status
Current use(s) of the land, and whether uses are authorised or unauthorised	The current use of the land is for the operations of the local volunteer rural fire brigade functions
Current or proposed lease or agreements; details of duration, terms and controls.	N/A – no leases, licences or agreements are applicable
Any agreement for the sale or lease of the land – inc. basic details, timing.	N/A – No agreements for the sale or lease of the land are applicable
Is rezoning of the land proposed in association with the reclassification?	No. Rezoning of the land is not proposed
How Council may or will benefit financially, and how these funds will be used.	No financial benefit for Council is expected. Reclassification to operational is not expected to generate funds for Council.
Expected financial benefit for Council if any?	No financial benefit to Council is expected.
How Council will ensure funds remain available to fund proposed open space sites or improvements referred to in justifying the reclassification, if relevant to the proposal.	Not relevant to this proposal, as the current reclassification process is merely correcting an anomaly in earlier public land reclassification processes.
Inclusion of a Land Reclassification (part lots) Map, if land to be reclassified does not apply to the whole lot.	N/A
Preliminary comments by a relevant government agency, including an agency that dedicated the land to Council, if applicable.	There are no relevant government agencies that warrant being consulted in relation to this proposal.

WARRUMBUNGLE SHIRE COUNCIL RECLASSIFICATION REFERENCE: MAP 4	Map 4 - Gowang Bushfire Shed
Locality	Gowang
Functional Use	Rural Fire Shed
Common Asset Name	Bushfire Shed - Gowang
Street	48 Nashs Road, Coonabarabran (Gowang)
Lot and DP	Lot 2 DP 1052767
Land Area	398.3m ²
CT Reference	Sighted in Council's legal documents. Legal document 1140
Date Classified	On acquisition - 03.11.2009 (date of settlement)
Nature of Council's interest in the land	Freehold ownership
How and when interest acquired	Resolution of Council - 362/1213 – 17 June 2003
Reason Council acquired interest	To provide bushfire shed for local community
Current Landuse and Zone	Utility and services – community purposes – RU1 Primary production
New Landuse and Zone	Utility and services – community purposes – RU1 Primary production
Current Classification	Community
Proposed Classification	Operational



Statement addressing documentation and justification requirements of Department of Planning and Environment Practice Note PN 16-001 Classification and reclassification of public land through a local environmental plan including Attachment 1.

Current and proposed classification of the land	Current classification – community Proposed classification – operational
Is the land a 'public reserve' as defined in the LG Act?	No
The strategic and site-specific merits of the reclassification.	The land accommodates the Gowang Fire Shed being an important emergency services function. Its land classification should be appropriate to the function and purpose it serves. Its proposed classification as operational is appropriate and will allow it to be maintained and managed free of the constraints of a community land classification.
Is the planning proposal the result of a strategic study or report?	No
Is the planning proposal consistent with Council's community plan or other local strategic plan?	Yes, for a fire shed to be located within the Gowang locality
Summary of Council's interests in the land.	Nil, other than owner of the land
Are any interests in the land proposed to be discharged?	No
The effect of the reclassification.	There are no physical or operational changes or effects anticipated as a result of the reclassification
Evidence of public reserve status or relevant interests, or lack thereof.	There is no evidence to indicate that the land is a public reserve or has public reserve status
Current use(s) of the land, and whether uses are authorised or unauthorised	The current use of the land is for the operations of the local volunteer rural fire brigade functions
Current or proposed lease or agreements; details of duration, terms and controls.	N/A – no leases, licences or agreements are applicable
Any agreement for the sale or lease of the land – inc. basic details, timing.	N/A – No agreements for the sale or lease of the land are applicable
Is rezoning of the land proposed in association with the reclassification?	No. Rezoning of the land is not proposed
How Council may or will benefit financially, and how these funds will be used.	No financial benefit for Council is expected. Reclassification to operational is not expected to generate funds for Council.
Expected financial benefit for Council if any?	No financial benefit to Council is expected.
How Council will ensure funds remain available to fund proposed open space sites or improvements referred to in justifying the reclassification, if relevant to the proposal.	Not relevant to this proposal, as the current reclassification process is merely correcting an anomaly in earlier public land reclassification processes.
Inclusion of a Land Reclassification (part lots) Map, if land to be reclassified does not apply to the whole lot.	N/A
Preliminary comments by a relevant government agency, including an agency that dedicated the land to Council, if applicable.	There are no relevant government agencies that warrant being consulted in relation to this proposal.

WARRUMBUNGLE SHIRE COUNCIL RECLASSIFICATION REFERENCE: MAP 5	Map 5 - Leadville Bushfire Shed
Locality	Leadville
Functional Use	Rural Fire Shed
Common Asset Name	Bushfire Shed - Leadville
Street	Corner Cox and Plumb Streets, Leadville
Lot and DP	Lot 1 Section 6 DP 2649
Land Area	1012m ²
CT Reference	Sighted – copy obtained
Date Classified	On ownership – 11.02.2009
Nature of Council's interest in the land	Freehold ownership
How and when interest acquired	Accepted donation of land Resolution 312 – 17 April 2008
Reason Council acquired interest	To provide bushfire shed for local community
Current Landuse and Zone	Utility and services – community purposes – RU1 Primary production
New Landuse and Zone	Utility and services – community purposes – RU1 Primary production
Current Classification	Community
Proposed Classification	Operational



Statement addressing documentation and justification requirements of Department of Planning and Environment Practice Note PN 16-001 Classification and reclassification of public land through a local environmental plan including Attachment 1.

Current and proposed classification of the land	Current classification – community Proposed classification – operational
Is the land a 'public reserve' as defined in the LG Act?	No
The strategic and site-specific merits of the reclassification.	The land accommodates the Leadville Fire Shed being an important emergency services function. Its land classification should be appropriate to the function and purpose it serves. Its proposed classification as operational is appropriate and will allow it to be maintained and managed free of the constraints of a community land classification.
Is the planning proposal the result of a strategic study or report?	No
Is the planning proposal consistent with Council's community plan or other local strategic plan?	Yes, for a fire shed to be located within the Leadville locality
Summary of Council's interests in the land.	Nil, other than owner of the land
Are any interests in the land proposed to be discharged?	No
The effect of the reclassification.	There are no physical or operational changes or effects anticipated as a result of the reclassification
Evidence of public reserve status or relevant interests, or lack thereof.	There is no evidence to indicate that the land is a public reserve or has public reserve status
Current use(s) of the land, and whether uses are authorised or unauthorised	The current use of the land is for the operations of the local volunteer rural fire brigade functions
Current or proposed lease or agreements; details of duration, terms and controls.	N/A – no leases, licences or agreements are applicable
Any agreement for the sale or lease of the land – inc. basic details, timing.	N/A – No agreements for the sale or lease of the land are applicable
Is rezoning of the land proposed in association with the reclassification?	No. Rezoning of the land is not proposed
How Council may or will benefit financially, and how these funds will be used.	No financial benefit for Council is expected. Reclassification to operational is not expected to generate funds for Council.
Expected financial benefit for Council if any?	No financial benefit to Council is expected.
How Council will ensure funds remain available to fund proposed open space sites or improvements referred to in justifying the reclassification, if relevant to the proposal.	Not relevant to this proposal, as the current reclassification process is merely correcting an anomaly in earlier public land reclassification processes.
Inclusion of a Land Reclassification (part lots) Map, if land to be reclassified does not apply to the whole lot.	N/A
Preliminary comments by a relevant government agency, including an agency that dedicated the land to Council, if applicable.	There are no relevant government agencies that warrant being consulted in relation to this proposal.

WARRUMBUNGLE SHIRE COUNCIL RECLASSIFICATION REFERENCE: MAP 6	Map 6 - Ulamambri Bushfire Shed
Locality	Ulamambri
Functional Use	Rural Fire Shed
Common Asset Name	Fire Station - Ulamambri
Street	South Street, Ulamambri
Lot and DP	Lot 7 Section 5 DP 759016
Land Area	2023m ²
CT Reference	Yes – sighted in Council's legal documents Legal Document – 786
Date Classified	On acquisition – 06.02.1997 (date of settlement)
Nature of Council's interest in the land	Freehold ownership
How and when interest acquired	Resolution of Council - 303 – 19 November 1996
Reason Council acquired interest	To provide bushfire shed for local community
Current Landuse and Zone	Utility and services – community purposes – RU5 Village
New Landuse and Zone	Utility and services – community purposes – RU5 Village
Current Classification	Community
Proposed Classification	Operational



Statement addressing documentation and justification requirements of Department of Planning and Environment Practice Note PN 16-001 Classification and reclassification of public land through a local environmental plan including Attachment 1.

Current and proposed classification of the land	Current classification – community Proposed classification – operational
Is the land a 'public reserve' as defined in the LG Act?	No
The strategic and site-specific merits of the reclassification.	The land accommodates the Ulamambri Fire Shed being an important emergency services function. Its land classification should be appropriate to the function and purpose it serves. Its proposed classification as operational is appropriate and will allow it to be maintained and managed free of the constraints of a community land classification.
Is the planning proposal the result of a strategic study or report?	No
Is the planning proposal consistent with Council's community plan or other local strategic plan?	Yes, for a fire shed to be located within the Ulamambri locality
Summary of Council's interests in the land.	Nil, other than owner of the land
Are any interests in the land proposed to be discharged?	No
The effect of the reclassification.	There are no physical or operational changes or effects anticipated as a result of the reclassification
Evidence of public reserve status or relevant interests, or lack thereof.	There is no evidence to indicate that the land is a public reserve or has public reserve status
Current use(s) of the land, and whether uses are authorised or unauthorised	The current use of the land is for the operations of the local volunteer rural fire brigade functions
Current or proposed lease or agreements; details of duration, terms and controls.	N/A – no leases, licences or agreements are applicable
Any agreement for the sale or lease of the land – inc. basic details, timing.	N/A – No agreements for the sale or lease of the land are applicable
Is rezoning of the land proposed in association with the reclassification?	No. Rezoning of the land is not proposed
How Council may or will benefit financially, and how these funds will be used.	No financial benefit for Council is expected. Reclassification to operational is not expected to generate funds for Council.
Expected financial benefit for Council if any?	No financial benefit to Council is expected.
How Council will ensure funds remain available to fund proposed open space sites or improvements referred to in justifying the reclassification, if relevant to the proposal.	Not relevant to this proposal, as the current reclassification process is merely correcting an anomaly in earlier public land reclassification processes.
Inclusion of a Land Reclassification (part lots) Map, if land to be reclassified does not apply to the whole lot.	N/A
Preliminary comments by a relevant government agency, including an agency that dedicated the land to Council, if applicable.	There are no relevant government agencies that warrant being consulted in relation to this proposal.

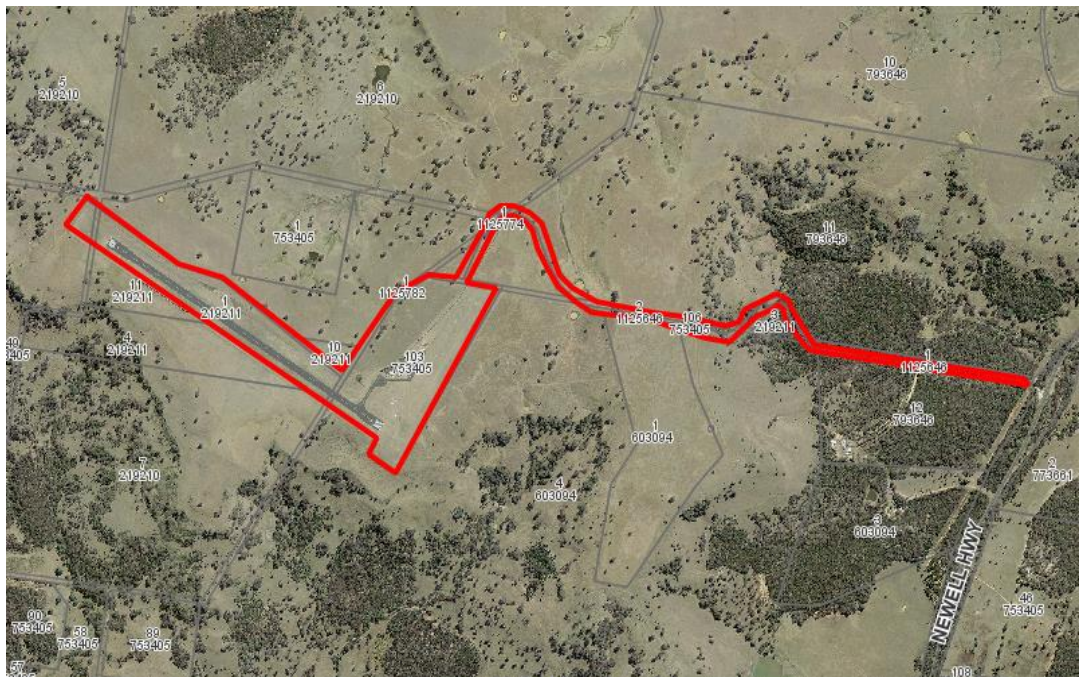
WARRUMBUNGL E SHIRE COUNCIL RECLASSIFICATION REFERENCE: MAP 7	Map 7 - Yaminbah Bushfire Shed
Locality	Dandry
Functional Use	Rural Fire Shed
Common Asset Name	Yaminbah Bushfire Shed
Street	17048 Oxley Highway, Dandry
Lot and DP	Lot 821 DP 1188971
Land Area	1340m ²
CT Reference	Yes – sighted in Council's legal documents Legal Document – 1336
Date Classified	On acquisition – 31/01/2014 (Date on Certificate of Title)
Nature of Council's interest in the land	Freehold ownership
How and when interest acquired	Resolution 349/1112 April 2012 and Resolution 369/1213 – 16 May 2013
Reason Council acquired interest	To provide bushfire shed for local community
Current Landuse and Zone	Utility and services – community purposes – RU1 Primary production
New Landuse and Zone	Utility and services – community purposes – RU1 Primary production
Current Classification	Community
Proposed Classification	Operational



Statement addressing documentation and justification requirements of Department of Planning and Environment Practice Note PN 16-001 Classification and reclassification of public land through a local environmental plan including Attachment 1.

Current and proposed classification of the land	Current classification – community Proposed classification – operational
Is the land a 'public reserve' as defined in the LG Act?	No
The strategic and site-specific merits of the reclassification.	The land accommodates the Yaminbah Fire Shed being an important emergency services function. Its land classification should be appropriate to the function and purpose it serves. Its proposed classification as operational is appropriate and will allow it to be maintained and managed free of the constraints of a community land classification.
Is the planning proposal the result of a strategic study or report?	No
Is the planning proposal consistent with Council's community plan or other local strategic plan?	Yes, for a fire shed to be located within the Dandry locality
Summary of Council's interests in the land.	Nil, other than owner of the land
Are any interests in the land proposed to be discharged?	No
The effect of the reclassification.	There are no physical or operational changes or effects anticipated as a result of the reclassification
Evidence of public reserve status or relevant interests, or lack thereof.	There is no evidence to indicate that the land is a public reserve or has public reserve status
Current use(s) of the land, and whether uses are authorised or unauthorised	The current use of the land is for the operations of the local volunteer rural fire brigade functions
Current or proposed lease or agreements; details of duration, terms and controls.	N/A – no leases, licences or agreements are applicable
Any agreement for the sale or lease of the land – inc. basic details, timing.	N/A – No agreements for the sale or lease of the land are applicable
Is rezoning of the land proposed in association with the reclassification?	No. Rezoning of the land is not proposed
How Council may or will benefit financially, and how these funds will be used.	No financial benefit for Council is expected. Reclassification to operational is not expected to generate funds for Council.
Expected financial benefit for Council if any?	No financial benefit to Council is expected.
How Council will ensure funds remain available to fund proposed open space sites or improvements referred to in justifying the reclassification, if relevant to the proposal.	Not relevant to this proposal, as the current reclassification process is merely correcting an anomaly in earlier public land reclassification processes.
Inclusion of a Land Reclassification (part lots) Map, if land to be reclassified does not apply to the whole lot.	N/A
Preliminary comments by a relevant government agency, including an agency that dedicated the land to Council, if applicable.	There are no relevant government agencies that warrant being consulted in relation to this proposal.

WARRUMBUNGLE SHIRE COUNCIL RECLASSIFICATION REFERENCE: MAP 8	Map 8 - Coonabarabran Aerodrome
Locality	Coonabarabran
Functional Use	Aerodrome
Common Asset Name	Coonabarabran Aerodrome
Street	380 David Knight Drive, Coonabarabran
Lot and DP	Lot 1 DP 219211, Lots 103,105 & 106 DP 753405 and Lot 9 DP 793646
Land Area	67.87ha
CT Reference	Yes- sighted in Council's legal documents. Legal documents – 1225 and 707
Date Classified	Not included in 1994 classification of land
Nature of Council's interest in the land	Freehold ownership
How and when interest acquired	Records show that airport has been functional since 1919.
Current Landuse and Zone	Utility and services – aviation purposes – RU1 Primary production
New Landuse and Zone	Utility and services – aviation purposes – RU1 Primary production
Current Classification	Community
Proposed Classification	Operational



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Current and proposed classification of the land	Current classification – community Proposed classification – operational
Is the land a 'public reserve' as defined in the LG Act?	No
The strategic and site-specific merits of the reclassification.	The land accommodates the Coonabarabran Aerodrome being important for both the community and important emergency services functions. Its land classification should be appropriate to the function and purpose it serves. Its proposed classification as operational is appropriate and will allow it to be maintained and managed free of the constraints of a community land classification
Is the planning proposal the result of a strategic study or report?	No
Is the planning proposal consistent with Council's community plan or other local strategic plan?	Yes, for Council to continue providing an aerodrome for the community of Coonabarabran
Summary of Council's interests in the land.	Nil, other than owner of the land
Are any interests in the land proposed to be discharged?	No
The effect of the reclassification.	There are no physical or operational changes or effects anticipated as a result of the reclassification
Evidence of public reserve status or relevant interests, or lack thereof.	There is no evidence to indicate that the land is a public reserve or has public reserve status
Current use(s) of the land, and whether uses are authorised or unauthorised	The current use of the land is for the Coonabarabran Aerodrome and is used for aviation purposes
Current or proposed lease or agreements; details of duration, terms and controls.	A number of leases were in place for use of the aerodrome by interest groups; not renewed due to the community land classification. A 40-year lease is noted on title deeds with Airservices Australia. A 5-year lease is noted on title deeds for Hangar 3, has expired and not renewed
Any agreement for the sale or lease of the land – inc. basic details, timing.	Leases with interest groups may be revisited when land is reclassified to operational
Is rezoning of the land proposed in association with the reclassification?	No. Rezoning of the land is not proposed
How Council may or will benefit financially, and how these funds will be used.	No financial benefit for Council is expected. Reclassification to operational is not expected to generate funds for Council.
Expected financial benefit for Council if any?	No financial benefit to Council is expected.
How Council will ensure funds remain available to fund proposed open space sites or improvements referred to in justifying the reclassification, if relevant to the proposal.	Not relevant to this proposal, as the current reclassification process is merely correcting an anomaly in earlier public land reclassification processes.
Inclusion of a Land Reclassification (part lots) Map, if land to be reclassified does not apply to the whole lot.	N/A
Preliminary comments by a relevant government agency, including an agency that dedicated the land to Council, if applicable.	There are no relevant government agencies that warrant being consulted in relation to this proposal.

WARRUMBUNGLE SHIRE COUNCIL RECLASSIFICATION REFERENCE: MAP 9	Map 9 - Sewerage Pump Station
Locality	Coonabarabran
Functional Use	Pump Station (Sewerage) – Robertson Street
Common Asset Name	Sewerage Pump Station - Coonabarabran
Street	24-26 Robertson Street, Coonabarabran
Lot and DP	Lot 8 Section 4 DP 758281
Land Area	2150 m ²
CT Reference	Yes – sighted in Council's legal documents Legal Docs 35 and 57B and 57/264
Date Classified	No classification made through resolution of Council
Nature of Council's interest in the land	Freehold ownership
How and when interest acquired	Council has owned parcel of land since 1935
Reason Council acquired interest	To provide a pump station for the town's sewerage system
Current Landuse and Zone	Utility and services – sewerage infrastructure – R1 General residential
New Landuse and Zone	Utility and services – sewerage infrastructure – R1 General residential
Current Classification	Community
Proposed Classification	Operational



Statement addressing documentation and justification requirements of Department of Planning and Environment Practice Note PN 16-001 Classification and reclassification of public land through a local environmental plan including Attachment 1.

Current and proposed classification of the land	Current classification – community Proposed classification – operational
Is the land a 'public reserve' as defined in the LG Act?	No
The strategic and site-specific merits of the reclassification.	The pump station is an active Council water supply asset. Its land classification should be appropriate to the function and purpose it serves. Its proposed classification as operational is appropriate and will allow it to be maintained and managed free of the constraints of a community land classification
Is the planning proposal the result of a strategic study or report?	No
Is the planning proposal consistent with Council's community plan or other local strategic plan?	Yes, for Council to continue providing sewerage services to the community of Dunedoo
Summary of Council's interests in the land.	Nil, other than owner of the land
Are any interests in the land proposed to be discharged?	No
The effect of the reclassification.	There are no physical or operational changes or effects anticipated as a result of the reclassification
Evidence of public reserve status or relevant interests, or lack thereof.	There is no evidence to indicate that the land is a public reserve or has public reserve status
Current use(s) of the land, and whether uses are authorised or unauthorised	The current use of the land is as a sewerage pump station, an essential Council sewerage supply asset
Current or proposed lease or agreements; details of duration, terms and controls.	N/A – no leases, licences or agreements are applicable
Any agreement for the sale or lease of the land – inc. basic details, timing.	N/A – No agreements for the sale or lease of the land are applicable
Is rezoning of the land proposed in association with the reclassification?	No. Rezoning of the land is not proposed
How Council may or will benefit financially, and how these funds will be used.	No financial benefit for Council is expected. Reclassification to operational is not expected to generate funds for Council.
Expected financial benefit for Council if any?	No financial benefit to Council is expected.
How Council will ensure funds remain available to fund proposed open space sites or improvements referred to in justifying the reclassification, if relevant to the proposal.	Not relevant to this proposal, as the current reclassification process is merely correcting an anomaly in earlier public land reclassification processes.
Inclusion of a Land Reclassification (part lots) Map, if land to be reclassified does not apply to the whole lot.	N/A
Preliminary comments by a relevant government agency, including an agency that dedicated the land to Council, if applicable.	There are no relevant government agencies that warrant being consulted in relation to this proposal.

WARRUMBUNGL SHIRE COUNCIL RECLASSIFICATION REFERENCE: MAP 10	Map 10 - Coonabarabran Works Depot And Sewerage Ponds
Locality	Coonabarabran
Functional Use	Council Works Depot and Sewerage Ponds
Common Asset Name	Coonabarabran Works Depot and Sewerage Ponds
Street	2-6 Gardener Street, Coonabarabran
Lot and DP	Lots 1 & 2 DP 1006511
Land Area	14.16ha
CT Reference	Yes – sighted in Council's legal documents (Title Deeds for Lot 1 dated 22 October 1999 and for Lot 2 dated 24 July 2000) Legal Document – 861,881 and 1385
Date Classified	No classification made through resolution of Council
Nature of Council's interest in the land	Freehold ownership
How and when interest acquired	Council acquired works depot area from RTA in May 2000
Reason Council acquired interest	To provide a base for Council's work depot and provide sewerage infrastructure to the town of Coonabarabran
Current Landuse and Zone	Utility and services – works depot and sewerage infrastructure – IN General industrial
New Landuse and Zone	Utility and services – works depot and sewerage infrastructure – IN General industrial
Current Classification	Community
Proposed Classification	Operational



Statement addressing documentation and justification requirements of Department of Planning and Environment Practice Note PN 16-001 Classification and reclassification of public land through a local environmental plan including Attachment 1.

Current and proposed classification of the land	Current classification – community Proposed classification – operational
Is the land a ‘public reserve’ as defined in the LG Act?	No
The strategic and site-specific merits of the reclassification.	The land comprises the Council’s Coonabarabran Works Depot a vital operational function and asset. Its land classification should be appropriate to the function and purpose it serves. Its proposed classification as operational is appropriate and will allow it to be maintained and managed free of constraints of a community land classification.
Is the planning proposal the result of a strategic study or report?	No
Is the planning proposal consistent with Council’s community plan or other local strategic plan?	Yes, for Council to operate a works depot and continue providing sewerage services to the community of Coonabarabran
Summary of Council’s interests in the land.	Nil, other than owner of the land
Are any interests in the land proposed to be discharged?	No
The effect of the reclassification.	There are no physical or operational changes or effects anticipated as a result of the reclassification
Evidence of public reserve status or relevant interests, or lack thereof.	There is no evidence to indicate that the land is a public reserve or has public reserve status
Current use(s) of the land, and whether uses are authorised or unauthorised	The current use of the land is a Council works depot being a vital and essential function and asset in this part of the Council area. The site also accommodates elements of the Coonabarabran Sewerage Treatment Plant
Current or proposed lease or agreements; details of duration, terms and controls.	Grazing lease issued for 10 years, expires 2025
Any agreement for the sale or lease of the land – inc. basic details, timing.	N/A – No agreements for the sale or lease of the land are applicable
Is rezoning of the land proposed in association with the reclassification?	No. Rezoning of the land is not proposed
How Council may or will benefit financially, and how these funds will be used.	No financial benefit for Council is expected. Reclassification to operational is not expected to generate funds for Council.
Expected financial benefit for Council if any?	No financial benefit to Council is expected.
How Council will ensure funds remain available to fund proposed open space sites or improvements referred to in justifying the reclassification, if relevant to the proposal.	Not relevant to this proposal, as the current reclassification process is merely correcting an anomaly in earlier public land reclassification processes.
Inclusion of a Land Reclassification (part lots) Map, if land to be reclassified does not apply to the whole lot.	N/A
Preliminary comments by a relevant government agency, including an agency that dedicated the land to Council, if applicable.	There are no relevant government agencies that warrant being consulted in relation to this proposal.

WARRUMBUNGLE SHIRE COUNCIL RECLASSIFICATION REFERENCE: MAP 11	Map 11 - Former RFS Control Centre
Locality	Coonabarabran
Functional Use	Former RFS Control Centre
Common Asset Name	RFS Control Centre
Street	51 King Street, Coonabarabran
Lot and DP	Lot 2 DP 414144
Land Area	1421m ²
CT Reference	Yes – sighted in Council's legal documents
Date Classified	No classification made through resolution of Council
Nature of Council's interest in the land	Freehold ownership
How and when interest acquired	Land was subdivided between August 1995 and late 1999 for the purpose of erecting a new fire control centre for Coonabarabran
Reason Council acquired interest	Council acquired the land and built the new fire control centre which was completed 2001 – 2002 after the devastating fires in the Pilliga Forest in 1997. The DA process started in 1998.
Current Landuse and Zone	Utility and services – office accommodation – B2 Local centre
New Landuse and Zone	Utility and services – office accommodation – B2 Local centre
Current Classification	Community
Proposed Classification	Operational



Statement addressing documentation and justification requirements of Department of Planning and Environment Practice Note PN 16-001 Classification and reclassification of public land through a local environmental plan including Attachment 1.

Current and proposed classification of the land	Current classification – community Proposed classification – operational
Is the land a ‘public reserve’ as defined in the LG Act?	No
The strategic and site-specific merits of the reclassification.	The land comprises the office accommodation operated by Council. Its land classification should be appropriate to the function and purpose it serves. Its proposed classification as operational is appropriate and will allow it to be maintained and managed free of constraints of a community land classification.
Is the planning proposal the result of a strategic study or report?	No
Is the planning proposal consistent with Council’s community plan or other local strategic plan?	Yes, for Council to operate office accommodation providing services to the communities of the LGA
Summary of Council’s interests in the land.	Nil, other than owner of the land
Are any interests in the land proposed to be discharged?	No
The effect of the reclassification.	There are no physical or operational changes or effects anticipated as a result of the reclassification
Evidence of public reserve status or relevant interests, or lack thereof.	There is no evidence to indicate that the land is a public reserve or has public reserve status
Current use(s) of the land, and whether uses are authorised or unauthorised	The current use of the land is as office accommodation being a vital and essential function and asset in this part of the Council area.
Current or proposed lease or agreements; details of duration, terms and controls.	N/A – no leases, licences or agreements are applicable
Any agreement for the sale or lease of the land – inc. basic details, timing.	N/A – No agreements for the sale or lease of the land are applicable
Is rezoning of the land proposed in association with the reclassification?	No. Rezoning of the land is not proposed
How Council may or will benefit financially, and how these funds will be used.	No financial benefit for Council is expected. Reclassification to operational is not expected to generate funds for Council.
Expected financial benefit for Council if any?	No financial benefit to Council is expected.
How Council will ensure funds remain available to fund proposed open space sites or improvements referred to in justifying the reclassification, if relevant to the proposal.	Not relevant to this proposal, as the current reclassification process is merely correcting an anomaly in earlier public land reclassification processes.
Inclusion of a Land Reclassification (part lots) Map, if land to be reclassified does not apply to the whole lot.	N/A
Preliminary comments by a relevant government agency, including an agency that dedicated the land to Council, if applicable.	There are no relevant government agencies that warrant being consulted in relation to this proposal.

WARRUMBUNGLE SHIRE COUNCIL RECLASSIFICATION REFERENCE: MAP 12	Map 12 - Sanitary Depot
Locality	Coonabarabran
Functional Use	Sanitary Depot
Common Asset Name	Sanitary Depot
Street	Off 35 Dandry Road, Coonabarabran
Lot and DP	Lot 245 DP 753378
Land Area	5.67ha
CT Reference	Yes – sighted in Council's legal documents Legal Docs 685
Date Classified	No classification made through resolution of Council
Nature of Council's interest in the land	Freehold ownership
How and when interest acquired	Purchased from Crown on 7 June 1994
Reason Council acquired interest	Provided a sanitary depot to Coonabarabran for disposal of effluent wastes before the sewerage system was introduced in Coonabarabran
Current Landuse and Zone	Utility and services – sewerage infrastructure – RU1 Primary production
New Landuse and Zone	Utility and services – sewerage infrastructure – RU1 Primary production
Current Classification	Community
Proposed Classification	Operational



Statement addressing documentation and justification requirements of Department of Planning and Environment Practice Note PN 16-001 Classification and reclassification of public land through a local environmental plan including Attachment 1.

Current and proposed classification of the land	Current classification – community Proposed classification – operational
Is the land a 'public reserve' as defined in the LG Act?	No
The strategic and site-specific merits of the reclassification.	The site has been used for effluent disposal prior to reticulated sewerage. Its land classification should be appropriate to the function and purpose it serves. Its proposed classification as operational is appropriate and will allow it to be maintained and managed free of the constraints of a community land classification
Is the planning proposal the result of a strategic study or report?	No
Is the planning proposal consistent with Council's community plan or other local strategic plan?	Yes, for Council to continue providing sewerage services to the community of Coonabarabran
Summary of Council's interests in the land.	Nil, other than owner of the land
Are any interests in the land proposed to be discharged?	No
The effect of the reclassification.	There are no physical or operational changes or effects anticipated as a result of the reclassification
Evidence of public reserve status or relevant interests, or lack thereof.	There is no evidence to indicate that the land is a public reserve or has public reserve status
Current use(s) of the land, and whether uses are authorised or unauthorised	The current use of the land is as a sewerage pump station, an essential Council sewerage supply asset
Current or proposed lease or agreements; details of duration, terms and controls.	N/A – no leases, licences or agreements are applicable
Any agreement for the sale or lease of the land – inc. basic details, timing.	N/A – No agreements for the sale or lease of the land are applicable
Is rezoning of the land proposed in association with the reclassification?	No. Rezoning of the land is not proposed
How Council may or will benefit financially, and how these funds will be used.	No financial benefit for Council is expected. Reclassification to operational is not expected to generate funds for Council.
Expected financial benefit for Council if any?	No financial benefit to Council is expected.
How Council will ensure funds remain available to fund proposed open space sites or improvements referred to in justifying the reclassification, if relevant to the proposal.	Not relevant to this proposal, as the current reclassification process is merely correcting an anomaly in earlier public land reclassification processes.
Inclusion of a Land Reclassification (part lots) Map, if land to be reclassified does not apply to the whole lot.	N/A
Preliminary comments by a relevant government agency, including an agency that dedicated the land to Council, if applicable.	There are no relevant government agencies that warrant being consulted in relation to this proposal.

WARRUMBUNGL SHIRE COUNCIL RECLASSIFICATION REFERENCE: MAP 13	Map 13 - Sewerage Reuse Area – Dunedoo
Locality	Dunedoo
Functional Use	Sewerage Reuse Area
Common Asset Name	Sewerage Reuse Area - Dunedoo
Street	Wargundy Street, Dunedoo
Lot and DP	Lot 2 DP 234563, Lot 321A DP 938173 & Lot 321C DP 938174
Land Area	8.44ha
CT Reference	Yes – sighted in Council's legal documents Legal Docs LO134 & Legal Doc LO257
Date Classified	No classification made through resolution of Council
Nature of Council's interest in the land	Freehold ownership
How and when interest acquired	Purchased from State Rail on 24 June 1996.
Reason Council acquired interest	To provide sewerage reuse area to the town of Dunedoo
Current Landuse and Zone	Utility and services – sewerage infrastructure – RE2 Private recreation
New Landuse and Zone	Utility and services – sewerage infrastructure – RE2 Private recreation
Current Classification	Community
Proposed Classification	Operational



Statement addressing documentation and justification requirements of Department of Planning and Environment Practice Note PN 16-001 Classification and reclassification of public land through a local environmental plan including Attachment 1.

Current and proposed classification of the land	Current classification – community Proposed classification – operational
Is the land a ‘public reserve’ as defined in the LG Act?	No
The strategic and site-specific merits of the reclassification.	The sewerage reuse area remains in operation and treats sewage from the town of Dunedoo
Is the planning proposal the result of a strategic study or report?	No
Is the planning proposal consistent with Council’s community plan or other local strategic plan?	Yes, for Council to continue providing sewerage services to the community of Dunedoo
Summary of Council’s interests in the land.	Nil, other than owner of the land
Are any interests in the land proposed to be discharged?	No
The effect of the reclassification.	There are no physical or operational changes or effects anticipated as a result of the reclassification
Evidence of public reserve status or relevant interests, or lack thereof.	There is no evidence to indicate that the land is a public reserve or has public reserve status
Current use(s) of the land, and whether uses are authorised or unauthorised	The current use of the land is for Sewerage Reuse Area for Dunedoo.
Current or proposed lease or agreements; details of duration, terms and controls.	Temporary Licence Agreement for 21 years for golf and reuse – not noted on Title Deeds, expires 2026
Any agreement for the sale or lease of the land – inc. basic details, timing.	N/A
Is rezoning of the land proposed in association with the reclassification?	No. Rezoning of the land is not proposed
How Council may or will benefit financially, and how these funds will be used.	No financial benefit for Council is expected. Reclassification to operational is not expected to generate funds for Council.
Expected financial benefit for Council if any?	No financial benefit to Council is expected.
How Council will ensure funds remain available to fund proposed open space sites or improvements referred to in justifying the reclassification, if relevant to the proposal.	Not relevant to this proposal, as the current reclassification process is merely correcting an anomaly in earlier public land reclassification processes.
Inclusion of a Land Reclassification (part lots) Map, if land to be reclassified does not apply to the whole lot.	N/A
Preliminary comments by a relevant government agency, including an agency that dedicated the land to Council, if applicable.	There are no relevant government agencies that warrant being consulted in relation to this proposal.

WARRUMBUNGLE SHIRE COUNCIL RECLASSIFICATION REFERENCE: MAP 14	Map 14 - Town Wells Road
Locality	Coolah
Functional Use	Radio Repeater Station
Common Asset Name	Town Wells Road
Street	Town Wells Road, Coolah
Lot and DP	Lot 1 DP653078
Land Area	5157m ²
CT Reference	Sighted and copy obtained
Date Classified	Unable to confirm, have not been able to find any record of classification resolution
Nature of Council's interest in the land	Freehold ownership
How and when interest acquired	Was originally part of the Coolah Aerodrome, however on 3 June 1994 it became a parcel of land on its own and received its own valuation number.
Reason Council acquired interest	
Current Landuse and Zone	Utility and services – communication infrastructure – RU1 Primary production
New Landuse and Zone	Utility and services – communication infrastructure – RU1 Primary production
Current Classification	Community
Proposed Classification	Operational



Statement addressing documentation and justification requirements of Department of Planning and Environment Practice Note PN 16-001 Classification and reclassification of public land through a local environmental plan including Attachment 1.

Current and proposed classification of the land	Current classification – community Proposed classification – operational
Is the land a 'public reserve' as defined in the LG Act?	No
The strategic and site-specific merits of the reclassification.	The radio tower serves as a vital operational function and asset. Its land classification should be appropriate to the function and purpose it serves. Its proposed classification as operational is appropriate and will allow it to be maintained and managed free of constraints of a community land classification.
Is the planning proposal the result of a strategic study or report?	No
Is the planning proposal consistent with Council's community plan or other local strategic plan?	Yes, for Council to continue providing services to the community of Dunedoo
Summary of Council's interests in the land.	Nil, other than owner of the land
Are any interests in the land proposed to be discharged?	No
The effect of the reclassification.	There are no physical or operational changes or effects anticipated as a result of the reclassification
Evidence of public reserve status or relevant interests, or lack thereof.	There is no evidence to indicate that the land is a public reserve or has public reserve status
Current use(s) of the land, and whether uses are authorised or unauthorised	The current use of the land is a Council owned radio tower being a vital and essential function and asset in this part of the Council area.
Current or proposed lease or agreements; details of duration, terms and controls.	N/A – no leases, licences or agreements are applicable
Any agreement for the sale or lease of the land – inc. basic details, timing.	N/A – No agreements for the sale or lease of the land are applicable
Is rezoning of the land proposed in association with the reclassification?	No. Rezoning of the land is not proposed
How Council may or will benefit financially, and how these funds will be used.	No financial benefit for Council is expected. Reclassification to operational is not expected to generate funds for Council.
Expected financial benefit for Council if any?	No financial benefit to Council is expected.
How Council will ensure funds remain available to fund proposed open space sites or improvements referred to in justifying the reclassification, if relevant to the proposal.	Not relevant to this proposal, as the current reclassification process is merely correcting an anomaly in earlier public land reclassification processes.
Inclusion of a Land Reclassification (part lots) Map, if land to be reclassified does not apply to the whole lot.	N/A
Preliminary comments by a relevant government agency, including an agency that dedicated the land to Council, if applicable.	There are no relevant government agencies that warrant being consulted in relation to this proposal.

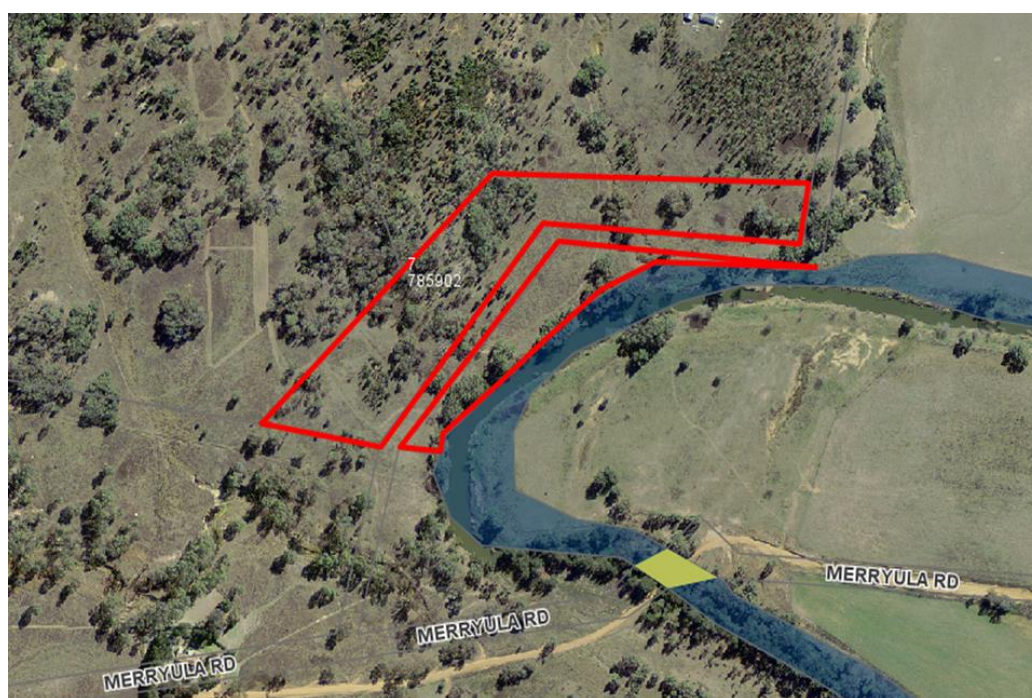
WARRUMBUNGLE SHIRE COUNCIL RECLASSIFICATION REFERENCE: MAP 15	Map 15 - Waste Depot - Coonabarabran
Locality	Coonabarabran
Functional Use	Landfill Site
Common Asset Name	Waste Depot - Coonabarabran
Street	4202 Baradine Road, Coonabarabran
Lot and DP	Lot 2 DP 1030763 and Lot 402 DP1077124
Land Area	23.11ha
CT Reference	Yes – sighted in Council's legal documents Legal Docs 402 and 906
Date Classified	No classification made through resolution of Council
Nature of Council's interest in the land	Freehold ownership
How and when interest acquired	Land has been subdivided and acquired between 2001 and 2005.
Reason Council acquired interest	To provide a waste facility for the community of Coonabarabran and surrounding area
Current Landuse and Zone	Utility and services – waste facility – SP2 Infrastructure – waste management facility
New Landuse and Zone	Utility and services – waste facility – SP2 Infrastructure – waste management facility
Current Classification	Community
Proposed Classification	Operational



Statement addressing documentation and justification requirements of Department of Planning and Environment Practice Note PN 16-001 Classification and reclassification of public land through a local environmental plan including Attachment 1.

Current and proposed classification of the land	Current classification – community Proposed classification – operational
Is the land a 'public reserve' as defined in the LG Act?	No
The strategic and site-specific merits of the reclassification.	The land comprises the landfill complex for the LGA which hosts a range of vital Council managed waste management and waste recycling facilities and functions. Its proposed classification as operational is considered appropriate and will allow maintenance and management of the site and waste management functions free of the constraints of a community land classification
Is the planning proposal the result of a strategic study or report?	No
Is the planning proposal consistent with Council's community plan or other local strategic plan?	Yes, for Council to continue providing waste services to the LGA
Summary of Council's interests in the land.	Nil, other than owner of the land
Are any interests in the land proposed to be discharged?	No
The effect of the reclassification.	There are no physical or operational changes or effects anticipated as a result of the reclassification
Evidence of public reserve status or relevant interests, or lack thereof.	There is no evidence to indicate that the land is a public reserve or has public reserve status
Current use(s) of the land, and whether uses are authorised or unauthorised	The current use of the land is for waste management being the Council's primary landfill for the LGA which hosts a range of vital Council managed waste management and waste recycling facilities and functions
Current or proposed lease or agreements; details of duration, terms and controls.	N/A – no leases, licences or agreements are applicable
Any agreement for the sale or lease of the land – inc. basic details, timing.	N/A – No agreements for the sale or lease of the land
Is rezoning of the land proposed in association with the reclassification?	No. Rezoning of the land is not proposed
How Council may or will benefit financially, and how these funds will be used.	No financial benefit for Council is expected. Reclassification to operational is not expected to generate funds for Council.
Expected financial benefit for Council if any?	No financial benefit to Council is expected.
How Council will ensure funds remain available to fund proposed open space sites or improvements referred to in justifying the reclassification, if relevant to the proposal.	Not relevant to this proposal, as the current reclassification process is merely correcting an anomaly in earlier public land reclassification processes.
Inclusion of a Land Reclassification (part lots) Map, if land to be reclassified does not apply to the whole lot.	N/A
Preliminary comments by a relevant government agency, including an agency that dedicated the land to Council, if applicable.	There are no relevant government agencies that warrant being consulted in relation to this proposal.

WARRUMBUNGL SHIRE COUNCIL RECLASSIFICATION REFERENCE: MAP 16	Map 16 - Water Access From Castlereagh River
Locality	Coonabarabran
Functional Use	Water Access from Castlereagh River
Common Asset Name	Water Access from Castlereagh River
Street	944 Merryula Road, Coonabarabran
Lot and DP	Lot 7 DP 785902
Land Area	4.95ha
CT Reference	Yes – sighted in Council's legal documents Legal Docs 615
Date Classified	No classification made through resolution of Council
Nature of Council's interest in the land	Freehold ownership
How and when interest acquired	Council has owned parcel of land since December 1988
Reason Council acquired interest	To provide access to water in the Castlereagh River for Council's road infrastructure projects
Current Landuse and Zone	Utility and services – roads infrastructure – RU1 Primary production
New Landuse and Zone	Utility and services – roads infrastructure – RU1 Primary production
Current Classification	Community
Proposed Classification	Operational



Statement addressing documentation and justification requirements of Department of Planning and Environment Practice Note PN 16-001 Classification and reclassification of public land through a local environmental plan including Attachment 1.

Current and proposed classification of the land	Current classification – community Proposed classification – operational
Is the land a 'public reserve' as defined in the LG Act?	Yes, noted on CT via caveat by the Registrar General. No change to this interest is proposed
The strategic and site-specific merits of the reclassification.	The water access area is an active Council asset used to obtain water from the Castlereagh River for road works. Its land classification should be appropriate to the function and purpose it serves. Its proposed classification as operational is appropriate and will allow it to be maintained and managed free of the constraints of a community land classification
Is the planning proposal the result of a strategic study or report?	No
Is the planning proposal consistent with Council's community plan or other local strategic plan?	Yes, for Council to continue providing road infrastructure to the community of Coonabarabran
Summary of Council's interests in the land.	Nil, other than owner of the land
Are any interests in the land proposed to be discharged?	No
The effect of the reclassification.	There are no physical or operational changes or effects anticipated as a result of the reclassification
Evidence of public reserve status or relevant interests, or lack thereof.	There is no evidence to indicate that the land is a public reserve or has public reserve status
Current use(s) of the land, and whether uses are authorised or unauthorised	The current use of the land is as a water access area, an essential Council road infrastructure asset
Current or proposed lease or agreements; details of duration, terms and controls.	N/A – no leases, licences or agreements are applicable
Any agreement for the sale or lease of the land – inc. basic details, timing.	N/A – No agreements for the sale or lease of the land are applicable
Is rezoning of the land proposed in association with the reclassification?	No. Rezoning of the land is not proposed
How Council may or will benefit financially, and how these funds will be used.	No financial benefit for Council is expected. Reclassification to operational is not expected to generate funds for Council.
Expected financial benefit for Council if any?	No financial benefit to Council is expected.
How Council will ensure funds remain available to fund proposed open space sites or improvements referred to in justifying the reclassification, if relevant to the proposal.	Not relevant to this proposal, as the current reclassification process is merely correcting an anomaly in earlier public land reclassification processes.
Inclusion of a Land Reclassification (part lots) Map, if land to be reclassified does not apply to the whole lot.	N/A
Preliminary comments by a relevant government agency, including an agency that dedicated the land to Council, if applicable.	There are no relevant government agencies that warrant being consulted in relation to this proposal.

WARRUMBUNGL SHIRE COUNCIL RECLASSIFICATION REFERENCE: MAP 17	Map 17 - Works Depot - Dunedoo
Locality	Dunedoo
Functional Use	Dunedoo Works Depot
Common Asset Name	Dunedoo Works Depot
Street	40 Sullivan Street, Dunedoo
Lot and DP	Lot B DP 403064
Land Area	461.6m2
CT Reference	Yes – sighted in Council's legal documents Legal doc LO171
Date Classified	No classification made through resolution of Council
Nature of Council's interest in the land	Freehold ownership
How and when interest acquired	Lot A DP403064 & Lot 156 DP 754291 also form part of the Works Depot site at Dunedoo, they were classified as operational in 1993 resolution by Coolah Council, Lot B DP 1220066 not mentioned in classification – cannot be validated as operational land
Reason Council acquired interest	To provide a base for Council's work depot for the town of Dunedoo
Current Landuse and Zone	Utility and services – works depot – R1 General residential
New Landuse and Zone	Utility and services – works depot – R1 General residential
Current Classification	Community
Proposed Classification	Operational



Statement addressing documentation and justification requirements of Department of Planning and Environment Practice Note PN 16-001 Classification and reclassification of public land through a local environmental plan including Attachment 1.

Current and proposed classification of the land	Current classification – community Proposed classification – operational
Is the land a 'public reserve' as defined in the LG Act?	No
The strategic and site-specific merits of the reclassification.	The land comprises the Council's Dunedoo Works Depot a vital operational function and asset. Its land classification should be appropriate to the function and purpose it serves. Its proposed classification as operational is appropriate and will allow it to be maintained and managed free of constraints of a community land classification.
Is the planning proposal the result of a strategic study or report?	No
Is the planning proposal consistent with Council's community plan or other local strategic plan?	Yes, for Council to operate a works depot and continue providing services to the community of Dunedoo
Summary of Council's interests in the land.	Nil, other than owner of the land
Are any interests in the land proposed to be discharged?	No
The effect of the reclassification.	There are no physical or operational changes or effects anticipated as a result of the reclassification
Evidence of public reserve status or relevant interests, or lack thereof.	There is no evidence to indicate that the land is a public reserve or has public reserve status
Current use(s) of the land, and whether uses are authorised or unauthorised	The current use of the land is a Council works depot being a vital and essential function and asset in this part of the Council area.
Current or proposed lease or agreements; details of duration, terms and controls.	N/A – no leases, licences or agreements are applicable
Any agreement for the sale or lease of the land – inc. basic details, timing.	N/A – No agreements for the sale or lease of the land are applicable
Is rezoning of the land proposed in association with the reclassification?	No. Rezoning of the land is not proposed
How Council may or will benefit financially, and how these funds will be used.	No financial benefit for Council is expected. Reclassification to operational is not expected to generate funds for Council.
Expected financial benefit for Council if any?	No financial benefit to Council is expected.
How Council will ensure funds remain available to fund proposed open space sites or improvements referred to in justifying the reclassification, if relevant to the proposal.	Not relevant to this proposal, as the current reclassification process is merely correcting an anomaly in earlier public land reclassification processes.
Inclusion of a Land Reclassification (part lots) Map, if land to be reclassified does not apply to the whole lot.	N/A
Preliminary comments by a relevant government agency, including an agency that dedicated the land to Council, if applicable.	There are no relevant government agencies that warrant being consulted in relation to this proposal.

WARRUMBUNGLE SHIRE COUNCIL RECLASSIFICATION REFERENCE: MAP 18	Map 18- WSC Connect Five
Locality	Coonabarabran
Functional Use	Child Care Facility
Common Asset Name	WSC Connect Five
Street	14A Robertson Street, Coonabarabran
Lot and DP	Lot 1 DP 248906
Land Area	285m ²
CT Reference	Yes – sighted in Council's legal documents Legal doc 485
Date Classified	No classification made through resolution of Council for Lot 1 DP 248906. Remainder of land area for facility has been classified as operational
Nature of Council's interest in the land	Freehold ownership
How and when interest acquired	Records show that it was a land grant on 24 January 1975 – grant upon purchase of unnecessary road.
Reason Council acquired interest	To provide the community with a child care facility
Current Landuse and Zone	Utility and services – childcare establishment – R1 General residential
New Landuse and Zone	Utility and services – childcare establishment – R1 General residential
Current Classification	Community
Proposed Classification	Operational



Statement addressing documentation and justification requirements of Department of Planning and Environment Practice Note PN 16-001 Classification and reclassification of public land through a local environmental plan including Attachment 1.

1. Current and proposed classification of the land	Current classification – community Proposed classification – operational
2. Is the land a 'public reserve' as defined in the LG Act?	No
3. The strategic and site-specific merits of the reclassification.	The land comprises the Connect Five childcare facility operated by Council. Its land classification should be appropriate to the function and purpose it serves. Its proposed classification as operational is appropriate and will allow it to be maintained and managed free of constraints of a community land classification.
4. Is the planning proposal the result of a strategic study or report?	No
5. Is the planning proposal consistent with Council's community plan or other local strategic plan?	Yes, for Council to operate a childcare facility providing services to the community of Coonabarabran
6. Summary of Council's interests in the land.	Nil, other than owner of the land
7. Are any interests in the land proposed to be discharged?	No
8. The effect of the reclassification.	There are no physical or operational changes or effects anticipated as a result of the reclassification
9. Evidence of public reserve status or relevant interests, or lack thereof.	There is no evidence to indicate that the land is a public reserve or has public reserve status
10. Current use(s) of the land, and whether uses are authorised or unauthorised	The current use of the land is a childcare facility being a vital and essential function and asset in this part of the Council area.
11. Current or proposed lease or agreements; details of duration, terms and controls.	N/A – no leases, licences or agreements are applicable
12. Any agreement for the sale or lease of the land – inc. basic details, timing.	N/A – No agreements for the sale or lease of the land are applicable
13. Is rezoning of the land proposed in association with the reclassification?	No. Rezoning of the land is not proposed
14. How Council may or will benefit financially, and how these funds will be used.	No financial benefit for Council is expected. Reclassification to operational is not expected to generate funds for Council.
15. Expected financial benefit for Council if any?	No financial benefit to Council is expected.
16. How Council will ensure funds remain available to fund proposed open space sites or improvements referred to in justifying the reclassification, if relevant to the proposal.	Not relevant to this proposal, as the current reclassification process is merely correcting an anomaly in earlier public land reclassification processes.
17. Inclusion of a Land Reclassification (part lots) Map, if land to be reclassified does not apply to the whole lot.	N/A
18. Preliminary comments by a relevant government agency, including an agency that dedicated the land to Council, if applicable.	There are no relevant government agencies that warrant being consulted in relation to this proposal.

APPENDIX 2 – PRACTICE NOTE 16-001

Ref No.	PN 16-001
Issued	5 October 2016
Related	Supersedes PN 09-003

Classification and reclassification of public land through a local environmental plan

The purpose of this practice note is to update guidance on classifying and reclassifying public land through a local environmental plan (LEP). This practice note emphasises the need for councils to demonstrate strategic and site specific merit, includes a comprehensive information checklist and clarifies issues arising for public reserves and interests in land. It should be read in conjunction with *A guide to preparing local environmental plans* and *A guide to preparing planning proposals*.

Classification of public land

Public land is managed under the *Local Government Act 1993* (LG Act) based on its classification. All public land must be classified as either community land or operational land (LG Act ss.25, 26).

- *Community* land – is land council makes available for use by the general public, for example, parks, reserves or sports grounds.
- *Operational* land – is land which facilitates the functions of council, and may not be open to the general public, for example, a works depot or council garage.

What is public land?

Public land is defined in the LG Act as any land (including a *public reserve*) vested in, or under council control. Exceptions include a public road, land to which the *Crown Lands Act 1989* applies, a common, land subject to the *Trustees of Schools of Arts Enabling Act 1902* or a regional park under the *National Parks and Wildlife Act 1974*.

Why classify public land?

The purpose of classification is to identify clearly that land made available for use by the general public (community) and that land which need not (operational). How public land is classified determines the ease or difficulty a council can have dealings in public land, including its sale, leasing or licensing. It also provides for transparency in council's strategic asset management or disposal of public land.

Community land must not be sold, exchanged or otherwise disposed of by a council. It can be leased,

but there are restrictions on the grant of leases and licences, and also on the way community land can be used. A plan of management (PoM), adopted by council, is required for all community land, and details the specific uses and management of the land.

There are no special restrictions on council powers to manage, develop, dispose, or change the nature and use of operational land.

How is public land classified or reclassified?

Depending on circumstances, this is undertaken by either:

- council resolution under ss.31, 32, or 33 (through LG Act s.27(2)), or
- an LEP under the *Environmental Planning and Assessment Act* (through LG Act s.27(1)).

Councils are encouraged to classify or reclassify land by council resolution where suitable.

Classification of public land occurs when it is first acquired by a council and classified as either community or operational.

Reclassification of public land occurs when its classification is changed from community to operational, or from operational to community.

Reclassification through an LEP

Classification and reclassification of public land through an LEP is subject to both the local plan-making process in the EP&A Act and the public land management requirements of the LG Act.

A planning proposal to classify or reclassify public land, will need to be prepared in accordance with this practice note and the additional matters specified in Attachment 1 to this practice note.

Reclassification through an LEP is the mechanism with which council can remove any public reserve status applying to land, as well as any interests affecting all or part of public land (LG Act s.30).

It is critical that all interests are identified upfront as part of any planning proposal. If public land is reclassified from community to operational, without relevant interests being identified and discharged, then the land will need to be reclassified back to community (usually by council resolution under LG Act s.33¹) before being reclassified in a new planning proposal to operational, to explicitly discharge any interests.

While a reclassification proposal to remove the public reserve status of land and/or discharge interests may not necessarily result in the immediate sale or disposal of the land, the community should be aware the public land in question is no longer protected under the LG Act from potential future sale once it has been reclassified to operational.

Councils should obtain their own advice when proposing to discharge any interests and be aware that this may attract a claim for compensation under the *Land Acquisition (Just Terms Compensation) Act 1991*.

Where land has been dedicated to council by a State agency for a particular purpose and a trust exists, it is advisable for council to seek the views of that agency prior to council commencing any planning proposal affecting the land.

Public reserve is defined in the LG Act and includes a public park and land declared or dedicated as a public reserve.

Land can be dedicated as a public reserve by either:

- registering a deposited plan with a statement creating a lot(s) as 'public reserve', or
- publishing a notification in the Government Gazette for an existing parcel.

Interests in land refers to property ownership as well as rights and privileges affecting land, such as leasehold, easements, covenants and mortgages.

For the purpose of reclassification through an LEP, 'interests' means trusts, estates, dedications, conditions, restrictions and covenants affecting the land.

A legal owner of land may not be the only person with an interest in the land. For example, one person may have the benefit of an easement for services, such as water, electricity or sewerage over someone else's land.

Certain interests are registered on title to ensure they are on record and cannot be disregarded if sold to a new owner. An electronic title search is generally conducted to determine the land owner, correct land description and the type of interests which may affect the land.

Standard Instrument LEP requirements

Clause 5.2—Classification and reclassification of public land in Standard Instrument LEPs enables councils to classify or reclassify public land as operational land or community land in accordance with the LG Act. The land to be reclassified or classified is described in Schedule 4 of the LEP.

Schedule 4 is not to refer to any land already classified or reclassified.

Where there is no public land to be classified, or reclassified, through a principal LEP (i.e. the LEP applies to the whole of a local government area), Schedule 4 will appear blank.

Note: At a later stage council may lodge a planning proposal to remove previous listings in Schedule 4. This will not affect the classification status of these parcels of land.

Department assessment

A proposal to classify or reclassify public land through an LEP must have planning merit. The Department will undertake an assessment to determine whether the proposal demonstrates strategic and site specific merit.

Community consultation

Planning proposals to reclassify public land are to be publicly exhibited for at least 28 days.

A copy of this practice note is to be included in the public exhibition materials.

¹ Note: Council is required to give public notice of the proposed resolution and provide a period of at least 28 days during which submissions may be made (LG Act s.34).

Public hearings

Councils must hold a public hearing when reclassifying public land from community to operational (EP&A Act s.57 & LG Act s.29). This gives the community an opportunity to expand on written submissions and discuss issues with an independent person in a public forum.

After the exhibition period has ended, at least 21 days public notice is to be given before the hearing. This allows the person chairing the hearing sufficient time to consider written submissions and all issues raised.

There are specific requirements for the independence of the person chairing the hearing, their preparation of a public hearing report and council making the report publicly available (LG Act s.47G).

Governor's approval

The Governor's approval is required when a reclassification proposal seeks to remove any public reserve status and/or discharge any interests affecting public land (s.30).

When a council reports back to the Department on the community consultation undertaken and requests the Department make the LEP, the Department will arrange legal drafting of the LEP, including recommending the Governor approve the provisions before the LEP can be legally made.

Where the Governor's approval is required, the council's report accompanying the final planning proposal must address:

- council's interests in the land;
- whether the land is a 'public reserve';
- the effect of the reclassification, including loss of open space, any discharge of interests, and/or removal of public reserve status;
- the strategic and site specific merits of the reclassification and evidence to support this;
- any current use of the land, and whether uses are authorised or unauthorised;
- how funds obtained from any future sale of the land will be used;
- the dates the planning proposal was publicly exhibited and when the public hearing was held;
- issues raised in any relevant submissions made by public authorities and the community;
- an explanation of how written and verbal submissions were addressed or resolved; and
- the public hearing report and council resolution.

Authorisation of delegation

Local plan making functions are now largely delegated to councils.

A Written Authorisation to Exercise Delegation is issued to a council as part of the Gateway determination. However, where an LEP requires the Governor's approval, this council delegation cannot be issued. In this instance, the council must request the Department make the LEP.

A decision to classify or reclassify public land cannot be sub-delegated by council to the general manager or any other person or body (LG Act s.377(1)(l)).

Background

On July 1, 1993 when the LG Act commenced, the following land under council ownership or control, was automatically classified as *community* land:

- land comprising a public reserve,
- land subject to a trust for a public purpose,
- land dedicated as a condition of consent under s.94 of the EP&A Act,
- land reserved, zoned or otherwise designated for use under an environmental planning instrument as open space,
- land controlled by council and vested in Corporation Sole - Minister administering the EP&A Act.

Councils must keep a register of land under their ownership or control (LG Act s.53) and anybody can apply to a council to obtain a certificate of classification (LG Act s.54).

Further information

A copy of this practice note, *A guide to preparing planning proposals* and *A guide to preparing local environmental plans* is available at:

<http://www.planning.nsw.gov.au>

For further information, please contact the Department of Planning and Environment's Information Centre by one of the following:

Post: GPO Box 39, Sydney NSW 2001.

Tel: 1300 305 695

Email: information@planning.nsw.gov.au

Authorised by:
Carolyn McNally
Secretary

Important note: This practice note does not constitute legal advice. Users are advised to seek professional advice and refer to the relevant legislation, as necessary, before taking action in relation to any matters covered by this practice note.

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ATTACHMENT 1 – INFORMATION CHECKLIST FOR PROPOSALS TO CLASSIFY OR RECLASSIFY PUBLIC LAND THROUGH AN LEP

The process for plan-making under the EP&A Act is detailed in *A guide to preparing planning proposals* and *A guide to preparing local environmental plans*.

Importantly, *A guide to preparing local environmental plans* contains the Secretary's requirements for matters that must be addressed in the justification of all planning proposals to reclassify public land. Councils must ensure the Secretary's requirements are addressed.

Councils must also comply with any obligations under the LG Act when classifying or reclassifying public land. More information on this can be found in *Practice Note No. 1 - Public Land Management* (Department of Local Government, 2000).

All planning proposals classifying or reclassifying public land must address the following matters for Gateway consideration. These are in addition to the requirements for all planning proposals under section 55(a) – (e) of the EP&A Act (and further explained in *A guide to preparing planning proposals* and *A guide to preparing local environmental plans*).

- the current and proposed classification of the land;
- whether the land is a 'public reserve' (defined in the LG Act);
- the strategic and site specific merits of the reclassification and evidence to support this;
- whether the planning proposal is the result of a strategic study or report;
- whether the planning proposal is consistent with council's community plan or other local strategic plan;
- a summary of council's interests in the land, including:
 - how and when the land was first acquired (e.g. was it dedicated, donated, provided as part of a subdivision for public open space or other purpose, or a developer contribution)
 - if council does not own the land, the land owner's consent;
 - the nature of any trusts, dedications etc;
- whether an interest in land is proposed to be discharged, and if so, an explanation of the reasons why;
- the effect of the reclassification (including, the loss of public open space, the land ceases to be a public reserve or particular interests will be discharged);
- evidence of public reserve status or relevant interests, or lack thereof applying to the land (e.g. electronic title searches, notice in a Government Gazette, trust documents);
- current use(s) of the land, and whether uses are authorised or unauthorised;
- current or proposed lease or agreements applying to the land, together with their duration, terms and controls;
- current or proposed business dealings (e.g. agreement for the sale or lease of the land, the basic details of any such agreement and if relevant, when council intends to realise its asset, either immediately after rezoning/reclassification or at a later time);
- any rezoning associated with the reclassification (if yes, need to demonstrate consistency with an endorsed Plan of Management or strategy);
- how council may or will benefit financially, and how these funds will be used;
- how council will ensure funds remain available to fund proposed open space sites or improvements referred to in justifying the reclassification, if relevant to the proposal;
- a Land Reclassification (part lots) Map, in accordance with any standard technical requirements for spatial datasets and maps, if land to be reclassified does not apply to the whole lot; and
- preliminary comments by a relevant government agency, including an agency that dedicated the land to council, if applicable.

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