

This is the Independent Chairperson's report on the outcomes of two (2) Public Hearings conducted on 27th October 2022 at the Coonabarabran Council Administration Building, and Coolah Council Chambers, pursuant to the Local Government Act 1993 regarding a Planning Proposal by Warrumbungle Shire Council to reclassify 18 Council-owned sites from community to operational.

# Public Hearings Report

WSC Planning Proposal -  
Reclassification of Land 2022

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Prepared by Glenn Inglis - Independent Chair  
Dated 2nd November 2022

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## Introduction

This report pertains to the outcomes of two (2) Public Hearings held on 27<sup>th</sup> October 2022 in relation to a Planning Proposal by Warrumbungle Shire Council to reclassify eighteen (18) sites of Council-owned land from community land to operational land under terms as prescribed in the Local Government Act 1993 (LGA 1993) and Environmental Planning and Assessment Act 1979 (EP & A Act 1979).

The LGA 1993 requires public land to be classified as either community land or operational land and makes specific provision for its reclassification to enable Councils to rationalize and prudently manage their land resources to best meet the ever-changing needs of their community.

These two (2) Public Hearings have been conducted pursuant to the LGA 1993 which requires Council to hold a Public Hearing in respect to any Planning Proposal to reclassify community land to operational land.

I have been commissioned to conduct the Public Hearings independently of Council and to provide this outcomes report.

## Background Information

The need and process for the classification of Council-owned land was first introduced with the commencement of the LGA 1993. There was no precedent for public land classification or how land should be classified in NSW prior to July 1993.

Section 25 of the LGA 1993 requires all land owned by Council to be classified as either community land or operational land.

Warrumbungle Shire Council at its meeting dated 21<sup>st</sup> September 2017 resolved to prepare a Planning Proposal to change the land classification of eighteen (18) Council owned sites.

Public notice of Council's intention to reclassify the sites was duly advertised and exhibited from 10<sup>th</sup> August 2022 to 16<sup>th</sup> September 2022. One (1) written public submission was received by Council during the formal notification period.

Pursuant to Section 29 LGA 1993 Council held two (2) Public Hearings to enable further opportunity for the community to provide comment on the proposed land reclassifications.

Public notice of the Public Hearings was publicly advertised. Copies of the notice were also placed in the foyer of the Warrumbungle Shire Council's administration offices including on social media platforms.

Details of the Planning Proposal and exhibition were also made available on Council's website.

Council appointed an Independent Chairperson to convene the Public Hearings and this report provides a summary of the proceedings and outcomes from the Public Hearings.

## Statutory Context for the Public Hearings

Council must arrange a Public Hearing regarding any proposal to reclassify community land as operational land pursuant to Section 29 LGA 1993.

The relevant statutory provisions governing the process of reclassification are provided in Division 3.4 of the EP & A Act 1979 (in the context of the making of LEPs) and Sections 25 to 34 and 47G of the LGA 1993.

Specifically, Section 29 of the LGA 1993 stipulates the following regarding Public Hearings:

### Section 29 Public hearing into reclassification

- (1) A council must arrange a public hearing under section 57 of the *Environmental Planning and Assessment Act 1979* in respect of a planning proposal under Part 3 of that Act to reclassify community land as operational land, unless a public hearing has already been held in respect of the same matter as a result of a determination under section 56(2)(e) of that Act.
- (2) A council must, before making any resolution under section 32, arrange a public hearing in respect of any proposal to reclassify land as operational land by such a resolution.

In accordance with the above, two (2) Public Hearings were conducted, and this outcomes report has been prepared to satisfy Section 29. Section 47G of the LGA 1993 also stipulates the following:

### Section 47G Public hearings

- (1) In this section, **public hearing** means any public hearing required to be arranged under this Part.
- (2) The person presiding at a public hearing must not be—
  - (a) a councillor or employee of the council holding the public hearing, or
  - (b) a person who has been a councillor or employee of that council at any time during the 5 years before the date of his or her appointment.
- (3) Not later than 4 days after it has received a report from the person presiding at the public hearing as to the result of the hearing, the council must make a copy of the report available for inspection by the public at a location within the area of the council.

In response to Section 47G LGA 1993 and EP&A Act 1979, it is noted the appointed Independent Chairperson Mr Glenn Inglis is not a Councillor or employee of Warrumbungle Shire Council.

It is further noted that pursuant to Section 47G (3) LGA 1993 this report must be made available to the public for inspection not later than four (4) days after the date that Council receives the final report.

## Planning Proposal

At its meeting of 21<sup>st</sup> September 2017 Council resolved to prepare a Planning Proposal to change the classification of eighteen (18) Council-owned sites, from community land to operational land classification.

The lands the subject of the Planning Proposal are as follows:

**Site 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.

**Site 2** - Lot 1 and Lot 2 DP 873702, Baradine Sewerage Treatment Plant, 211 Barwon Street, Baradine.

**Site 3** - Lot 1 DP 1038014, Dapper Bushfire Shed, 1006 Spring Ridge Road, Dunedoo.

**Site 4** - Lot 2 DP 1052767, Gowang Bushfire Shed, 48 Nashs Road, Coonabarabran.

**Site 5** - Lot 1 Section 6 DP 2649, Leadville Bushfire Shed, Corner Cox and Plumb Street, Leadville.

**Site 6** - Lot 7 Section 5 DP 759016, Ulamambri Bushfire Shed, South Street, Ulamambri.

**Site 7** - Lot 821 DP 1188971, Yaminbah Bushfire Shed, 17048 Oxley Highway, Dandry.

**Site 8** - Lot 1 DP 219211, Lots 103,105 & 106 DP 753405 and Lot 9 DP 793646, Coonabarabran Aerodrome, 380 David Knight Drive, Coonabarabran.

**Site 9** - Lot 8 Section 4 DP 758281, Sewerage Pump Station, 24-26 Robertson Street, Coonabarabran.

**Site 10** - Lots 1 & 2 DP 1006511, Coonabarabran Works Depot and Sewerage Ponds, 2-6 Gardener Street, Coonabarabran.

**Site 11** - Lot 2 DP 414144, Former RFS Control Centre, 51 King Street, Coonabarabran.

**Site 12** - Lot 245 DP 753378, Sanitary Depot, Off 35 Dandry Road, Coonabarabran.

**Site 13** - Lot 2 DP 234563, Lot 321A DP 938173 & Lot 321C DP 938174, Sewerage Reuse Area – Dunedoo, Wargundy Street, Dunedoo.

**Site 14** - Lot 1 DP653078, Town Wells Road, Town Wells Road, Coolah.

**Site 15** - Lot 2 DP 1030763 and Lot 402 DP1077124, Waste Depot – Coonabarabran, 4202 Baradine Road, Coonabarabran.

**Site 16** - Lot 7 DP 785902, Water Access from Castlereagh River, 944 Merryula Road, Coonabarabran.

**Site 17** - Lot B DP 403064, Works Depot – Dunedoo, 40 Sullivan Street, Dunedoo.

**Site 18** - Lot 1 DP 248906, WSC Connect Five, Robertson Street, Coonabarabran.

## Outcomes of Public Hearings

Public Hearing No 1 was held at the Coonabarabran Council Administration Building, 14-22 John Street, Coonabarabran commencing at 9.00am, and Public Hearing No 2 was held at the Coolah Council Chambers, 59 Binnia Street, Coolah commencing at 1.03pm.

Notice of the Public Hearings were duly advertised as shown at **Appendix A**.

The Agenda Notice for the Public Hearings are shown at **Appendix B**.

The Attendance Registers for the Public Hearings are shown at **Appendix C**.

The formal Minutes for the Public Hearings are shown at **Appendix D**.

### Public Hearing No 1 – Coonabarabran Council Administration Building

The following community members made oral submissions to the Public Hearing:

Glen Barkley, Councillor Jason Newton, Ben Smith, Geoff Gasior.

Each proposed land reclassification was considered individually in seriatim as per the agenda notice and a summary of aggregated key discussion points are shown below.

**Site 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.

#### Community Commentary

- Operational land classification may enable Council to generate new revenue streams particularly by providing access to securing longer term leasing opportunities for the general aviation sector including a wide range of aviation businesses like air spraying.
- Inland Rail project may provide new commercial opportunities.
- Any new aerodrome revenues need to be reinvested into airport infrastructure improvements like runway maintenance.
- Council needs to improve and develop the aerodrome including provision of water.
- Clarification requested on the process of how Council establishes aerodrome fees and charges like landing fees and lease fees for hangar space.

Response – The annual process of Council adopting its Revenue Policies as part of the Integrated Planning and Reporting framework was outlined. Many airports base their landing fees on the weight of the aircraft and hangar spaces on a m2 rate.

- Council may need to consider the establishment of an Aerodrome Advisory Committee to review strategic options for the growth and development of the aerodrome.
- Clarification requested on the wording “No financial benefit for Council is expected. Reclassification to operational is not expected to generate funds for Council” at page 17 of the WSC Planning Proposal – Reclassification of Land 2022.

Response – It was noted that the wording should be amended to indicate that there is potential to generate new funding sources and further that such funding should be reinvested into the aerodrome maintenance and asset improvement plan.

**Site 2** - Lot 1 and Lot 2 DP 873702, Baradine Sewerage Treatment Plant, 211 Barwon Street, Baradine.

Community Commentary – Nil

**Site 3** - Lot 1 DP 1038014, Dapper Bushfire Shed, 1006 Spring Ridge Road, Dunedoo.

Community Commentary - Nil

**Site 4** - Lot 2 DP 1052767, Gowang Bushfire Shed, 48 Nashs Road, Coonabarabran.

Community Commentary - Nil

**Site 5** - Lot 1 Section 6 DP 2649, Leadville Bushfire Shed, Corner Cox and Plumb Street, Leadville.

Community Commentary - Nil

**Site 6** - Lot 7 Section 5 DP 759016, Ulamambri Bushfire Shed, South Street, Ulamambri.

Community Commentary - Nil

**Site 7** - Lot 821 DP 1188971, Yaminbah Bushfire Shed, 17048 Oxley Highway, Dandry.

Community Commentary - Nil

**Site 8** - Lot 1 DP 219211, Lots 103, 105 & 106 DP 753405 and Lot 9 DP 793646, Coonabarabran Aerodrome, 380 David Knight Drive, Coonabarabran.

Community Commentary

- Operational land classification may enable Council to generate new revenue streams particularly by providing access to securing longer term leasing opportunities for the general aviation sector including a wide range of aviation businesses like air spraying. Hangar leases could be based on a m2 rate.



- Any new aerodrome revenues need to be reinvested into airport infrastructure improvements like runway maintenance.
- Council may need to consider the establishment of an Aerodrome Advisory Committee to review strategic options for the growth and development of the aerodrome.
- Council should undertake a comprehensive strategic review of the aerodrome and give consideration to:
  - Amendments to the LEP like rezoning to encourage residential allotments to accommodate and encourage investments from the general aviation sector.
  - An onsite aerodrome caretaker position.
  - Better onsite fuel supply arrangements.
  - Transport options to provide improved access to and from town.
  - The potential for a rural focused Skypark development.

**Site 9** - Lot 8 Section 4 DP 758281, Sewerage Pump Station, 24-26 Robertson Street, Coonabarabran.

Community Commentary

- It was noted that there was some public interest in parts of this site being made available for a community gardens project.
- Advice was provided of a correction in the Planning Proposal document at page 33 where “Dunedoo” to be replaced with “Coonabarabran”.

**Site 10** - Lots 1 & 2 DP 1006511, Coonabarabran Works Depot and Sewerage Ponds, 2-6 Gardener Street, Coonabarabran.

Community Commentary - Nil

**Site 11** - Lot 2 DP 414144, Former RFS Control Centre, 51 King Street, Coonabarabran.

Community Commentary - Nil

**Site 12** - Lot 245 DP 753378, Sanitary Depot, Off 35 Dandry Road, Coonabarabran.

Community Commentary - Nil

**Site 13** - Lot 2 DP 234563, Lot 321A DP 938173 & Lot 321C DP 938174, Sewerage Reuse Area – Dunedoo, Wargundy Street, Dunedoo.

Community Commentary - Nil

**Site 14** - Lot 1 DP653078, Town Wells Road, Town Wells Road, Coolah.

Community Commentary

- Advice was provided of a correction in the Planning Proposal document at page 42 where Functional Use “Radio Repeater Station” be replaced with “Town Bores” and further at page 43 where “Dunedoo” be replaced with “Coolah”.

**Site 15** - Lot 2 DP 1030763 and Lot 402 DP1077124, Waste Depot – Coonabarabran, 4202 Baradine Road, Coonabarabran.

Community Commentary - Nil

**Site 16** - Lot 7 DP 785902, Water Access from Castlereagh River, 944 Merryula Road, Coonabarabran.

Community Commentary

- Discussion on the purpose of the site and that the site provided truck access to the river for water. It was further noted that staff will check all property details as the lot contains a paper road reserve.

**Site 17** - Lot B DP 403064, Works Depot – Dunedoo, 40 Sullivan Street, Dunedoo.

Community Commentary - Nil

**Site 18** - Lot 1 DP 248906, WSC Connect Five, Robertson Street, Coonabarabran.

Community Commentary - Nil

## **Public Hearing No 2 – Coolah Council Chambers**

The following community member made oral submissions to the Public Hearing:

Councillor Kathryn Rindfleish.

Each proposed land reclassification was considered individually in seriatim as per the agenda notice and a summary of aggregated key points are shown below.

**Site 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.

Community Commentary - Nil

**Site 2** - Lot 1 and Lot 2 DP 873702, Baradine Sewerage Treatment Plant, 211 Barwon Street, Baradine.

Community Commentary – Nil

**Site 3** - Lot 1 DP 1038014, Dapper Bushfire Shed, 1006 Spring Ridge Road, Dunedoo.

Community Commentary - Nil

**Site 4** - Lot 2 DP 1052767, Gowang Bushfire Shed, 48 Nashs Road, Coonabarabran.

Community Commentary - Nil

**Site 5** - Lot 1 Section 6 DP 2649, Leadville Bushfire Shed, Corner Cox and Plumb Street, Leadville.

Community Commentary - Nil

**Site 6** - Lot 7 Section 5 DP 759016, Ulamambri Bushfire Shed, South Street, Ulamambri.

Community Commentary - Nil

**Site 7** - Lot 821 DP 1188971, Yaminbah Bushfire Shed, 17048 Oxley Highway, Dandry.

Community Commentary - Nil

**Site 8** - Lot 1 DP 219211, Lots 103, 105 & 106 DP 753405 and Lot 9 DP 793646, Coonabarabran Aerodrome, 380 David Knight Drive, Coonabarabran.

Community Commentary - Nil

**Site 9** - Lot 8 Section 4 DP 758281, Sewerage Pump Station, 24-26 Robertson Street, Coonabarabran.

Community Commentary - Nil

**Site 10** - Lots 1 & 2 DP 1006511, Coonabarabran Works Depot and Sewerage Ponds, 2-6 Gardener Street, Coonabarabran.

Community Commentary - Nil

**Site 11** - Lot 2 DP 414144, Former RFS Control Centre, 51 King Street, Coonabarabran.

Community Commentary - Nil

**Site 12** - Lot 245 DP 753378, Sanitary Depot, Off 35 Dandry Road, Coonabarabran.

Community Commentary - Nil

**Site 13** - Lot 2 DP 234563, Lot 321A DP 938173 & Lot 321C DP 938174, Sewerage Reuse Area – Dunedoo, Wargundy Street, Dunedoo.

Community Commentary - Nil

**Site 14** - Lot 1 DP653078, Town Wells Road, Town Wells Road, Coolah.

Community Commentary - Nil

**Site 15** - Lot 2 DP 1030763 and Lot 402 DP1077124, Waste Depot – Coonabarabran, 4202 Baradine Road, Coonabarabran.

Community Commentary - Nil

**Site 16** - Lot 7 DP 785902, Water Access from Castlereagh River, 944 Merryula Road, Coonabarabran.

Community Commentary - Nil

**Site 17** - Lot B DP 403064, Works Depot – Dunedoo, 40 Sullivan Street, Dunedoo.

Community Commentary - Nil

**Site 18** - Lot 1 DP 248906, WSC Connect Five, Robertson Street, Coonabarabran.

Community Commentary - Nil

### **Summary of Key Outcomes from Public Hearings**

The key outcomes for Council’s consideration arising from the two (2) Public Hearings are summarized below as follows:

1. For all eighteen (18) sites it is a reasonable conclusion to summarise that community members have no fundamental objections as to the merits of the proposed land reclassifications as fully described in Warrumbungle Shire Council Planning Proposal – Reclassification of Land 2022.
2. That Council note the strong community interest in undertaking strategic reviews of the Baradine and Coonabarabran Aerodromes to ensure the community is maximizing all economic growth opportunities from these important assets.
3. That Council give consideration to the establishment of Internal Restricted Asset provisions for the Baradine and Coonabarabran Aerodromes to ensure any new revenues are dedicated and reinvested into aerodrome infrastructure.
4. That Council consider the establishment of Aerodrome Advisory Committees.
5. That Council for Coonabarabran Aerodrome give meaningful consideration to all the ideas and operational issues as identified by the community and fully described in the Public Hearing Minutes.
6. That Council notes all the document corrections at Sites 1, 8, 9, and 14 to Warrumbungle Shire Council Planning Proposal – Reclassification of Land 2022.
7. That Council verify the accuracy of all property details at Site 16.
8. That Council note the interest in a community gardens project at Site 9.

### **Community Submissions from Formal Notification Period**

A summary of all submissions received by Council as part of the formal community engagement process is provided below. As there is no statutory requirement to undertake a merit

assessment of any submissions by the Independent Chair of the Public Hearing, this report provides only a record of those submissions for consideration by Council and the Minister.

#### Submission Summary from Formal Notification Period

Person - Meg Leathart

#### Submission Summary

- Staunchly opposed to reclassification of lands due to transfer from freehold ownership.
- Concern that reclassification to operational will enable Council to dispose of the lands at their convenience and avoid requirements for community consultation.
- Concern that freehold title will enable Council to clear existing native vegetation without undertaking community consultation.
- Concern for loss of community lands for future generations.
- Community title ensures long-term thinking around preservation whilst freehold does not.
- Suggestion that a degree of assuage is possible if freehold title contained a caveat of public ownership in perpetuity.

## Public Hearings Report Recommendations

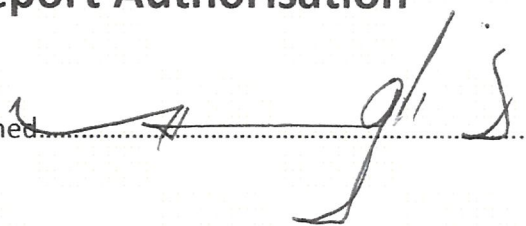
The Public Hearings and associated procedures have been undertaken pursuant to the requirements of the Local Government Act 1993 and the Environmental Planning and Assessment Act 1979.

The following recommendations are made in respect of the proposed reclassification of eighteen (18) sites from community to operational land classification as fully described in Warrumbungle Shire Council Planning Proposal – Reclassification of Land 2022:

1. That the Independent Public Hearings Report be received and noted and further, that Council investigate and actions all the key outcomes from the Public Hearings as described in this report.
2. As identified in the Independent Public Hearings Report there are no matters arising from the Public Hearings that prevent Council from continuing with the processes involved with the reclassification of lands, subject to meeting all statutory provisions and the requirements of the Minister.
3. That it be noted that no written submissions were lodged at the Public Hearings.
4. That it be noted that one (1) written submission was lodged as part of the formal notification period and further that Council consider all matters raised in its final report to Council and the Minister.

6. That within four (4) days of receiving the final version of this report, a copy be made available for inspection by the public via the following means:
  - Publishing an electronic copy on Council’s website;
  - Hard copy made available for inspection at Council’s administration buildings.
7. That Council write to each person that attended the Public Hearings advising them of the availability of this report (or providing a copy of the report to them) and thanking them for their interest and participation.
8. That a report be prepared and presented to Council on the submissions received during the formal notification period and the outcomes of the Public Hearings.
9. That this report be included in further submissions and/or documentation submitted to the NSW Department of Planning and Environment in its final review and determination of the Planning Proposal.

## Report Authorisation

Signed  Date 2nd November 2022

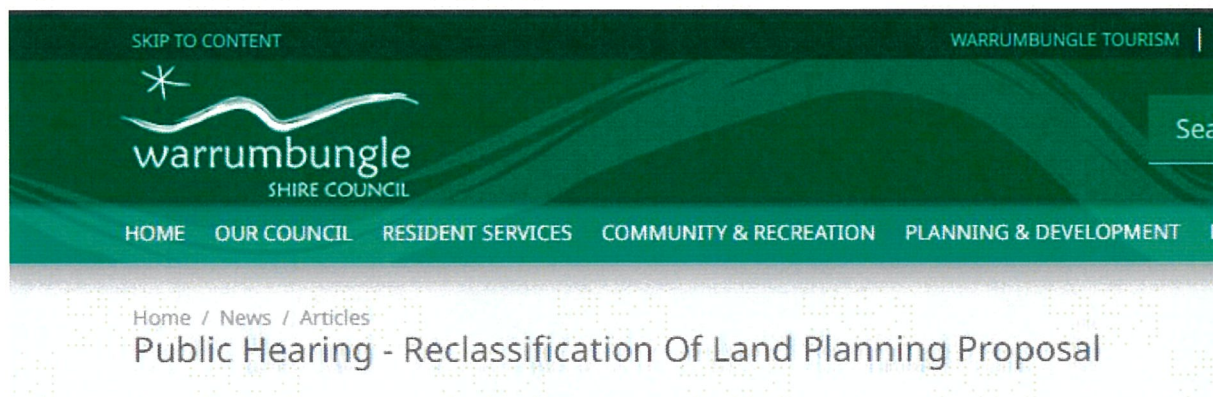
Name.....Glenn Ronald Inglis.....

Position...Independent Chairperson

Appointment authorised by Warrumbungle Shire Council by correspondence dated 24<sup>th</sup> August 2022 to fulfill the role of Independent Chairperson for Public Hearings: Planning Proposal - Reclassification of Land 2022.

## Appendix A

### Notice of Public Hearings



Council will be holding a Public Hearing relating to the Planning Proposal of Reclassification of Land. The Planning Proposal aims to reclassify public lands from 'community' to 'operational' to enable these lands to continue to be utilised for the purpose for which they were originally acquired.

The Public Hearing will be chaired by a person who is independent of Council. All interested members of the public are invited to attend the hearing where they will have the opportunity to make a short verbal representation either in favor or against the proposal to the chairperson of the hearing.

The hearing will be held on Thursday 27 October 2022 at the Coonabarabran Council Administration Building, 14-22 John St, Coonabarabran from 9:00am to 11:00am and at the Coolah Council Chambers, 59 Binnia Street, Coolah from 1.00pm to 3.00pm.

For more information contact Environment and Development Services on (02) 6849 2000.



Last Updated: 30 Sep 2022

SEND US YOUR FEEDBACK



## Appendix B

### AGENDA NOTICE

Public Hearings held at the Coonabarabran Council Administration Building, 14-22 John Street, Coonabarabran on 27<sup>th</sup> October at 9.00am and Coolah Council Chambers, 59 Binnia Street, Coolah at 1.00pm.

#### **Agenda Item 1** – Welcome and Introductions

#### **Agenda Item 2** – Purpose of Meeting

The purpose of the public hearing is to provide opportunity for the community to comment on the Planning Proposal by Warrumbungle Shire Council to reclassify 18 parcels of land from ‘community’ to ‘operational’ land classification.

Public notice of Council’s intention for the land reclassification was advertised and publicly exhibited. Public notice of this public hearing was duly advertised.

#### **Agenda Item 3** – Attendance Register

Community members are requested to sign the register.

#### **Agenda Item 4** – Identified Public Lands

Each proposed reclassification will be considered individually as described below:

**Site 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.

Community Commentary

**Site 2** - Lot 1 and Lot 2 DP 873702, Baradine Sewerage Treatment Plant, 211 Barwon Street, Baradine.

Community Commentary

**Site 3** - Lot 1 DP 1038014, Dapper Bushfire Shed, 1006 Spring Ridge Road, Dunedoo.

Community Commentary

**Site 4** - Lot 2 DP 1052767, Gowang Bushfire Shed, 48 Nashs Road, Coonabarabran.

Community Commentary



**Site 5** - Lot 1 Section 6 DP 2649, Leadville Bushfire Shed, Corner Cox and Plumb Street, Leadville.

Community Commentary

**Site 6** - Lot 7 Section 5 DP 759016, Ulamambri Bushfire Shed, South Street, Ulamambri.

Community Commentary

**Site 7** - Lot 821 DP 1188971, Yaminbah Bushfire Shed, 17048 Oxley Highway, Dandry.

Community Commentary

**Site 8** - Lot 1 DP 219211, Lots 103, 105 & 106 DP 753405 and Lot 9 DP 793646, Coonabarabran Aerodrome, 380 David Knight Drive, Coonabarabran.

Community Commentary

**Site 9** - Lot 8 Section 4 DP 758281, Sewerage Pump Station, 24-26 Robertson Street, Coonabarabran.

Community Commentary

**Site 10** - Lots 1 & 2 DP 1006511, Coonabarabran Works Depot and Sewerage Ponds, 2-6 Gardener Street, Coonabarabran.

Community Commentary

**Site 11** - Lot 2 DP 414144, Former RFS Control Centre, 51 King Street, Coonabarabran.

Community Commentary

**Site 12** - Lot 245 DP 753378, Sanitary Depot, Off 35 Dandry Road, Coonabarabran.

Community Commentary

**Site 13** - Lot 2 DP 234563, Lot 321A DP 938173 & Lot 321C DP 938174, Sewerage Reuse Area – Dunedoo, Wargundy Street, Dunedoo.

Community Commentary

**Site 14** - Lot 1 DP653078, Town Wells Road, Town Wells Road, Coolah.

Community Commentary

**Site 15** - Lot 2 DP 1030763 and Lot 402 DP1077124, Waste Depot – Coonabarabran, 4202 Baradine Road, Coonabarabran.

Community Commentary

**Site 16** - Lot 7 DP 785902, Water Access from Castlereagh River, 944 Merryula Road, Coonabarabran.

Community Commentary

**Site 17** - Lot B DP 403064, Works Depot – Dunedoo, 40 Sullivan Street, Dunedoo.

Community Commentary

**Site 18** - Lot 1 DP 248906, WSC Connect Five, Robertson Street, Coonabarabran.

Community Commentary

**Agenda Item 5** – Further questions or comments.

**Agenda Item 6** – Close of Public Hearing.

Appendix C

Attendance Register for Public Hearing

Attendance Register

Attendance Register for Public Hearing No 1 in relation to a Planning Proposal by Warrumbungle Shire Council to reclassify community land held on 27<sup>th</sup> October 2022 at the Coonabarabran Council Administration Building, 14-22 John Street, Coonabarabran commencing at 9.00am.

Name	Address	Signature
G. GASTON	241 BARRAN CIR RD	<i>[Signature]</i>
B. SMITH	127 DIXY RD	<i>[Signature]</i>
JASON NEWTON	Coonabarabran	<i>[Signature]</i>
GLEN BARILEY	66 LITTLE TIMBER ST C'BRAN	<i>[Signature]</i>

Signed by Independent Chairperson

*[Signature]*  
Glenn Inglis

## Appendix C

### Attendance Register for Public Hearing

#### Attendance Register

Attendance Register for Public Hearing No 2 in relation to a Planning Proposal by Warrumbungle Shire Council to reclassify community land held on 27<sup>th</sup> October 2022 at the Coolah Council Chambers, 59 Binnia Street, Coolah commencing at 1.00pm.

Name	Address	Signature
Kathy Rindfleisch	124 Bayamuna ST COOLAH	R. Kraft

Signed by Independent Chairperson .....

Glenn Inglis

## Appendix D

### **Minutes For Public Hearing No 1 conducted on 27<sup>th</sup> October 2022 on Land Reclassification held at the Coonabarabran Council Administration Building, 14-22 John Street, Coonabarabran commencing at 9.00am.**

#### **Attendance**

Independent Chairperson – Glenn Inglis

Warrumbungle Shire Council Staff – Leeanne Ryan – Director Environment and Development Services, Kelly Dewar – Manager Planning and Regulation, Nicole Benson – Manager Urban Services and Facilities.

Community members – Four (4) community members as follows and as per signed attendance register: Glen Barkley (arrived at 9.34am), Councillor Jason Newton, Ben Smith, Geoff Gasior.

Public Hearing Handouts – (1) Public Hearing Agenda Notice (2) Warrumbungle Shire Council Planning Proposal - Reclassification of Land 2022.

No apologies were tendered at the Public Hearing.

#### **Item 1 – Welcome and Introductions**

The Independent Chairperson Mr Glenn Inglis welcomed community members to the Public Hearing and provided an overview of the role of the Independent Chairperson.

The Independent Chairperson introduced Warrumbungle Shire Council staff representatives in attendance. The Independent Chairperson provided an overview of the Planning Proposal to date and made specific reference to the available copies of the document ‘WSC Planning Proposal – Reclassification of Land 2022’, which described why the reclassification is happening, the requirements necessary for a reclassification, explanation of planning provisions, justification, mapping details and project timelines.

#### **Item 2 – Purpose of Meeting**

The Independent Chairperson provided an overview and explanatory description of the purpose of the Public Hearing. In particular, it was noted that pursuant to the requirements of the Local Government Act 1993 and Environmental Planning and Assessment Act 1979 the purpose of the meeting is to provide opportunity for the community to comment on Warrumbungle Shire Council’s intention to reclassify eighteen (18) sites of identified public lands from community to operational land classification. Advice was provided that public notice of Council’s intention as described above was advertised and publicly exhibited. Public notice of this Public Hearing was

further duly advertised. Community members were provided with the opportunity to indicate as to whether they fully understood the purpose of the Public Hearing and whether they required any aspects further clarified or expanded upon. No enquiries or further comment was made.

### **Item 3 – Attendance Register**

Community members were requested to complete the attendance register including their name and address details.

### **Item 4 – Identified Public Lands**

Each proposed land reclassification was considered individually in seriatim as per the agenda notice and the summary outcomes of the community commentary are shown below.

**Site 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

Community commentary – Questions/Statements

- Operational land classification may enable Council to generate new revenue streams particularly by access to securing longer term leasing opportunities for the general aviation sector including a wide range of aviation businesses like air spraying.
- Inland Rail project may provide new commercial opportunities.
- Any new aerodrome revenues need to be reinvested into airport infrastructure improvements like runway maintenance.
- Council needs to improve and develop the aerodrome including provision of water.
- Clarification requested on the process of how Council establishes aerodrome fees and charges like landing fees and lease fees for hangar space.  
Response – The annual process of Council adopting its Revenue Policies as part of the Integrated Planning and Reporting framework was outlined. Many airports base their landing fees on the weight of the aircraft and hangar space by m2 rate.
- Council may need to give consideration to the establishment of an Aerodrome Advisory Committee to review strategic options for the growth and development of the aerodrome.
- Clarification requested on the wording “No financial benefit for Council is expected. Reclassification to operational is not expected to generate funds for Council” at page 17 of the WSC Planning Proposal – Reclassification of Land 2022.  
Response – It was noted that the wording could be amended to indicate that there is potential to generate new funding sources and further that such funding should be reinvested into the aerodrome maintenance and asset improvement plan.

**Site 2** - Lot 1 and Lot 2 DP 873702, Baradine Sewerage Treatment Plant, 211 Barwon Street, Baradine

Community Commentary - Nil

**Site 3** - Lot 1 DP 1038014, Dapper Bushfire Shed, 1006 Spring Ridge Road, Dunedoo

Community Commentary - Nil

**Site 4** - Lot 2 DP 1052767, Gowang Bushfire Shed, 48 Nashs Road, Coonabarabran

Community Commentary - Nil

**Site 5** - Lot 1 Section 6 DP 2649, Leadville Bushfire Shed, Corner Cox and Plumb Street, Leadville

Community Commentary - Nil

**Site 6** - Lot 7 Section 5 DP 759016, Ulamambri Bushfire Shed, South Street, Ulamambri

Community Commentary - Nil

**Site 7** - Lot 821 DP 1188971, Yaminbah Bushfire Shed, 17048 Oxley Highway, Dandry

Community Commentary - Nil

**Site 8** - Lot 1 DP 219211, Lots 103, 105 & 106 DP 753405 and Lot 9 DP 793646, Coonabarabran Aerodrome, 380 David Knight Drive, Coonabarabran

Community Commentary – Questions/Statements

- Operational land classification may enable Council to generate new revenue streams particularly by access to securing longer term leasing opportunities for the general aviation sector including a wide range of aviation businesses like air spraying. Hangar leases could be based on a m2 rate.
- Any new aerodrome revenues need to be reinvested into airport infrastructure improvements like runway maintenance.
- Council may need to give consideration to the establishment of an Aerodrome Advisory Committee to review strategic options for the growth and development of the aerodrome.
- Council should undertake a comprehensive strategic review of the aerodrome and give consideration to:
  - Amendments to the LEP like rezoning to encourage residential allotments to accommodate and encourage investments from the general aviation sector.
  - An onsite aerodrome caretaker position.
  - Better onsite fuel supply arrangements.
  - Transport options to provide improved access to and from town.
  - The potential for a rural focused Skypark development.

**Site 9** - Lot 8 Section 4 DP 758281, Sewerage Pump Station, 24-26 Robertson Street, Coonabarabran

Community Commentary – It was noted that there was some public interest in parts of this site being made available for a community gardens project.

Advice was provided of a correction in the Planning Proposal document at page 33 where “Dunedoo” to be replaced with “Coonabarabran”.

**Site 10** - Lots 1 & 2 DP 1006511, Coonabarabran Works Depot and Sewerage Ponds, 2-6 Gardener Street, Coonabarabran

Community Commentary - Nil

**Site 11** - Lot 2 DP 414144, Former RFS Control Centre, 51 King Street, Coonabarabran

Community Commentary - Nil

**Site 12** - Lot 245 DP 753378, Sanitary Depot, Off 35 Dandry Road, Coonabarabran

Community Commentary - Nil

**Site 13** - Lot 2 DP 234563, Lot 321A DP 938173 & Lot 321C DP 938174, Sewerage Reuse Area – Dunedoo, Wargundy Street, Dunedoo

Community Commentary – Nil

**Site 14** - Lot 1 DP653078, Town Wells Road, Town Wells Road, Coolah

Community Commentary – Nil

Response - Advice was provided of a correction in the Planning Proposal document at page 42 where Functional Use “Radio Repeater Station” be replaced with “Town Bores” and further at page 43 where “Dunedoo” be replaced with “Coonabarabran”.

**Site 15** - Lot 2 DP 1030763 and Lot 402 DP1077124, Waste Depot – Coonabarabran, 4202 Baradine Road, Coonabarabran

Community Commentary – Discussion on Council’s future purpose for lot 2.

Response - It was advised that Council required lot 2 for future expansion of the landfill site and when it was purchased it was categorized incorrectly.

**Site 16** - Lot 7 DP 785902, Water Access from Castlereagh River, 944 Merryula Road, Coonabarabran

Community Commentary – Discussion on the purpose of the site.

Response – It was advised that the site provided truck access to the river for water. It was further noted that staff will check all property details as the lot contains a paper road reserve.

**Site 17** - Lot B DP 403064, Works Depot – Dunedoo, 40 Sullivan Street, Dunedoo



Community Commentary – Discussion on the site and nature of lot B.

Response – It was advised that lot B by oversight was not included in the original reclassification.

**Site 18** - Lot 1 DP 248906, WSC Connect Five, Robertson Street, Coonabarabran

Community Commentary – Discussion on the site and nature of lot 1.

Response – It was advised that lot 1 by oversight was not included in the original reclassification.

**Item 5** – Further Questions or Comments

The Independent Chairperson asked community members if there were any further questions or comments on either the process or the Planning Proposal that they would wish to tender prior to the closure of the Public Hearing. No further specific comments were tendered.

The Independent Chairperson therefore concluded his remarks with advice on the next steps, in particular, that Council upon receipt of the Independent Chairperson’s final report must make it publicly available within four (4) days. Further, that Council staff will upon receipt of the report prepare a report to the next available meeting of Council to advise of the outcomes of the Public Hearings and the issues raised in the written community submissions.

**Item 6** – Close of Public Hearing

The Independent Chairperson thanked Council staff representatives and all community members for their interest and attendance and closed the Public Hearing at 9.48am.

## **Minutes For Public Hearing No 2 conducted on 27<sup>th</sup> October 2022 on Land Reclassification held at the Coolah Council Chambers, 59 Binnia Street, Coolah commencing at 1.03pm.**

### **Attendance**

Independent Chairperson – Glenn Inglis

Warrumbungle Shire Council Staff – Leeanne Ryan – Director Environment and Development Services, Kelly Dewar – Manager Planning and Regulation, Nicole Benson – Manager Urban Services and Facilities.

Community members – One (1) community member as follows and as per signed attendance register: Councillor Kathryn Rindfleish.

Public Hearing Handouts – (1) Public Hearing Agenda Notice (2) Warrumbungle Shire Council Planning Proposal - Reclassification of Land 2022.

No apologies were tendered at the Public Hearing.

### **Item 1 – Welcome and Introductions**

The Independent Chairperson Mr Glenn Inglis welcomed the community member to the Public Hearing and provided an overview of the role of the Independent Chairperson.

The Independent Chairperson introduced Warrumbungle Shire Council staff representatives in attendance. The Independent Chairperson provided an overview of the Planning Proposal to date and made specific reference to the available copies of the document ‘WSC Planning Proposal – Reclassification of Land 2022’, which described why the reclassification is happening, the requirements necessary for a reclassification, explanation of planning provisions, justification, mapping details and project timelines.

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### **Item 3 – Attendance Register**

Community member was requested to complete the attendance register including their name and address details.

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Each proposed land reclassification was considered individually in seriatim as per the agenda notice and the summary outcomes of the community commentary are shown below.

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Community Commentary - Nil

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**Site 4** - Lot 2 DP 1052767, Gowang Bushfire Shed, 48 Nashs Road, Coonabarabran

Community Commentary - Nil

**Site 5** - Lot 1 Section 6 DP 2649, Leadville Bushfire Shed, Corner Cox and Plumb Street, Leadville

Community Commentary - Nil

**Site 6** - Lot 7 Section 5 DP 759016, Ulamambri Bushfire Shed, South Street, Ulamambri

Community Commentary - Nil

**Site 7** - Lot 821 DP 1188971, Yaminbah Bushfire Shed, 17048 Oxley Highway, Dandry

Community Commentary - Nil

**Site 8** - Lot 1 DP 219211, Lots 103, 105 & 106 DP 753405 and Lot 9 DP 793646, Coonabarabran Aerodrome, 380 David Knight Drive, Coonabarabran

Community Commentary – Nil

**Site 9** - Lot 8 Section 4 DP 758281, Sewerage Pump Station, 24-26 Robertson Street, Coonabarabran

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Response - Advice was provided of a correction in the Planning Proposal document at page 33 where “Dunedoo” be replaced with “Coonabarabran”.

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Community Commentary - Nil

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Community Commentary - Nil

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Community Commentary – Nil

**Site 14** - Lot 1 DP653078, Town Wells Road, Town Wells Road, Coolah

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Community Commentary – Nil

**Site 16** - Lot 7 DP 785902, Water Access from Castlereagh River, 944 Merryula Road, Coonabarabran

Community Commentary - Nil

**Site 17** - Lot B DP 403064, Works Depot – Dunedoo, 40 Sullivan Street, Dunedoo

Community Commentary - Nil

**Site 18** - Lot 1 DP 248906, WSC Connect Five, Robertson Street, Coonabarabran

Community Commentary - Nil

**Item 5** – Further Questions or Comments

The Independent Chairperson asked the community member if there were any further questions or comments on either the process or the Planning Proposal that they would wish to tender prior to the closure of the Public Hearing. No further specific comments were tendered.

The Independent Chairperson therefore concluded his remarks with advice on the next steps, in particular, that Council upon receipt of the Independent Chairperson’s final report must make it publicly available within four (4) days. Further, that Council staff will upon receipt of the report prepare a report to the next available meeting of Council to advise of the outcomes of the Public Hearings and the issues raised in the written community submissions.

**Item 6** – Close of Public Hearing

The Independent Chairperson thanked Council staff representatives and the community member for their interest and attendance and closed the Public Hearing at 1.16pm.