



ANNEXURES

**Ordinary Council Meeting
Under Separate Cover
Wednesday, 11 March 2026**

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Action Sheets Report

Meeting	Officer/Director	Section	Subject
Council 14/06/2023	Quarmby, Bruce Quarmby, Bruce	Reports to Council	Management of Crown Reserve 96390 - Lot 244 DP44910
<p>RESOLUTION 2023/109</p> <p>Moved: Cr Pat Cullen Seconded: Cr Terence Lees</p> <ol style="list-style-type: none"> 1. That Council notes the information contained within this report. 2. That Council resolves to formally request that the Department of Crown Lands formally appoint Coonamble Shire Council as the Crown Reserve Manager for the Reserve 96390. 3. That Council resolves that as the purpose for the Crown Reserve is for the provision of Emergency Services, that the Reserve is to be classified as Operational Land. 4. That following the appointment of Council as the Crown Reserve Manager for the Reserve 96390. That Council resolves to proceed with the compulsory acquisition of the Reserve 96390, being Lot 244 DP 44910 for the purpose of the provision of emergency services in accordance with sections 186 and 187 of the Local Government Act 1993 and in accordance with the Land Acquisition (Just Terms Compensation) Act 1991. 5. That Council makes an application to the Minister and the Governor for approval to acquire the land described as part Lot 244 by compulsory process under section 186(1) and 187 of the Local Government Act 1993 of provision of emergency services in accordance with the requirements of the <i>Land Acquisition (Just Terms Compensation) Act 1991</i>. 6. That Council does not acquire the mineral rights over the land to be acquired. 7. That Council resolves that the land is to be classified as operational land in accordance with section 31 (2) of the <i>Local Government Act 1993</i>. 8. That Council resolves for the purposes of section 30 of the <i>Land Acquisition (Just Terms Compensation) Act 1991</i>, that Council agrees to the land being acquired for compensation, set at the market value of the land, as agreed by the General Manager and the Department of Planning, Industry and Environment – Crown Lands. 9. That Council resolves. 			

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- a) to delegate to the General Manager or his delegate the power to do anything further as necessary to give effect to the compulsory acquisition including obtaining any necessary approvals and publishing any necessary notices in the Gazette.
- b) That authority be granted to the General Manager to affix the Common Seal of the Council to any documentation required to give effect to this resolution.

In Favour: Crs Tim Horan, Karen Churchill, Adam Cohen, Pat Cullen, Barbara Deans, Bill Fisher, Ahmad Karanouh, Terence Lees and Brian Sommerville

Against: Nil

CARRIED 9/0

25 Aug 2023 11:52am Quarmby, Bruce

Letter written to crown lands seeking appointment as crown reserve manager. Public works to be engaged to acquire the land

18 Mar 2024 8:02pm Quarmby, Bruce

Council has been appointed Crown Land Manager , acquisition of land to proceed.

04 Jul 2024 9:25am Quarmby, Bruce

NSW Public Works have been approached to handle the acquisition of the land

17 Jan 2025 10:20am Quarmby, Bruce

Made follow up contact with Public works to progress the issue.

25 Apr 2025 9:46pm Quarmby, Bruce

Following advice of staffing changes at the NSW Public Works, management have been in contact with NSW Public Works to restart/progress the required works.

03 Jun 2025 6:26pm Quarmby, Bruce

Further contact has been made with the NSW Public Works. From these discussions the process has been restarted with Council staff following recommended course of action. For Council's information this action focuses on finalising the proposed road closures currently sitting with the NSW Public Works.

31 Aug 2025 11:18am Quarmby, Bruce

Discussions remain ongoing with Public Works and Crown Lands.

12 Jan 2026 7:39pm Quarmby, Bruce

The process remains ongoing.

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Meeting	Officer/Director	Section	Subject
Council 13/11/2024	Payne, Tony Duncan, Lesley	Notices of Motions/Questions with Notice/Rescissio	Notice of Motion - Heritage Study 2008-2010 (Cr Churchill)
RESOLUTION 2024/268			
Moved: Cr Karen Churchill			
Seconded: Cr Margaret Garnsey			
That:			
<ol style="list-style-type: none"> 1. Engages a suitably qualified consultant in line with Council's procurement processes to review the Coonamble Shire Community Based Heritage Study 2008-2010 with the aim of amending the Local Environmental Plan to reflect the recommendations of a contemporary Heritage Study. 2. Writes to the property owners regarding the recommended heritage status of their property based on the findings of the revised Heritage Study. 3. Notes that owners of historic buildings of State significance have an option to register their property with the State. 			
<u>In Favour:</u> Crs Daniel Keady, Steven Butler, Karen Churchill, Adam Cohen, Paul Fisher, Margaret Garnsey, Phillipa Goldsmith and Ahmad Karanouh			
<u>Against:</u> Nil			
CARRIED 8/0			
28 Nov 2024 9:08am Broe, Barry - Target Date Revision			
Target date changed by Broe, Barry from 27 November 2024 to 05 November 2025 - This is subject to funding being allocated in the 25/26 budget, Grant application for \$25,000 has been submitted, as suggested at the December Council meeting			
25 Mar 2025 4:56pm Broe, Barry			
We await the decision on our grant application			
29 Jul 2025 4:50pm Duncan, Lesley			
The Heritage Grant application was successful.			
25 Aug 2025 3:02pm Duncan, Lesley			
Request for quotations have been sent out and close on 5 September 2025.			
30 Sep 2025 11:26am Tatton, Deborah - Reallocation			
Action reassigned to Duncan, Lesley by Tatton, Deborah - Acting Director			

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23 Oct 2025 9:30am Duncan, Lesley
A consultant has been appointed with work to commence in November.

16 Dec 2025 11:29am Duncan, Lesley
Site visit arranged for January

11 Feb 2026 4:03pm Colwell, Marina - Reallocation
Action reassigned to Payne, Tony by Colwell, Marina

24 Feb 2026 9:42am Payne, Rebecca
Report going to April meeting

Meeting	Officer/Director	Section	Subject
Council 12/03/2025	Payne, Tony Duncan, Lesley	Reports to Council	Signage Update
RESOLUTION 2025/58			
Moved: Cr Phillipa Goldsmith			
Seconded: Cr Margaret Garnsey			
That Council:			
<ol style="list-style-type: none"> 1. Receives and notes the information in the signage update report. 2. Rationalise and remove redundant signage across the Local Government Area. 3. Commission a wayfinding and interpretation audit and develop a package to optimise active travel and tourism opportunities, as identified by the Coonamble Shire Masterplan, to be funded in the 2025-26 budget. 4. Continue in the interim to improve the Shire Local boundary signs and clean up the town entry signs. 			
<u>In Favour:</u> Crs Daniel Keady, Steven Butler, Karen Churchill, Paul Fisher, Margaret Garnsey, Phillipa Goldsmith, Ahmad Karanouh and Paul Wheelhouse			
<u>Against:</u> Nil			
CARRIED 8/0			
At 11:02am, Cr Paul Fisher left the meeting.			
At 11:04am, Cr Paul Fisher returned to the meeting prior to voting on item 10.13			
30 Sep 2025 11:26am Tatton, Deborah - Reallocation			
Action reassigned to Duncan, Lesley by Tatton, Deborah - Acting Director			

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16 Dec 2025 11:30am Duncan, Lesley
Signs have been installed in and around Quambone
11 Feb 2026 4:03pm Colwell, Marina - Reallocation
Action reassigned to Payne, Tony by Colwell, Marina

Meeting	Officer/Director	Section	Subject
Council 9/04/2025	Payne, Tony Duncan, Lesley	Reports to Council	Coonamble Shire Masterplan
RESOLUTION 2025/93			
Moved: Cr Ahmad Karanouh			
Seconded: Cr Karen Churchill			
<ol style="list-style-type: none"> 1. That a further workshop be held to allow Council to review all the actions in the Coonamble Shire Masterplan and decide on which actions should remain a priority. 2. That the agreed priority actions of the Coonamble Shire Masterplan be incorporated into the draft Delivery Program 2025-2028. 3. That the draft Operational Plans and Budgets for FY25-26, FY26-27 and FY27-28 include funding for the development of business plans and costings for priority actions of the Delivery Program 2025-2028. 4. That Council pursues grant funding for preparation of business plans and costings for significant priority actions of the Coonamble Shire Masterplan. These priorities will be recommended to Council in a further report for approval. 			
<u>In Favour:</u> Crs Daniel Keady, Steven Butler, Karen Churchill, Adam Cohen, Paul Fisher, Margaret Garnsey, Phillipa Goldsmith, Ahmad Karanouh and Paul Wheelhouse			
<u>Against:</u> Nil			
CARRIED 9/0			
30 Sep 2025 11:25am Tatton, Deborah - Reallocation			
Action reassigned to Duncan, Lesley by Tatton, Deborah - Acting Director			
11 Feb 2026 4:03pm Colwell, Marina - Reallocation			
Action reassigned to Payne, Tony by Colwell, Marina			
24 Feb 2026 9:43am Payne, Rebecca			
Resolution 1 - Workshop completed, Resolution 2 - This will be included in 26/27 budget preparations. , Resolution 3 - To be included in 26/27 Budget discussions, Resolution 4 - Actioned			

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Meeting	Officer/Director	Section	Subject
Council 15/05/2025	Payne, Tony Duncan, Lesley	Reports to Council	Youth Accommodation Project
<p>RESOLUTION 2025/124</p> <p>Moved: Cr Paul Fisher Seconded: Cr Margaret Garnsey</p> <p>That Council:</p> <ol style="list-style-type: none"> 1. Receives and notes the status of the youth accommodation project. 2. Request the operating plan and funding implications be brought back to Council at the June meeting. <p style="text-align: right;">CARRIED</p>			
<p>30 Sep 2025 11:25am Tatton, Deborah - Reallocation Action reassigned to Duncan, Lesley by Tatton, Deborah - Acting Director</p> <p>11 Feb 2026 4:03pm Colwell, Marina - Reallocation Action reassigned to Payne, Tony by Colwell, Marina</p> <p>24 Feb 2026 9:48am Payne, Rebecca Resolution 1 - Noted, Resolution 2 - Report to go to May Council meeting.</p>			

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Meeting	Officer/Director	Section	Subject
Council 15/05/2025	Murphy, Kerrie Murphy, Kerrie	Reports to Council	Notice of Motion - Tooraweenah Road
RESOLUTION 2025/111			
<p>Moved: Deputy Mayor Steven Butler Seconded: Cr Paul Wheelhouse</p> <p>That Council:</p> <ol style="list-style-type: none"> 1. Receives a briefing in June from the Project Manager consultant (Projence) engaged by Council on the project delivery plan which will include but not limited to: <ol style="list-style-type: none"> a) Methodology b) Procurement c) Project budget and forecasts d) Key risk 2. Receives a briefing from the ecologist in June regarding the REF to discuss the threatened Ecological Communities (Weeping Myall Woodlands, hollow bearing trees, blaze trees, large and old trees that have historical significance and scarred trees across the project site. 3. Receives a bi-monthly workshop to be conducted with council by the Project Manager (Projence) and relevant expert as required (eg: ecologist) for a briefing on the progress of the project. 4. Continues to receive a monthly progress report on the Tooraweenah Road project. 5. The report from the Project Manager consultant (Projence) be presented to ARIC with respect to managing the risks associated with the project. 6. The Gateway reviews be considered as part of each stage of the project. <p><u>In Favour:</u> Crs Daniel Keady, Steven Butler, Karen Churchill, Adam Cohen, Paul Fisher, Margaret Garnsey, Phillipa Goldsmith, Ahmad Karanouh and Paul Wheelhouse</p> <p><u>Against:</u> Nil</p> <p style="text-align: right;">CARRIED 9/0</p> <p>03 Jun 2025 1:16pm Colwell, Marina - Reallocation Action reassigned to Murphy, Kerrie by Colwell, Marina - Assigned to Director for Update</p>			

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- 05 Jun 2025 10:46am Murphy, Kerrie**
 Workshop to be held with Councillors on 11 June 2025, which will involve presentations by Project Manager (Projence) and Business Principal of Access Environmental (Accredited Biodiversity Assessor).
- 25 Jun 2025 11:16am Murphy, Kerrie**
 Items 1, 2 and 4 complete.
- 03 Sep 2025 8:45am Murphy, Kerrie**
 Councillor Workshop held 13 August 2025.
- 17 Sep 2025 8:56am Murphy, Kerrie**
 Items 3 and 5 on hold pending resolution 2025/236 from the September meeting.
- 23 Oct 2025 1:56pm Murphy, Kerrie**
 Items 3 and 5 on hold pending resolution 2025/236 from the September meeting.
- 01 Dec 2025 2:57pm Colwell, Marina**
 Tenders have closed - evaluation committee currently carrying out assesments, with engagement of probity consultants.
- 20 Jan 2026 11:03am Murphy, Kerrie**
 Items 3 and 5 on hold pending resolution 2025/236 from the September meeting.
- 19 Feb 2026 8:04am Murphy, Kerrie**
 Pursuant to Resolution 2025/236, matter considered complete. Monthly Progress Reports will continue as appropriate.

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Meeting	Officer/Director	Section	Subject
Council 15/05/2025	Quarmby, Bruce Quarmby, Bruce	Reports to Council	Notice of Motion - Water and Sewer
<p>RESOLUTION 2025/110</p> <p>Moved: Deputy Mayor Steven Butler Seconded: Cr Paul Wheelhouse</p> <p>That Council:</p> <ol style="list-style-type: none"> 1. Undertake the process for the water and sewerage infrastructure asset revaluation and condition rating through 2025 / 26 financial year in accordance with industry best practice and financial reporting for water and sewerage. 2. Note that the process takes 12 months to undertake the revaluation and condition rating and will be required for the 2025 / 26 financial audit and reporting. 3. Note that the revaluation is based on a sample of the assets across various conditions and not the entire network due the cost. 4. Hold a workshop once the revaluation and condition assessment process are completed. 5. Request the General Manager to give approval for the Manager Water and Sewer to attend the June Ordinary Meeting to be available to answer any questions and give any updates. <p><u>In Favour:</u> Crs Daniel Keady, Steven Butler, Karen Churchill, Adam Cohen, Paul Fisher, Margaret Garnsey, Phillipa Goldsmith, Ahmad Karanouh and Paul Wheelhouse</p> <p><u>Against:</u> Nil</p> <p style="text-align: right;">CARRIED 9/0</p>			
<p>03 Jun 2025 1:14pm Colwell, Marina - Reallocation Action reassigned to Murphy, Kerrie by Colwell, Marina - Assigned to Director for Update</p> <p>05 Jun 2025 10:47am Murphy, Kerrie Quotations are being sought for the revaluation of the water and sewer assets. Manager Utilities is not available to attend the June Meeting. A draft presentation has been prepared and will be finalised upon the Manager's return to work. The Acting General Manager is working with the Mayor to co-ordinate the timing of the presentation.</p> <p>29 Jun 2025 6:58pm Murphy, Kerrie</p>			

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Quotations are being sought for the revaluation of the water and sewer assets. A draft presentation has been prepared and will be finalised upon the Manager's return to work. The Interim General Manager is working with the Mayor to co-ordinate the timing of the presentation.

29 Jul 2025 10:25am Colwell, Marina - Reallocation
 Action reassigned to Quarmby, Bruce by Colwell, Marina - for budget comments

29 Jul 2025 10:26am Colwell, Marina - Reallocation
 Action reassigned to Quarmby, Bruce by Colwell, Marina - For budget comment

31 Aug 2025 11:20am Quarmby, Bruce
 In line with Council's procurement policy , additional quotes are being sought for the valuation of Water and Sewer Assets. Works are continuing on the revision of the asset management plans for these classes

28 Oct 2025 1:21pm Quarmby, Bruce
 Progress on completing the procurement process has been delayed whilst staff finalise its end of financial year reporting responsibilities. Council staff are also reviewing the scope of works to ensure adequate information is gathered during this process.

12 Jan 2026 7:37pm Quarmby, Bruce
 Request for quotation has been placed on Vendor Panel , with the closing date of the 22/01/2026.

24 Feb 2026 9:45am Payne, Rebecca
 Resolution 1 - The revaluation is in process. , Resolution 2 - Noted , Resolution 3 - Noted, Resolution 4 - A future report to go to June Council Meeting. , Resolution 5 - Noted.

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Meeting	Officer/Director	Section	Subject
Council 9/07/2025	Payne, Tony Duncan, Lesley	Reports to Council	Notice of Motion - 2025/26 Quambone and Gulargambone Transfer Station Operational Hours
RESOLUTION 2025/186			
Moved: Cr Margaret Garnsey			
Seconded: Cr Paul Wheelhouse			
That Council:			
<ol style="list-style-type: none"> 1. Reinstatement of the Gulargambone and Quambone 2024/25 waste transfer station service levels until 31 December 2025. 2. Fund the provision of these services by transferring \$7,000 from the Bulk Waste Kerbside Budget. 3. Place on public exhibition a clear and concise explanation of the proposed Gulargambone and Quambone Transfer Stations reduced hours and report back to Council in September. 			
Against: Nil In Favour: Crs Daniel Keady, Steven Butler, Karen Churchill, Adam Cohen, Paul Fisher, Margaret Garnsey and Paul Wheelhouse			
Against: Cr Phillipa Goldsmith			
CARRIED 7/1			
15 Jul 2025 4:52pm Colwell, Marina - Target Date Revision			
Target date changed by Colwell, Marina from 23 July 2025 to 10 September 2025 - Additional report to Council at the September ordinary meeting			
29 Jul 2025 4:07pm Colwell, Marina - Reallocation			
Action reassigned to Duncan, Lesley by Colwell, Marina - For your action			
11 Feb 2026 4:04pm Colwell, Marina - Reallocation			
Action reassigned to Payne, Tony by Colwell, Marina			
24 Feb 2026 9:50am Payne, Rebecca			
Resolution 1 - Noted and business as usual, Resolution 2 - Resolution completed, Resolution 3 - Operations continue as normal			

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Meeting	Officer/Director	Section	Subject
Council 12/11/2025	Lloyd, Stuart Quarmby, Bruce	Reports to Council	PROPOSED PERMANENT ROAD CLOSURE OF PUBLIC ROADS
<p>RESOLUTION 2025/310</p> <p>Moved: Cr Paul Wheelhouse Seconded: Cr Phillipa Goldsmith</p> <p>That Council note that:</p> <ol style="list-style-type: none"> 1. An application form has been forwarded to the applicant. 2. The procedure required for the consideration of the permanent closure of McGlynns Road (Shire Road 89) and Fishers Road (Shire Road 90). 3. That Council place the proposed permanent road closure permanent closure of McGlynns Road (Shire Road 89) and Fishers Road (Shire Road 90) on public exhibition for a period of 28 days for the purpose of inviting submissions from the community. 4. That a further report be presented to Council, with all submissions received, for Council's further consideration of the proposed road closures of McGlynns Road (Shire Road 89) and Fishers Road (Shire Road 90). <p><u>In Favour:</u> Crs Steven Butler, Karen Churchill, Adam Cohen, Paul Fisher, Margaret Garnsey, Phillipa Goldsmith and Paul Wheelhouse</p> <p><u>Against:</u> Nil</p> <p style="text-align: right;">CARRIED 7/0</p> <p>26 Nov 2025 2:32pm Lloyd, Stuart Policies and procedures drafted up and to be tabled at December 2025 Council meeting., Proponent has been emailed application form for permanent closure of Council public roads (SR89) McGlynns Road, and (SR90) Fishers Road. Awaiting payment so that proposal can be publicly exhibited for 28-day period.</p> <p>24 Feb 2026 9:53am Payne, Rebecca Staff to prepare a report for the March Council meeting.</p>			

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Meeting	Officer/Director	Section	Subject
Council 10/12/2025	Tatton, Deborah Quarmby, Bruce	Reports to Council	Review Local Preference Purchasing Policy
<p>RESOLUTION 2025/312</p> <p>Moved: Cr Ahmad Karanouh Seconded: Cr Karen Churchill</p> <ol style="list-style-type: none"> 1. That Council notes the information in this report. 2. That Council places the revised Local Preference Purchasing Policy, as attached to the report, on public exhibition for a period of 28 days for the purpose of inviting submissions and allow 42 days after exhibition. 3. That, in the event of any submissions being received, that the Manager of Finance and Procurement presents a further report, together with the contents of those submissions received, to Council at the conclusion of the public exhibition period for Council’s further consideration and adoption of the revised Local Preference Purchasing Policy (with or without changes) at its March 2026 Ordinary Meeting. <p><u>In Favour:</u> Crs Daniel Keady, Steven Butler, Karen Churchill, Paul Fisher, Margaret Garnsey, Phillipa Goldsmith and Ahmad Karanouh <u>Against:</u> Nil</p> <p style="text-align: right;">CARRIED 7/0</p> <p>17 Dec 2025 11:27am Tatton, Deborah On Public Exhibition for 42 days from 16th Dec 25</p>			

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Meeting	Officer/Director	Section	Subject
Council 10/12/2025	Payne, Tony Duncan, Lesley	Section A - Matters for Consideration by Council	Finalisation of Planning Proposal PP001/2025 to Reclassify 40 Calga Street and 34-46 Hickey Street, Coonamble from Community Land to Operational Land
RESOLUTION 2025/300			
Moved: Cr Ahmad Karanouh			
Seconded: Cr Margaret Garnsey			
That Council:			
1. Notes the public hearing report prepared by Ward Planning and Consulting relating to the reclassification of 40 Calga Street and 34-46 Hickey Street, Coonamble			
2. Endorse the final planning proposal and request the Department of Planning, Housing and Infrastructure make the Coonamble Local Environmental Plan 2011 to:			
(a) Reclassify 40 Calga Street, Coonamble (Lot 10 DP238281, Lot 11 DP238281, Lot 1 DP4230, Lot 2 DP4230, Lot 3 DP4230, Lot 4 DP4230, Lot 11 DP4230 from Community land to Operational Land.			
(b) Reclassify 34-46 Hickey Street, Coonamble (Lot 4 DP4918, Lot 5 DP4918, Lot 6 DP4918, Lot 7 DP4918, Lot 10 DP4918, Lot 11 DP4918, Lot 14 DP4918, Lot 15 DP4918, Lot 1 DP1118478 (closed road).			
<u>In Favour:</u> Crs Daniel Keady, Steven Butler, Karen Churchill, Paul Fisher, Margaret Garnsey, Phillipa Goldsmith and Ahmad Karanouh			
<u>Against:</u> Nil			
CARRIED 7/0			
20 Jan 2026 4:32pm Duncan, Lesley			
The planning proposal has been submitted to NSW Planning for finalisation.			
11 Feb 2026 4:04pm Colwell, Marina - Reallocation			
Action reassigned to Payne, Tony by Colwell, Marina			
24 Feb 2026 10:01am Payne, Rebecca			
Resolution 1 - Noted , Resolution 2 - Report back to council following public exhibition period.			

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Meeting	Officer/Director	Section	Subject
Council 10/12/2025	Fitzsummons, Clint Murphy, Kerrie	Section A - Matters for Consideration by Council	Compulsory acquisition of land for a Bore Bath Facility
RESOLUTION 2025/298			
Moved: Deputy Mayor Steven Butler			
Seconded: Cr Paul Fisher			
<ol style="list-style-type: none"> 1. That Council proceed with the compulsory acquisition of the land described as Lot 1 DP 1290114 and easement labelled 'X' shown in DP 1290114, shown attached as AT-1, for the purpose of creating a bore bath facility in accordance with sections 186 and 187 of the <i>Local Government Act 1993</i> and in accordance with the Land Acquisition (Just Terms Compensation) Act 1991. 2. Council makes an application to the Minister and the Governor for approval to acquire the land described as Lot 1 DP 1290114 and easement labelled 'X' shown in DP 1290114, by compulsory process under section 186(1) and 187 of the <i>Local Government Act 1993</i> of creating of a bore bath facility in accordance with the requirements of the <i>Land Acquisition (Just Terms Compensation) Act 1991</i>. 3. Council does not acquire the mineral rights over the land and easements to be acquired. 4. The land is to be classified as operational land in accordance with section 31 (2) of the <i>Local Government Act 1993</i>. 5. For the purposes of section 30 of the <i>Land Acquisition (Just Terms Compensation) Act 1991</i>, the Council agrees to the land being acquired for compensation, set at the market value of the land, as agreed by the General Manager and the Department of Planning, Housing and Infrastructure – Crown Lands. 6. Council delegate to the General Manager or his delegate the power to do anything further as necessary to give effect to the compulsory acquisition including obtaining any necessary approvals and publishing any necessary notices in the Gazette. 7. Authority be granted to the General Manager to affix the Common Seal of the Council to any documentation required to give effect to this resolution. 			
In Favour: Crs Daniel Keady, Steven Butler, Karen Churchill, Paul Fisher, Phillipa Goldsmith and Ahmad Karanouh			
Against: Nil			
CARRIED 7/0			
24 Feb 2026 9:56am Payne, Rebecca			
Resolution 1 and 2 - GM to report back to April Council meeting on the options on Freehold verse Crown Land , Resolution 3 - Noted , Resolution 4 - Noted, Resolution 5 - Noted , Resolution 6 - Noted , Resolution 7 - Noted			

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Meeting	Officer/Director	Section	Subject
Council 22/01/2026	Maundrell, Jenni Hill, Greg	Section A - Matters for Consideration by Council	Councillor and Executive Leadership Team Training Program
RESOLUTION 2026/3			
Moved: Cr Ahmad Karanouh			
Seconded: Cr Paul Fisher			
That Council:			
1. Endorse the delivery of a joint training program for councillors and the Executive Leadership Team to support positive interactions and communication.			
2. Approve councillor participation in the program, noting the cost of approximately \$1,500 is within the adopted professional development budget.			
3. Commit to formally adopting the Charter developed through the program.			
4. Note that the proposed date for the training is either 24 or 25 February 2026, to be negotiated by the Mayor and General Manager.			
<u>In Favour:</u> Crs Daniel Keady, Steven Butler, Adam Cohen, Paul Fisher, Margaret Garnsey, Phillipa Goldsmith, Ahmad Karanouh and Paul Wheelhouse			
<u>Against:</u> Nil			
CARRIED 8/0			
24 Feb 2026 10:04am Payne, Rebecca			
Resolution 1 - Noted , Resolution 2 - Noted, Resolution 3 - Report to go to April council meeting. , Resolution 4 - Noted			

Division: Committee: Council Officer:	Date From: Date To: Printed: 26 February 2026 10:11 AM
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Meeting	Officer/Director	Section	Subject
Council 11/02/2026	Hill, Greg Hill, Greg	Reports to Council	Coonamble Artesian Bore Baths (Coonamble Artesian and Cultural Experience)
RESOLUTION 2026/19			
Moved: Cr Karen Churchill			
Seconded: Cr Margaret Garnsey			
That Council:			
<ol style="list-style-type: none"> 1. Endorse the Coonamble Artesian Bore Baths Masterplan concept as the preferred framework for progressing the Coonamble Artesian and Cultural Experience project. 2. Note the project is supported by \$5.5 million in NSW Government funding under the Regional Tourism Activation Fund, together with councils \$1.25 million co-contribution, subject to the conditions of the executed funding deed. 3. Approve progression to the next stage of the project, including detailed design development, cost planning, and preparation and lodgment of Development Application documentation. 4. Authorise the General Manager to finalise and enter into further service agreements with GHD Group Pty Ltd, to deliver detailed design, cost estimates, statutory approval documentation, tender documentation and project management services. 5. Request the preparation of a detailed Operational Business Model, including pricing strategy and marketing plan prior to construction to confirm long-term financial sustainability. 6. Request regular progress reports be provided to Council outlining project milestones, financial status, risk management and compliance with funding conditions. 			
<u>In Favour:</u> Crs Daniel Keady, Steven Butler, Karen Churchill, Adam Cohen, Paul Fisher, Margaret Garnsey, Phillipa Goldsmith, Ahmad Karanouh and Paul Wheelhouse			
<u>Against:</u> Nil			
CARRIED 9/0			
24 Feb 2026 10:10am Payne, Rebecca			
Resolution 1 - Noted , Resolution 2 - Noted , Resolution 3 - Noted, Resolution 4 - Noted , Resolution 5 - In progress, Resolution 6 - Noted			

<p>Division: Committee: Council Officer:</p>	<p>Date From: Date To: Printed: 26 February 2026 10:11 AM</p>
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Action Sheets Report

Meeting	Officer/Director	Section	Subject
Council 11/02/2026	Holmes-Smith, Darcie Murphy, Kerrie	Confidential Matters	TENDER 20260109DHS TALLEGAR CREEK CAUSEWAY UPGRADE
RESOLUTION 2026/27			
Moved: Cr Phillipa Goldsmith			
Seconded: Cr Margaret Garnsey			
That Council award Tender 20260109DHS Tallegar Creek Causeway Upgrade to Consenth Solutions Pty Ltd.			
<u>In Favour:</u> Crs Daniel Keady, Steven Butler, Karen Churchill, Adam Cohen, Paul Fisher, Margaret Garnsey, Phillipa Goldsmith and Ahmad Karanouh			
<u>Against:</u> Nil			
			CARRIED 8/0

<p>Division: Committee: Council Officer:</p>	<p>Date From: Date To:</p>
<p>Action Sheets Report</p>	<p>Printed: 26 February 2026 10:11 AM</p>

Meeting	Officer/Director	Section	Subject																		
Council 11/02/2026	Quarmby, Bruce Quarmby, Bruce	Confidential Matters	Write off of Council Debts																		
RESOLUTION 2026/26																					
Moved: Cr Margaret Garnsey																					
Seconded: Cr Phillipa Goldsmith																					
<ol style="list-style-type: none"> 1. That Council notes the information contained within this report. 2. That in accordance with the <i>Regulation 131 and 213 of the NSW Local Government (General) Regulations 2021</i> that Council resolves to write off the following list of debts owed to Council. <table style="margin-left: 40px; width: 80%;"> <thead> <tr> <th style="text-align: left;">Account Type</th> <th style="text-align: left;">Amount</th> </tr> </thead> <tbody> <tr><td>Sundry Debtor Account</td><td></td></tr> <tr><td>Sundry Debtor Account</td><td></td></tr> <tr><td>Usage Charges (Water) & Interest</td><td></td></tr> <tr><td>Usage Charges (Water) & Interest</td><td></td></tr> <tr><td>Usage Charges (Water & Non-Residential Sewer) & Interest</td><td></td></tr> <tr><td>Usage Charges (Water) & Interest</td><td></td></tr> <tr><td>Usage Charges (Water) & Interest</td><td></td></tr> <tr><td>Usage Charges (Non-Residential Sewer) & Interest</td><td></td></tr> </tbody> </table> 3. That the write off of these debts be funded from the respective Bad Debt Expenses Budget allocations within Council's 2025-2026 Operational Budget. 4. Further, that in accordance with the requirements of <i>Regulation 131 and 213 of the Local Government (General) Regulations 2021</i> that the particulars of the debts to be written off be recorded in Council's register of write off of bad debts. 				Account Type	Amount	Sundry Debtor Account		Sundry Debtor Account		Usage Charges (Water) & Interest		Usage Charges (Water) & Interest		Usage Charges (Water & Non-Residential Sewer) & Interest		Usage Charges (Water) & Interest		Usage Charges (Water) & Interest		Usage Charges (Non-Residential Sewer) & Interest	
Account Type	Amount																				
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<u>In Favour:</u> Crs Daniel Keady, Steven Butler, Adam Cohen, Paul Fisher, Margaret Garnsey, Phillipa Goldsmith and Paul Wheelhouse																					
<u>Against:</u> Nil																					
			CARRIED 7/0																		



Investment Report

01/02/2026 to 28/02/2026



Portfolio Valuation as at 28/02/2026

Issuer	Rating	Type	Allocation	Interest Paid	Purchase Date	Maturity Date	Rate (%)	Capital Value (\$)	Face Value (\$)	Accrued (\$)	Accrued MTD (\$)
BOQ	A-2	TD	GENERAL	At Maturity	02/09/2025	02/03/2026	4.1400	1,000,000.00	1,000,000.00	20,416.44	3,175.89
NAB	A-1+	TD	GENERAL	At Maturity	20/08/2025	20/03/2026	4.1000	1,000,000.00	1,000,000.00	21,679.45	3,145.21
NAB	A-1+	TD	GENERAL	At Maturity	11/09/2025	13/04/2026	4.2000	2,000,000.00	2,000,000.00	39,353.42	6,443.84
Westpac	A-1+	TD	GENERAL	At Maturity	17/07/2025	17/04/2026	4.2000	1,000,000.00	1,000,000.00	26,120.55	3,221.92
Commonwealth Bank	A-1+	TD	GENERAL	At Maturity	29/01/2026	29/04/2026	4.3200	1,000,000.00	1,000,000.00	3,669.04	3,313.97
BOQ	A-2	TD	GENERAL	At Maturity	09/12/2025	11/05/2026	4.3400	1,000,000.00	1,000,000.00	9,750.14	3,329.32
NAB	A-1+	TD	GENERAL	At Maturity	25/09/2025	25/05/2026	4.2500	2,000,000.00	2,000,000.00	36,561.64	6,520.55
NAB	A-1+	TD	GENERAL	At Maturity	24/02/2026	16/06/2026	4.5200	2,000,000.00	2,000,000.00	1,238.36	1,238.36
Westpac	A-1+	TD	GENERAL	At Maturity	28/10/2025	29/06/2026	4.1100	1,000,000.00	1,000,000.00	13,962.74	3,152.88
Westpac	A-1+	TD	GENERAL	At Maturity	31/07/2025	31/07/2026	4.1700	2,500,000.00	2,500,000.00	60,836.30	7,997.26
Regional Australia Bank	A-2	TD	GENERAL	At Maturity	06/08/2025	06/08/2026	4.1500	1,000,000.00	1,000,000.00	23,535.62	3,183.56
IMB Bank	A-2	FRTD	GENERAL	Quarterly	06/08/2024	06/08/2026	4.4800	1,000,000.00	1,000,000.00	2,823.01	2,823.01
NAB	A-1+	TD	GENERAL	At Maturity	07/10/2025	07/08/2026	4.2500	1,000,000.00	1,000,000.00	16,883.56	3,260.27
BOQ	A-2	TD	GENERAL	At Maturity	27/02/2026	18/08/2026	4.8500	2,000,000.00	2,000,000.00	531.51	531.51
NAB	A-1+	TD	GENERAL	At Maturity	29/09/2025	31/08/2026	4.3000	1,500,000.00	1,500,000.00	27,036.99	4,947.95
Westpac	A-1+	TD	GENERAL	At Maturity	27/02/2026	27/10/2026	4.8100	2,000,000.00	2,000,000.00	527.12	527.12
Unity Bank	A-2	TD	GENERAL	At Maturity	18/11/2025	18/11/2026	4.1000	250,000.00	250,000.00	2,892.47	786.30
Westpac	A-1+	TD	GENERAL	At Maturity	20/11/2025	19/11/2026	4.3600	2,000,000.00	2,000,000.00	24,129.32	6,689.32





Issuer	Rating	Type	Allocation	Interest Paid	Purchase Date	Maturity Date	Rate (%)	Capital Value (\$)	Face Value (\$)	Accrued (\$)	Accrued MTD (\$)
IMB Bank	BBB+	FRTD	GENERAL	Quarterly	16/01/2025	17/01/2028	4.4300	1,000,000.00	1,000,000.00	5,340.27	3,398.36
Commonwealth Bank	A-1+	CASH	GENERAL	Annual	28/02/2026	28/02/2026	3.6000	2,000,000.00	2,000,000.00	9,123.29	8,531.51
TOTALS								28,250,000.00	28,250,000.00	346,411.23	76,218.08



Portfolio by Asset as at 28/02/2026

Asset Type: CASH

Issuer	Rating	Type	Allocation	Interest Paid	Purchase Date	Maturity Date	Rate (%)	Capital Value (\$)	Face Value (\$)	Accrued (\$)	Accrued MTD (\$)
Commonwealth Bank	A-1+	CASH	GENERAL	Annual	28/02/2026	28/02/2026	3.6000	2,000,000.00	2,000,000.00	9,123.29	8,531.51
CASH SUBTOTALS								2,000,000.00	2,000,000.00	9,123.29	8,531.51

Asset Type: TD

Issuer	Rating	Type	Allocation	Interest Paid	Purchase Date	Maturity Date	Rate (%)	Capital Value (\$)	Face Value (\$)	Accrued (\$)	Accrued MTD (\$)
BOQ	A-2	TD	GENERAL	At Maturity	02/09/2025	02/03/2026	4.1400	1,000,000.00	1,000,000.00	20,416.44	3,175.89
NAB	A-1+	TD	GENERAL	At Maturity	20/08/2025	20/03/2026	4.1000	1,000,000.00	1,000,000.00	21,679.45	3,145.21
NAB	A-1+	TD	GENERAL	At Maturity	11/09/2025	13/04/2026	4.2000	2,000,000.00	2,000,000.00	39,353.42	6,443.84
Westpac	A-1+	TD	GENERAL	At Maturity	17/07/2025	17/04/2026	4.2000	1,000,000.00	1,000,000.00	26,120.55	3,221.92
Commonwealth Bank	A-1+	TD	GENERAL	At Maturity	29/01/2026	29/04/2026	4.3200	1,000,000.00	1,000,000.00	3,669.04	3,313.97
BOQ	A-2	TD	GENERAL	At Maturity	09/12/2025	11/05/2026	4.3400	1,000,000.00	1,000,000.00	9,750.14	3,329.32
NAB	A-1+	TD	GENERAL	At Maturity	25/09/2025	25/05/2026	4.2500	2,000,000.00	2,000,000.00	36,561.64	6,520.55
NAB	A-1+	TD	GENERAL	At Maturity	24/02/2026	16/06/2026	4.5200	2,000,000.00	2,000,000.00	1,238.36	1,238.36
Westpac	A-1+	TD	GENERAL	At Maturity	28/10/2025	29/06/2026	4.1100	1,000,000.00	1,000,000.00	13,962.74	3,152.88
Westpac	A-1+	TD	GENERAL	At Maturity	31/07/2025	31/07/2026	4.1700	2,500,000.00	2,500,000.00	60,836.30	7,997.26
Regional Australia Bank	A-2	TD	GENERAL	At Maturity	06/08/2025	06/08/2026	4.1500	1,000,000.00	1,000,000.00	23,535.62	3,183.56



Issuer	Rating	Type	Allocation	Interest Paid	Purchase Date	Maturity Date	Rate (%)	Capital Value (\$)	Face Value (\$)	Accrued (\$)	Accrued MTD (\$)
NAB	A-1+	TD	GENERAL	At Maturity	07/10/2025	07/08/2026	4.2500	1,000,000.00	1,000,000.00	16,883.56	3,260.27
BOQ	A-2	TD	GENERAL	At Maturity	27/02/2026	18/08/2026	4.8500	2,000,000.00	2,000,000.00	531.51	531.51
NAB	A-1+	TD	GENERAL	At Maturity	29/09/2025	31/08/2026	4.3000	1,500,000.00	1,500,000.00	27,036.99	4,947.95
Westpac	A-1+	TD	GENERAL	At Maturity	27/02/2026	27/10/2026	4.8100	2,000,000.00	2,000,000.00	527.12	527.12
Unity Bank	A-2	TD	GENERAL	At Maturity	18/11/2025	18/11/2026	4.1000	250,000.00	250,000.00	2,892.47	786.30
Westpac	A-1+	TD	GENERAL	At Maturity	20/11/2025	19/11/2026	4.3600	2,000,000.00	2,000,000.00	24,129.32	6,689.32
TD SUBTOTALS								24,250,000.00	24,250,000.00	329,124.66	61,465.21

Asset Type: FRTD

Issuer	Rating	Type	Allocation	Interest Paid	Purchase Date	Maturity Date	Rate (%)	Capital Value (\$)	Face Value (\$)	Accrued (\$)	Accrued MTD (\$)
IMB Bank	A-2	FRTD	GENERAL	Quarterly	06/08/2024	06/08/2026	4.4800	1,000,000.00	1,000,000.00	2,823.01	2,823.01
IMB Bank	BBB+	FRTD	GENERAL	Quarterly	16/01/2025	17/01/2028	4.4300	1,000,000.00	1,000,000.00	5,340.27	3,398.36
FRTD SUBTOTALS								2,000,000.00	2,000,000.00	8,163.29	6,221.37



Portfolio by Asset Totals as at 28/02/2026

Type	Capital Value (\$)	Face Value (\$)	Accrued (\$)	Accrued MTD (\$)
CASH	2,000,000.00	2,000,000.00	9,123.29	8,531.51
TD	24,250,000.00	24,250,000.00	329,124.66	61,465.21
FRTD	2,000,000.00	2,000,000.00	8,163.29	6,221.37
TOTALS	28,250,000.00	28,250,000.00	346,411.23	76,218.08



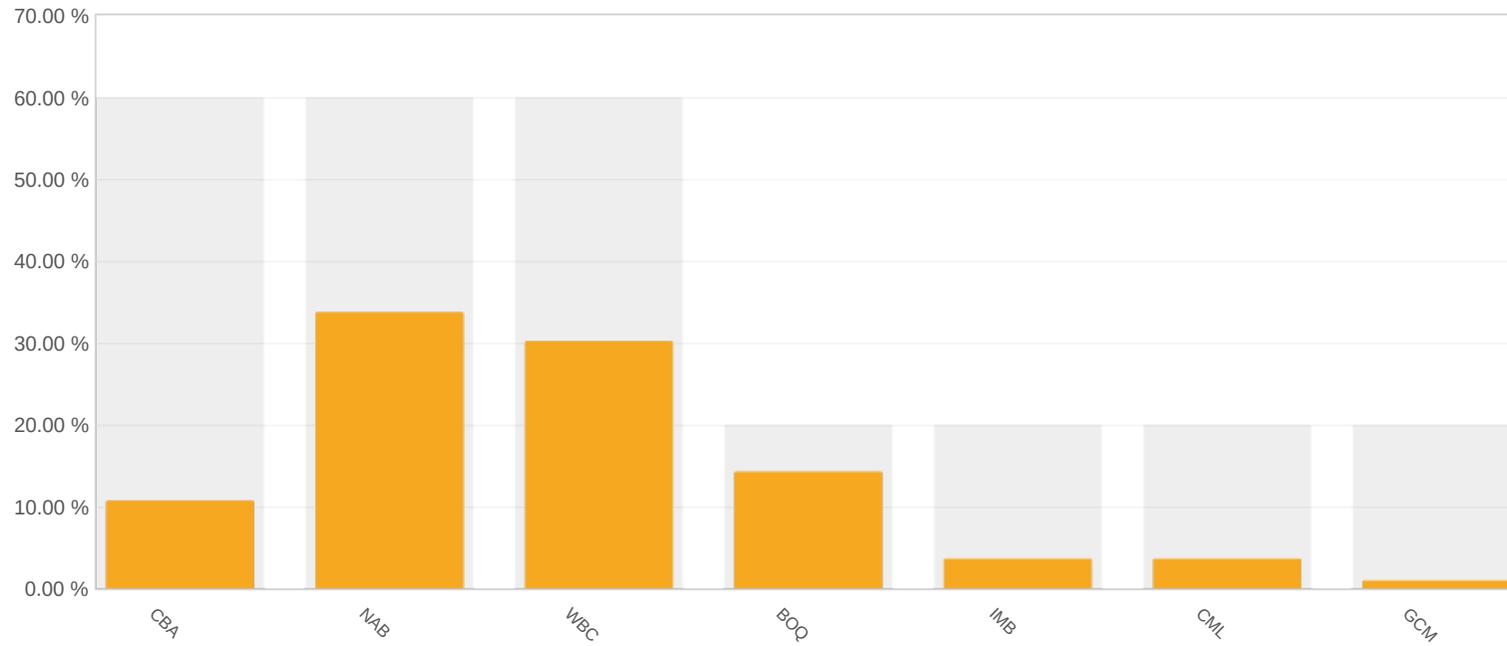


Counterparty Compliance as at 28/02/2026

Short Term Investments

Compliant	Bank Group	Term	Rating	Invested (\$)	Invested (%)	Limit (%)	Limit (\$)	Available (\$)
✓	Commonwealth Bank	Short	A-1+	3,000,000.00	10.62	60.00	-	13,950,000.00
✓	NAB	Short	A-1+	9,500,000.00	33.63	60.00	-	7,450,000.00
✓	Westpac	Short	A-1+	8,500,000.00	30.09	60.00	-	8,450,000.00
✓	BOQ	Short	A-2	4,000,000.00	14.16	20.00	-	1,650,000.00
✓	IMB Bank	Short	A-2	1,000,000.00	3.54	20.00	-	4,650,000.00
✓	Regional Aust Bank	Short	A-2	1,000,000.00	3.54	20.00	-	4,650,000.00
✓	G&C Mutual Bank	Short	A-2	250,000.00	0.89	20.00	-	5,400,000.00
TOTALS				27,250,000.00	96.46			

Counterparty Compliance - Short Term Investments



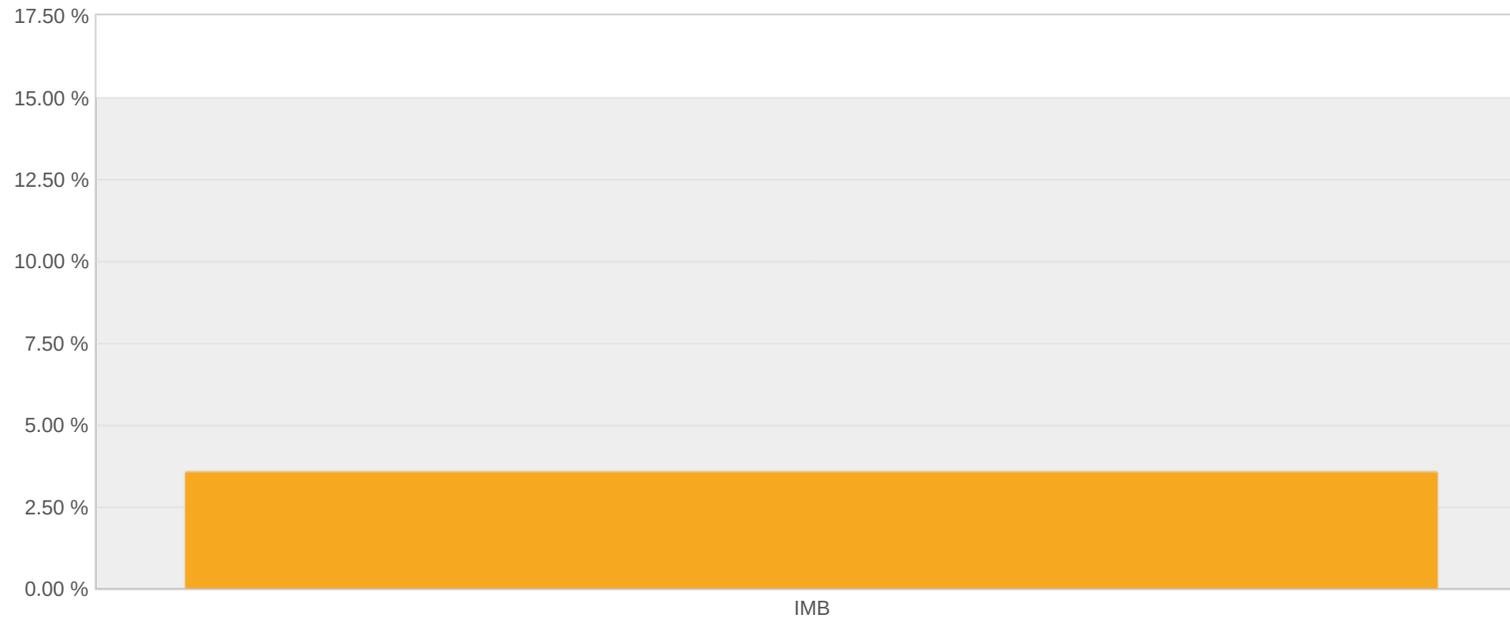


Long Term Investments

Compliant	Bank Group	Term	Rating	Invested (\$)	Invested (%)	Limit (%)	Limit (\$)	Available (\$)
✓	IMB Bank	Long	BBB+	1,000,000.00	3.54	15.00	-	3,237,500.00
TOTALS				1,000,000.00	3.54			



Counterparty Compliance - Long Term Investments

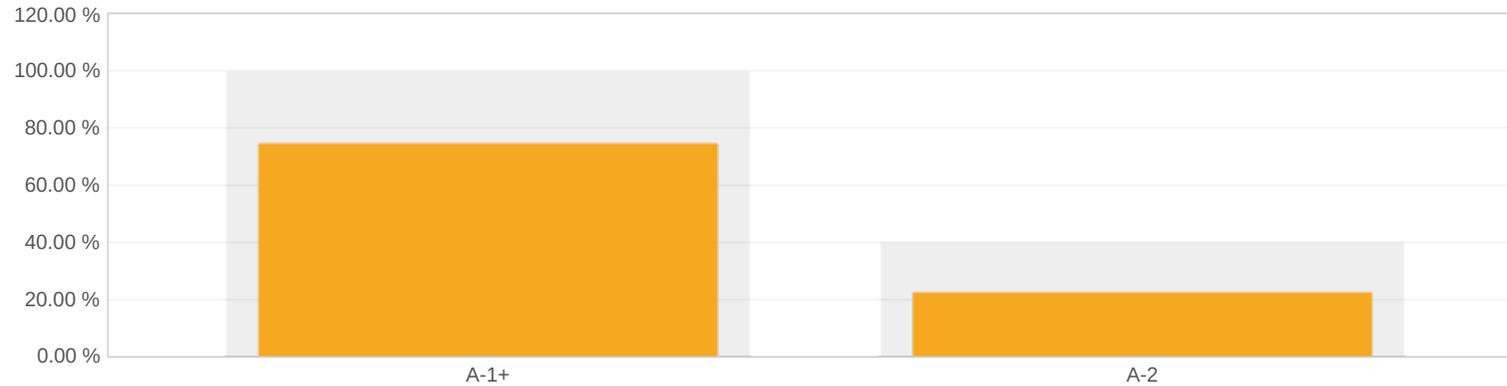


Credit Quality Compliance as at 28/02/2026

Short Term Investments

Compliant	Rating	Invested (\$)	Invested (%)	Limit (%)	Available (\$)
✓	A-1+	21,000,000.00	74.34	100.00	7,250,000.00
✓	A-2	6,250,000.00	22.12	40.00	5,050,000.00
TOTALS		27,250,000.00	96.46		

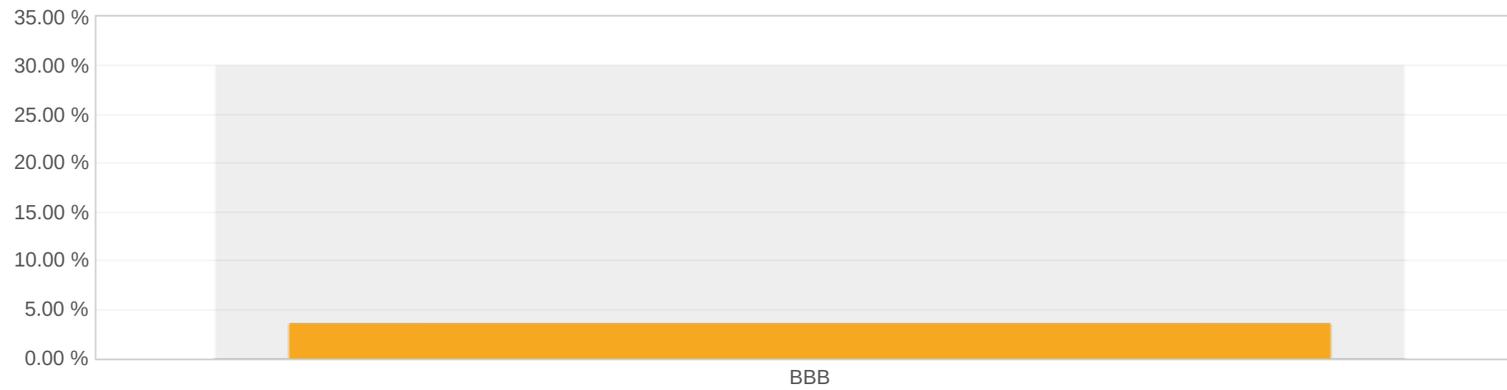
Credit Quality Compliance - Short Term Investments



Long Term Investments

Compliant	Rating	Invested (\$)	Invested (%)	Limit (%)	Available (\$)
✓	BBB	1,000,000.00	3.54	30.00	7,475,000.00
TOTALS		1,000,000.00	3.54		

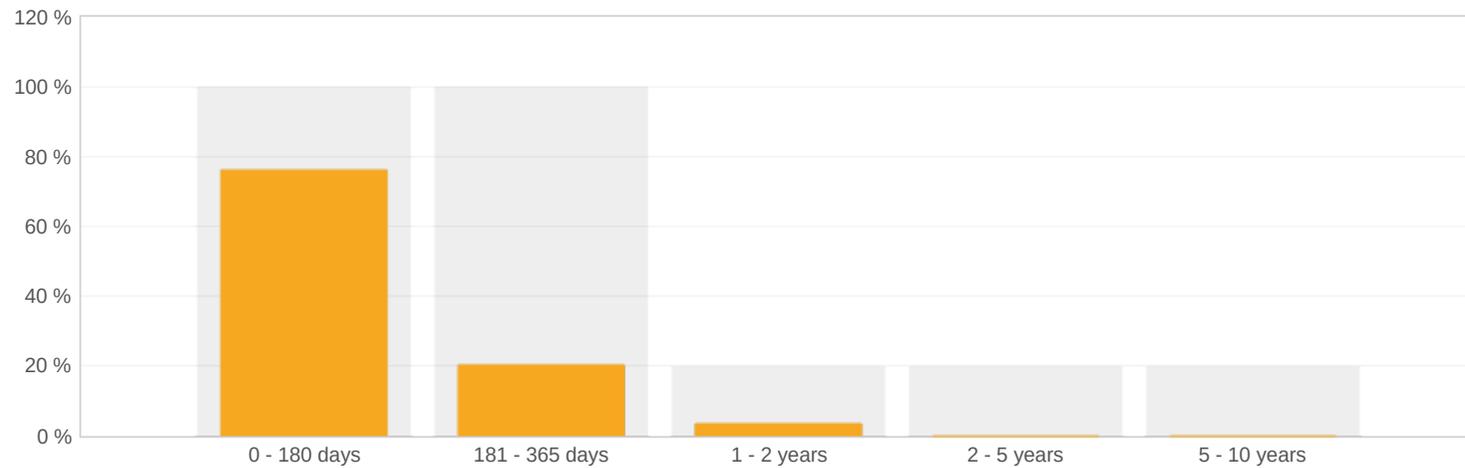
Credit Quality Compliance - Long Term Investments



Maturity Compliance as at 28/02/2026

Compliant	Term	Invested (\$)	Invested (%)	Min Limit (%)	Max Limit (%)	Available (\$)
✓	0 - 180 days	21,500,000.00	76.11	0.00	100.00	6,750,000.00
✓	181 - 365 days	5,750,000.00	20.35	0.00	100.00	22,500,000.00
✓	1 - 2 years	1,000,000.00	3.54	0.00	20.00	4,650,000.00
✓	2 - 5 years	-	0.00	0.00	20.00	5,650,000.00
✓	5 - 10 years	-	0.00	0.00	20.00	5,650,000.00
TOTALS		28,250,000.00	100.00			

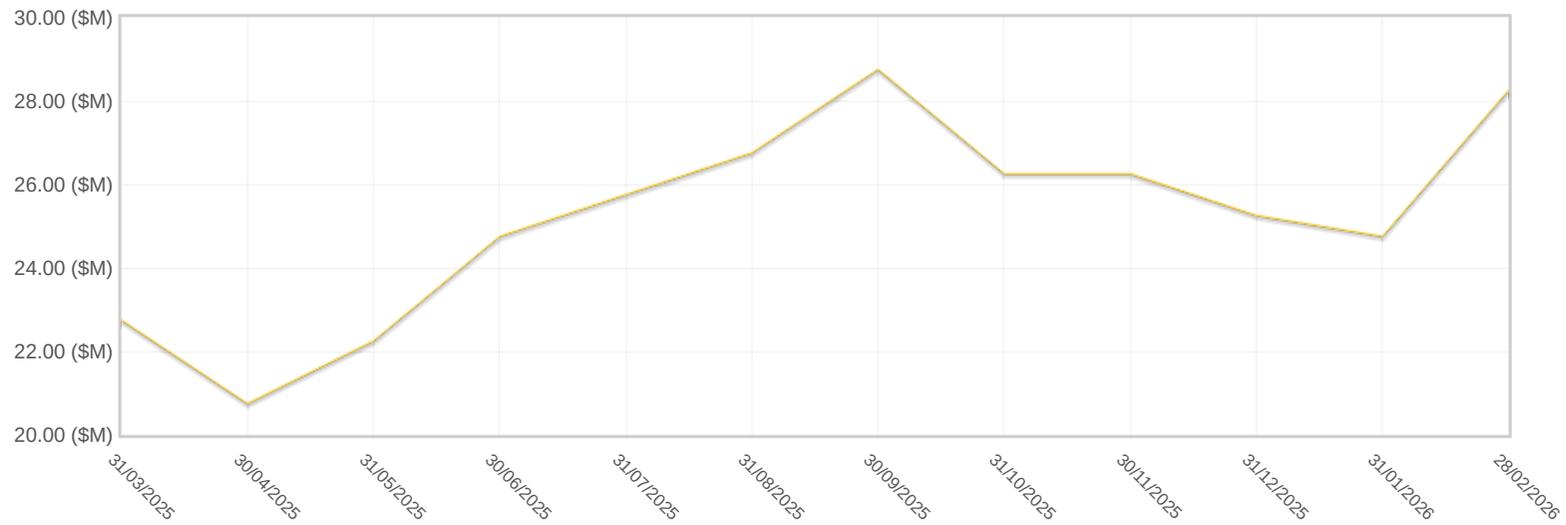
Maturity Compliance





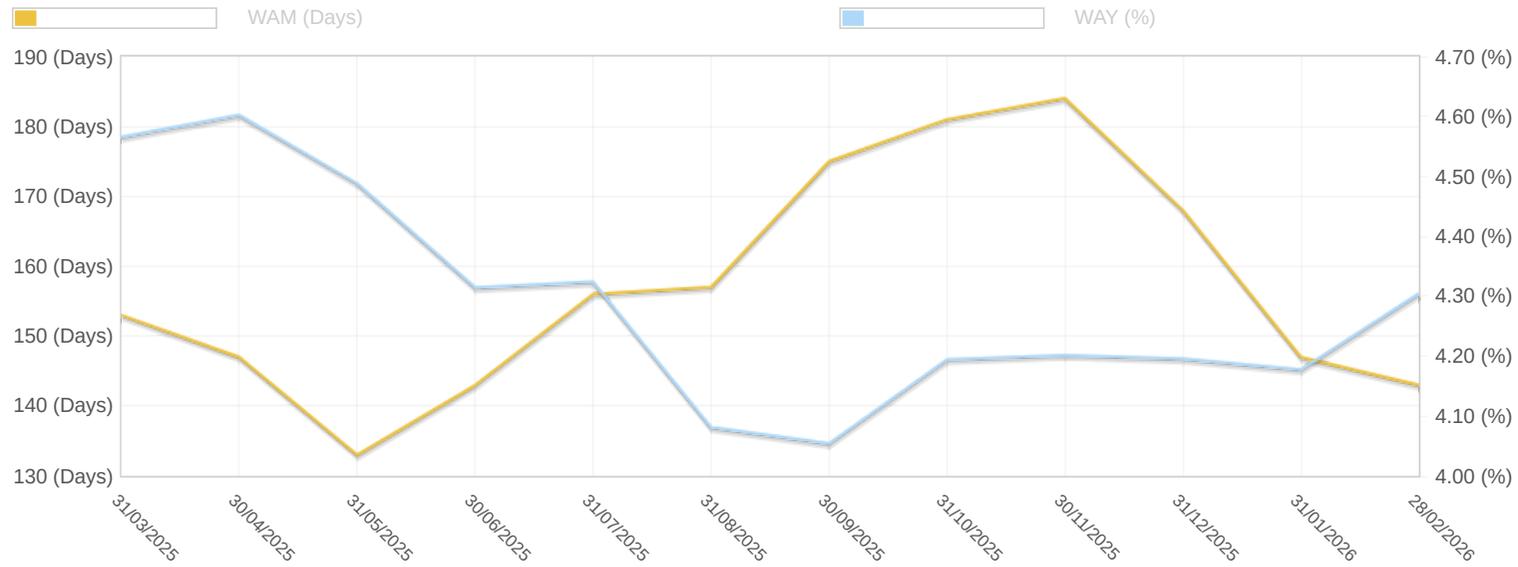
Historical Portfolio Balances as at 28/02/2026

31/03/2025	30/04/2025	31/05/2025	30/06/2025	31/07/2025	31/08/2025	30/09/2025	31/10/2025	30/11/2025	31/12/2025	31/01/2026	28/02/2026
22.75	20.75	22.25	24.75	25.75	26.75	28.75	26.25	26.25	25.25	24.75	28.25



Historical Ratios as at 28/02/2026

	31/03/2025	30/04/2025	31/05/2025	30/06/2025	31/07/2025	31/08/2025	30/09/2025	31/10/2025	30/11/2025	31/12/2025	31/01/2026	28/02/2026
WAM (Days)	153	147	133	143	156	157	175	181	184	168	147	143
WAY (%)	4.5656	4.6023	4.4882	4.3143	4.3241	4.0813	4.0543	4.1943	4.2017	4.1954	4.1776	4.3044



DISCLAIMER

Accuracy & Reliability of Information

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“Accrued Interest” is the the accrued amount calculated since either from the purchase date or the last payment date. The quoted figure is not the accrued interest for the financial year to date (FYTD).

COONAMBLE
SHIRE COUNCIL

MINUTES

Donations Committee Meeting
Tuesday, 3 March 2026

**MINUTES OF COONAMBLE SHIRE COUNCIL
DONATIONS COMMITTEE MEETING
HELD AT THE SHIRE CHAMBER, COONAMBLE
ON TUESDAY, 3 MARCH 2026 AT 1:00 PM**

PRESENT: Mayor Cr Daniel Keady, Cr Steven Butler, Cr Karen Churchill,
Bruce Quarmby – Director Corporate

IN ATTENDANCE: Mayor Cr Daniel Keady, Cr Steven Butler, Cr Karen Churchill,
Bruce Quarmby – Director Corporate

1 OPENING/WELCOME

The Meeting was opened at 1.00pm

2 APOLOGIES

APOLOGY

COMMITTEE RESOLUTION

Moved: Cr Daniel Keady
Seconded: Cr Steven Butler

That the apology from Greg Hill, General Manager be noted and approved.

CARRIED

3 MINUTES OF PREVIOUS MEETING

COMMITTEE RESOLUTION

Moved: Cr Daniel Keady
Seconded: Cr Karen Churchill

That the minutes of the Donations Committee Meeting of the Coonamble Shire Council held on Tuesday, 30 September 2025 be confirmed as a correct record of the proceedings of the meeting.

CARRIED

4 GENERAL BUSINESS

4.1 DISCLOSURE OF INTEREST

- Cr Daniel Keady, declared a Non-percuniary interest with the application for financial assistance from Delta Agribusiness and indicated that he would not vote on that request.

4.2 EXCLUSION OF INVALID APPLICATION

In accordance with Council’s adopted Donations Policy, due to the lack of the required supporting documentation, the application from Delta Agribusiness was excluded from consideration by the committee.

4.3 APPLICATIONS FOR FINANCIAL ASSISTANCE UNDER COUNCIL'S DONATIONS POLICY

COMMITTEE RESOLUTION

Moved: Cr Steven Butler
 Seconded: Cr Karen Churchill

1. That Donations Committee receives and notes the information contained within applications for financial assistance report.
2. That Donations committee recommends Council provides the following financial assistance:

(a)	Coonamble Rotary Club	\$ 2,000.00
(c)	Coonamble Children Services	\$ 5,000.00

CARRIED

5 CONCLUSION OF THE MEETING

The Meeting closed at 1.30pm.

The minutes of this meeting were confirmed at the Donations Committee held on 03 March 2026 .

.....
CHAIRPERSON



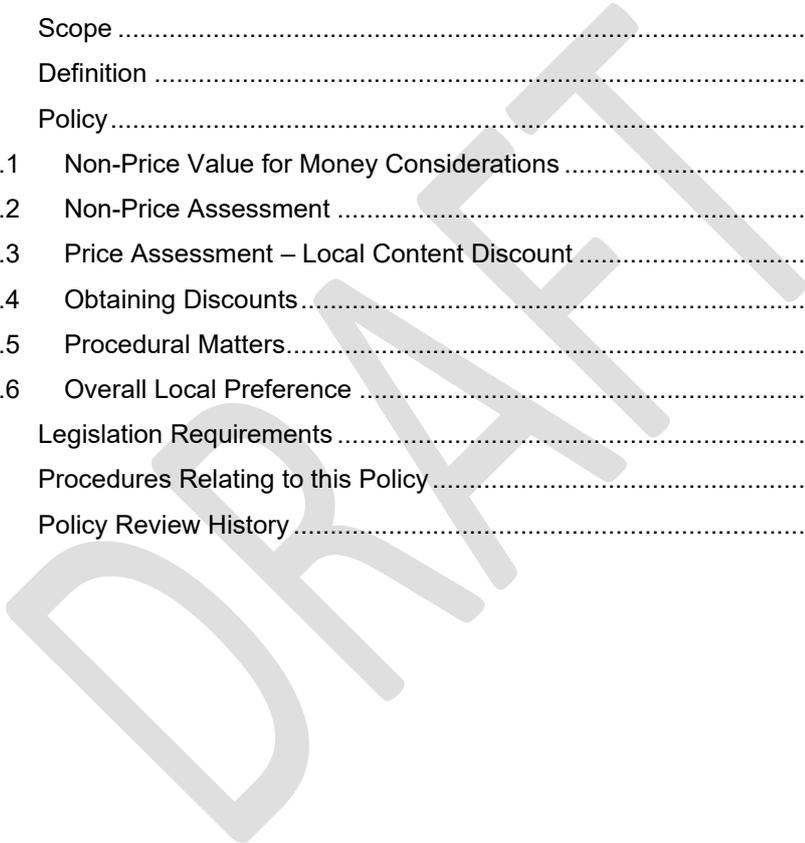
LOCAL PREFERENCE PURCHASING POLICY
APPROVAL DATE: DD MONTH YYYY
REVIEW DATE: DD MONTH YYYY
VERSION: 3

Responsible Officer
Directorate

Manager Finance and Procurement
Corporate Services

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**LOCAL PREFERENCE
PURCHASING POLICY**
APPROVAL DATE: DD MONTH YYYY
REVIEW DATE: DD MONTH YYYY
VERSION: 3

1. Background

This policy supports delivery of Councils ‘Community Strategic Plan’ to grow our reputation as an LGA of choice to live, work and invest.

2. Purpose

The Council’s Local Preference Purchasing Policy recognises that overall value for money is about the broader economic benefits to the entire Shire, and not just the lowest price. The Council acknowledges that economic benefits flow to all local businesses where Council maximises opportunities for local suppliers to compete for Council’s business on the basis of value for money.

The Council’s Local Preference Purchasing Policy aims to use Council’s procurement actions to encourage and support local suppliers, and support economic activity within the Shire, where it is efficient to do so, while achieving the Council’s overall value for money objectives. This approach seeks to maximise overall community benefit for the Shire.

3. Objectives

The primary objective of the Local Preference Purchasing Policy is to achieve the best value for money in its procurement of goods and services, where possible giving preference to local suppliers, and non-local suppliers using local content, to support the Council’s economic development.

4. Scope

All Council Officers and Councillors are accountable for applying this policy within their areas of responsibility.

5. Definition

Word or Terminology	Description
Council Staff	Includes full time and part-time Councill officers, and temporary employees, contractors and consultants while engaged by the Council.
Local Content	Defined as labour, materials, plant and supervision which are sourced from within the Coonamble Local Government Area



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Word or Terminology	Description
Local Supplier	A business, contractor or industry permanently based in, or employing permanent staff and supplying the quoted service from a permanent premises situated within the Coonamble Shire Council Local Government Area boundaries, for not less than 3 months prior to the date of the procurement request and registered or licensed in the State of New South Wales.

6. Policy

To assist local industry and local economic development, the Council shall:

- Encourage a 'local preference purchasing policy culture within the Council
- Encourage local suppliers to participate in Council business by advertising in the local newspaper and other means considered appropriate.
- Ensure that procurement policies and procedures do not disadvantage local suppliers.
- Ensure transparency in Council procurement practices.
- Encourage use of local suppliers by contractors, whenever goods or services have to be sourced from outside the Shire.
- Consider the non-price value for money considerations set out in this policy; and
- Apply a price preference discount

6.1 Non-Price Value for Money Considerations

Council acknowledges that in assessing overall “value for money”, the following non-price considerations should be considered (where relevant) in relation to a Procurement request:

- Availability and access to after-sales service and maintenance.
- Quality, type and availability of goods or services.
- Advantages in dealing with a local supplier, including administrative and operational efficiency.
- The proportion of local content to be supplied.
- Whole of life costs of the purchase or contract.
- Compliance with specifications, guidelines, and requirements.
- The supplier’s commitment to supporting local business and the local economy through sub-contracting and other supply arrangements.
- Net benefits to the Shire, including economic benefits; and



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- All other factors relevant to consideration of the particular Procurement Request

6.2 Non-Price Assessment

A non-price assessment criteria will be included and will be based on the locality of the business and its impact on the local and surrounding economy. The assessment will be allocated 7% of the overall weighting for the non-price assessment criteria.

Criteria	Score	Supporting Business
Business head office set up and run locally within the Coonamble Local Government Area (LGA); including Coonamble, Gulargambone and Quambone	7	With the commitment to local businesses and economy
Business branch operating within the LGA, with head office outside the LGA	5	With commitment to local economy
Business set up and run outside of the LGA but within a neighbouring Council: <ul style="list-style-type: none"> • Warren LGA • Gilgandra LGA • Warrumbungle LGA • Walgett LGA • Narrabri LGA 	3	Minor impact on local economy
Business set up and run outside of the LGA and but within 250km of Coonamble	1	Within Central West NSW
Business operating outside of the above	0	

6.3 Price Assessment – Local Content Discount

For suppliers who respond to Council’s Procurement Requests if at least 30% of the net cost of their response or tender includes or is attributable to local content, Council will reduce the total quoted cost by the allowance equivalent to the local content discount.



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Criteria	Price discount	Supporting Business
Business provides details and nominates local suppliers and/or subcontractors for goods and services for use in the project to a minimum value of 50% of the contract sum (ex GST)	100%	Demonstrated commitment to using local suppliers and sub-contractors
Business provides details and nominates local suppliers and/or sub-contractors for goods and services for use in the project to a minimum of 30% of the contract sum (ex GST)	50%	Partial commitment to using local suppliers and sub-contractors
Business does not commit to using local suppliers and/or sub-contractors	0	

Amount Quoted	Allowance	Maximum Allowance applied
Below \$50,000	10.0%	\$5,000
\$50,001 - \$100,000	7.5%	\$7,500
\$100,001 - \$150,000	5.0%	\$10,000
\$150,001 - \$500,000	2.5%	\$25,000
Above \$500,000	2.5%	\$50,000

For Tenders over \$1Million the local content percentage target will be outlined in the Tender Probity and Evaluation Plan.

Where no sub-contractors are nominated by any tenderer, the tenderer local content criteria will be removed and the weighting reallocated to a pre-determined evaluation criteria nominated within the Tender Probity and Evaluation Plan.

Where this has not been nominated within the Tender Probity and Evaluation Plan, the default evaluation criteria will be price.

6.4 Obtaining Discounts

To be eligible for either discount, suppliers must specifically detail and explain in their response to Council’s Procurement Request the particular facts upon which they rely to establish their eligibility for the discount and must provide any evidence of such eligibility as reasonably required by the Council.



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Once a supplier is awarded works under this policy, they will be required to provide Council with sufficient documentation to substantiate the utilisation of local content as outlined in their quotation/submission. All subcontractors MUST supply a subcontractor statement upon completion of the works which is to be submitted to Council as part of the completion report. Failure to supply a completion report and subcontractor statements may result in ineligibility for the Local Content Discount for future submissions.

6.5 Procedural Matters

For purchases above those limits set under the Local Government Act 1993 a public tender process must be undertaken. All "Request for Tender" documents must include a Local Content Statement. This allows tenderers to accurately calculate the local content of their tender.

If the Local Preference Purchasing Policy is applied in a procurement process, the community should be notified and advised of the cost to the community of applying the policy by posting details of the successful supplier, the monetary cost of applying the policy (only those discounts exceeding \$5,000), and a brief statement of the rationale behind the policy on the Council's website within a reasonable time of award of the tender.

Council in its Annual Report shall provide details of all discounts exceeding \$5,000, including details of the successful supplier, the monetary cost of applying the policy.

All Procurement Requests resulting in local preferences being applied must be capable of identification and verification through the Council's audit or internal control mechanism.

6.6 Overall Local Preference

In the event that:

- the net costs bid by a local supplier and a non-local supplier are equal (after calculating any applicable discounts in accordance with this policy), and
- both suppliers otherwise meet the criteria and requirements of the Procurement Request, and
- each supplier (and its goods and/or services) is otherwise regarded as being "equal", taking into account the non-price value-for-money considerations set out above,

Preference will be given to the local supplier.



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To avoid doubt, normal processes of assessment of non-price considerations still apply, and this policy does not require that the lowest cost tender is necessarily successful. The purpose of this policy is to give preference to local suppliers (compared to non-local suppliers) where all else is equal.

7. Legislation Requirements

This policy is to be read and implemented in conjunction with the following:

- Coonamble Shire Council Sustainable Procurement and Contracts Policy
- Coonamble Shire Council Procurement Procedures
- Coonamble Shire Council Statement of Business Ethics (2025)
- Coonamble Shire Council Terms and Conditions of Purchase Orders (2025)
- *Local Government Act 1993*
- *Local Government (General) Regulation 2021 (NSW)*
- Office of Local Government Tendering and Procurement Guidelines
- ICAC Procurement Guidance notes (2018)
- Modern Slavery Act 2018
- Coonamble Shire Community Strategic Plan

Ethics and Conflicts of Interest – Council Officers and Councillors shall refrain from personal activities that would conflict with proper execution and management of Council Policy. Council’s Code of Conduct provides guidance for recognising and disclosing any conflicts of interest.

8. Procedures Relating to this Policy

There are no Procedures relating to this Policy

9. Policy Review History

Date	Changes Made	Approved By
June 2022	Creation of the Policy	Council
October 2023	Amended the Policy	Council
11 March 2026	Amended the Policy and Updated to the new template	



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1. Purpose

This policy applies to any permanent road closing applications (excluding Council initiated road closures) for public roads made under the provisions of the *Roads Act 1993*, that exist within the Coonamble Shire Council local government area.

2. Objectives

The objectives of the Permanent Road Closure are to:

- Ensure that there is a consistent approach when considering the permanent closure of all part or part of a Council owned public road that is:
 - Not required for access to land parcels by community members or government departments,
 - Holds minimal strategic purpose to the Council
- Ensure that the land from a permanently closed road remains vested in Council until if the Council so deems, the land is subsequently sold to adjoining owners
- Define the requirements of Council with respect to applications to permanently close public roads in accordance with the *Roads Act 1993*
- Raise community awareness with respect to the process and requirements for the application to permanently close a Council public road
- Ensure that road reserves are managed in such a way to ensure community access and use of these road reserves is preserved

This policy is to be reviewed every four (4) years.

3. Background

Coonamble Shire Council (the Council) is the roads authority for the purpose of managing Council Public Roads within its local government area (the Shire) as per the *Roads Act 1993* (the Act). Amendments to the Act on 1 July 2018, passed responsibility for the permanent closure of Council public roads to the Council. In Part 4 Division 3 of the Act, provisions exist for the permanent closure and disposal of public roads to adjoining land holders. Councils can only close roads and sell land that is formally under Council's control. With respect to non-council public roads, the authority for permanent closure comes under Crown Lands – Department of Planning, Housing, and Infrastructure.

Applications received by a land holder to permanently close an adjoining public road typically highlight that the road is:

- unformed,
- formed but receive minimal maintenance works by Council, and/or



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- the land is currently utilised by the adjoining landowner via a licence or agreement with the Council

By permanently closing a public road the land remains vested in council until, the land is disposed of, in which case the land may then be consolidated with adjacent land parcels to enhance the useability of the land.

During the assessment of a permanent road closure application, the Council needs to consider:

- its existing use and road asset status,
- the future uses it may provide,
- if the land will remain as a road
- if it provides access to public or private land not held by the applicant,
- if it provides access for infrastructure provision (e.g. part of transmission grid),
- if it provides access for emergency services,
- if it provides vegetation or wildlife corridors
- if a short-term lease of the road is more appropriate than permanent road closure

The retainment of unconstructed roads by the Council means that there are associated obligatory administrative and land management practices with it. Under the circumstances where these roads are fenced into existing landholdings, the maintenance and weed control of these roads is often undertaken by the land occupier with no impost on Council. This is an additional consideration to be made when reviewing applications for the permanent closure of a public road.

Many road reserves were created as a means of legal access only for land parcels with no consideration of the natural landscape and as such have very limited future uses, if at all. In the case that new development areas are being undertaken, a provision for suitable access to the existing networks for the public access is required.

The *Roads Act 1993* (Part 10 Division 2 153 Short-Term leases of unused public roads,) provides for roads to be leased for short terms (up to 5 years). This situation is outlined in Council's 'Short Term Leases of Unused Public Roads Policy'.

The benefit of having this policy is that the current assessment process is formalised and applied in a consistent manner to preserve the road reserve network for existing or future public uses.

4. Statement

Council is committed to establishing a clear set of objectives and guidelines in relation to applications for permanent road closures and short-term road leases. This will provide certainty to applicants seeking permanent road closure.

4.1 Permanent Road Closures

With regards to public road assets, a permanent road closure will only be granted if:

- Council believes, to the best of its knowledge, that the public road and/or public road reserve will not be required in the future
- It has become redundant for the purposes of a public road.

Council will base its decision on whether to consider the permanent closure of a public road considering the following criteria:

4.2 Existing Use and Asset Status:

- The current service the road provides to the public
- The historical level of construction of the road (formed vs unformed)
- The road is minor in nature and does not provide a through link
- Alternative legal and practical access is available to all adjoining properties and any other property that gains access via the public road

4.2.1 Future Use:

- Will be required by Council for future use (including for drainage etc)?

4.2.2 Consultation:

- All relevant authorities (including utility providers) have been consulted and support the closure
- All Neighbouring properties have been notified and given opportunity to comment on the proposal

4.2.3 Other Considerations

- Whether or not the resulting land from the permanent road closure remains vested in Council or is disposed of to the applicant through purchase
- If purchased by the applicant, the land area is to be consolidated to the adjoining property at the applicants cost within 12 months (unless otherwise directed by Council)

Application will be assessed on a case by case basis where consolidation of the road reserve and adjoining property will result in a building entitlement and/or subdivision potential not previously available.

Local Councils are responsible for closing Council public roads following amendments to the *Roads Act 1993* on 1 July 2018.

Applications for the closure and purchase of a public road may only be received by Council from the owners of land which adjoins the road or by the Roads Authority.

4.3 Application Notes

1. Applications for the permanent closure of public roads in urban areas will normally not be accepted
2. Where a road separates or provides access to different properties, written agreement supporting the application from all landowners affected by the permanent road closing must accompany the application
3. Upon permanent road closure the newly created land remains vested with Council
4. The sale of the land (formerly Council public road) requires the approval of the Council
5. Compensation of the land will be determined by an accredited Valuer
6. Upon sale the applicant must consolidate the land within 12 months at their cost with their adjacent land parcels to enhance the useability of the land and to negate any implied additional dwelling entitlements attached to the new land parcel
7. All applications are advertised for 28 days so that the public may make a submission to Council
8. The determination of road closing applications is delegated to the General Manager
9. The General Manager will refer any assessment to the Council for determination following a request signed by a minimum of two Councillors

4.4 Application Assessment

The application to permanently close a public road (along with its subsequent sale) will not normally be considered in the following circumstances:

1. If the subject road/s is within an urban area
2. If the subject road/roads' reserve/s provide, or can provide public access to public reserves, rivers, and creeks
3. If the subject road/s provides or can provide public access to other roads or properties. There may be acceptable circumstances where an alternative access via a new road or easement can replace the road to be closed
4. If the subject road/s provides or can provide public access tracks or paths for vehicles, pedestrians, cyclists, stock routes, or equestrian uses
5. If the subject road/s contains wildlife corridors, significant trees or marketable timber, protected or endangered species of flora and fauna



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6. If the subject road/s provides or can provide Council water, sewer, stormwater or access infrastructure
7. If the subject road/s contain public authority infrastructure unless the authority agrees to services relocation or the creation of easements over the existing services
8. If the subject road/s may have future Council uses and are assessed to have a higher value if retained in public ownership (e.g. electric vehicle charging areas, flood refuge areas, fire tails etc...)
9. If the subject road/s contain property fencing encroachments

The strategic evaluation and future use of road reserves may not yet be determined. This means a conservative assessment approach is paramount when considering permanent road closure applications.

4.5 Application Expectations

Exemptions for permanent road closure and purchase applications may be considered if:

1. The road alignment, safety, fencing or maintenance is improved.
2. Private property accesses are improved.
3. Alternate roads or accesses have been created making the existing road reserve redundant.

5. Definition

Word or Terminology	Definition
The definition of ‘public road is provided under the Roads Act 1993	<ul style="list-style-type: none"> • Any road that is opened or dedicated as a public road, whether under this or any other Act or Law; and • Any road that is declared to be a public road for the purpose of this Act.

6. Implementation

Responsibilities for the implementation of this Policy are shared as follows.

Council will: lead the community in their understanding of and compliance with this policy.

Executive Staff will: Implement this policy and lead council staff in their understanding and compliance of this policy.

Infrastructure Managers will: Implement this Policy, provide guidance to Councillors Executive, and other Council staff as to the content and implementation of this policy, and ensure the timely review of this policy.



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All Council staff will: Comply with this policy and any associated procedures and legislations.

7. Legislation Requirements

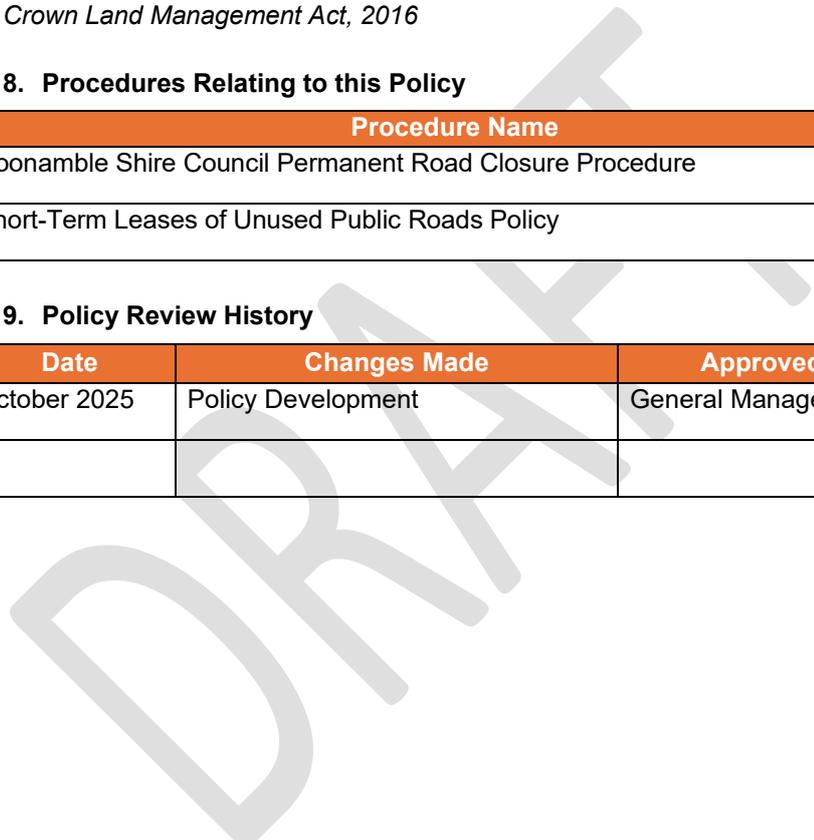
- Conveyancing Act, 1919*
- Local Government Act, 1993*
- Roads Act, 1993*
- Crown Land Management Act, 2016*

8. Procedures Relating to this Policy

Procedure Name
Coonamble Shire Council Permanent Road Closure Procedure
Short-Term Leases of Unused Public Roads Policy

9. Policy Review History

Date	Changes Made	Approved By
October 2025	Policy Development	General Manager





SHORT-TERM LEASES OF UNUSED PUBLIC ROADS POLICY
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1. Purpose

This policy applies to any short-term leases of unused public roads that exist within the Coonamble Shire Council local government area.

2. Objectives

The primary objective of this policy is for Council to make the best possible use of unused Council public roads, which applies to any applications submitted by community members seeking to lease land comprising an unused public road (other than a Crown Road).

This policy is to be reviewed every four (4) years.

3. Background

Coonamble Shire Council (the Council) is the roads authority for the purpose of managing Council Public Roads within its local government area (the Shire) as per the Roads Act 1993 (the Act). Amendments to the Act on 1 July 2018, passed responsibility for the permanent closure of Council public roads to the Council. In Part 10, Division 2 sections 153 - 157 of the Act, provisions exist for the short-term lease of unused public roads. All applications to Council for the lease of unused public roads are to be dealt with by Council in accordance with the Act.

Applicants seeking to hold a short-term lease over an unused public road must own or lease land adjoining the subject road. Public notice must be given of the intention to grant a lease to an applicant for an unused public road a short-term lease. Public submissions must be considered as part of the decision-making process. A decision is made with regards to the application. If granted, the lease must not exceed a five (5) year period

inclusive of lease extensions, the Council must publish a notification in the local newspaper and its website of the lease being granted, and the Council reserves the right to revoke a lease if in the case that actions or behaviours of the applicant contravene stipends as highlighted in this policy.

4. Statement

Council is committed to establishing a clear set of objectives and guidelines in relation to applications for the short-term leases of unused public roads. This will provide certainty to applicants seeking leases of this nature, their obligations, and Councils obligations.

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PUBLIC ROADS POLICY**

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4.1 Short-Term Lease of Unused Public Roads

1. Council, as the Roads Authority, may lease land comprising a public road (other than a Crown road) to the owner or lessee of land adjoining the public road if in the opinion of Council the road is not being used by the public or government departments
2. Council cannot lease public road land that has been acquired by the Transport for NSW (TfNSW). Under this scenario, only the TfNSW can grant a lease of land that has been acquired by them.
3. Council reserves the right to terminate any lease of unused public road granted by Council at any time and for any reason.

4.2 Public Notice to be Given of Proposed Lease

Council must provide public notice for a period of 28 days of its intention to grant a proposed lease before it can grant the lease to an applicant. Notice must be placed:

- in the local newspaper,
- on Council's website, and
- in the form of written notification provided to the owner of each parcel of land adjoining the length of subject public.

4.2.1 The Notice

1. Must advise that Council has received an application to lease the subject unused public road.
2. Must identify the public road concerned.
3. Must identify the purpose of the lease.
4. Must specify the proposed term and particulars of any proposed options for renewal of the lease.
5. Must state that any person is entitled to make submissions to the roads authority with respect to the proposed lease, and
6. Must indicate that any submissions in respect of granting the lease must be made in writing to Council within twenty-eight (28) days from the date of publication of the advertisement notice.

Any person may make submissions to Council with respect to the proposed lease.

4.2.2 Decision on Proposed Lease

After the 28-day submission date has concluded, Council must consider any submissions that have been made with respect to the proposed lease.

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After considerations have been made, Council may grant the lease, with or without alteration or may refuse to grant the lease. If Council grants the lease to the applicant, it must be advertised in the local newspaper a notice is to be placed on Council's website. If Council denies the lease grant

application, the Council must inform the applicant via written notice that the application was unsuccessful.

4.2.3 Duration of the Short-Term Lease

The term of a lease, together with any option to renew must not exceed (5) five years, unless under the exceptional case whereby a lease of land that has been acquired by Council as the road authority, must not exceed 10 years. Leases are to have a minimum duration period of two years.

4.2.4 Erection of the Structures

Neither a successful applicant nor any other person is permitted to erect any structure on land that is the subject of a lease without the consent of Council. Council will only consent to proposed structures if they comprise a fence or temporary structures of a kind that can be easily demolished or removed. If in the event there is breached, the Council reserves the right to:

- Request immediate demolition and/or removal of the structure by the Lessee,
- Revoke the existing Lease regardless of remaining duration of the Lease

4.2.5 Application for Short-Term Lease of an Unused Public Road

1. Any applications to Council for the short-term lease of unused public roads must be provided to Council in writing.
2. Where the proposed lease rental is estimated to be in excess of one thousand dollars per annum, a rental valuation of the land to be leased is to be obtained from a registered valuer operating within the Council area, at the lessees cost.
3. Where the proposed lease rental is estimated to be less than one thousand dollars, a rental valuation of the land is not required.
4. Any application for the short-term lease of an unused public road/s is to be assessed on their merits, to determine if they make the best use if the unused public road/s and reported to Council for consideration.

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5. Lessees are required to pay all costs associated with the granting and preparation of the lease.
6. Before approaching Council with an application for a lease, it is the responsibility of the lessee to determine if the lease of the unused road reserve is financially viable. This is particularly relevant in the case where some areas of unused road reserve will have an area too small to make the process worthwhile.
7. If the leased land is to be used for the agistment of animals, it must be fenced to a satisfactory standard. The minimum standard for grazing animals is a three four strand barbed wire fence.
8. In association with the above point, fencing is to be installed to the satisfaction of Council at the lessee's expense.

5. Definition

Word or Terminology	Definition
The definition of 'public road is provided under the Roads Act 1993	<ul style="list-style-type: none"> • Any road that is opened or dedicated as a public road, whether under this or any other Act or Law; and • Any road that is declared to be a public road for the purpose of this Act.

6. Implementation

Responsibilities for the implementation of this Policy are shared as follows.

Council will: lead the community in their understanding of and compliance with this policy.

Executive Staff will: Implement this policy and lead council staff in their understanding and compliance of this policy.



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Infrastructure Managers will: Implement this Policy, provide guidance to Councillors Executive, and other Council staff as to the content and implementation of this policy, and ensure the timely review of this policy. The timely review of this policy should be set to a minimum of four (4) years.

All Council staff will: Comply with this policy and any associated procedures and legislations.

7. Legislation Requirements

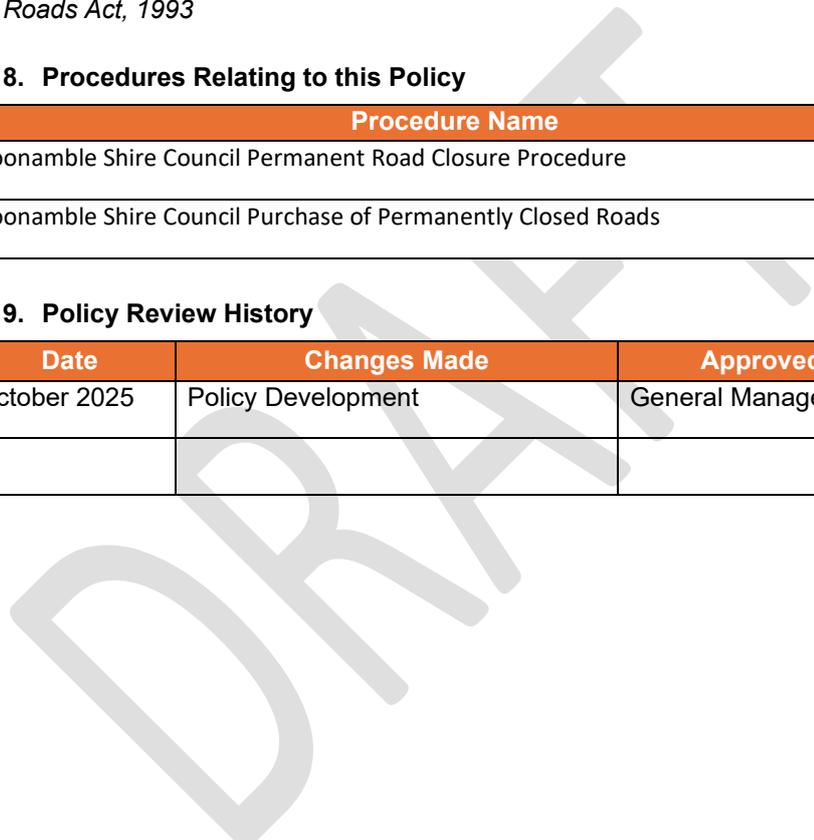
Roads Act, 1993

8. Procedures Relating to this Policy

Procedure Name
Coonamble Shire Council Permanent Road Closure Procedure
Coonamble Shire Council Purchase of Permanently Closed Roads

9. Policy Review History

Date	Changes Made	Approved By
October 2025	Policy Development	General Manager





BUSINESS ACTIVATION POLICY
APPROVAL DATE: 10 September 2025
REVIEW DATE: 10 February 2028
VERSION: 1 – to be updated to 2 upon adoption

Responsible Officer
Directorate

Manager Economic Development and Growth
Sustainable Communities and Planning

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BUSINESS ACTIVATION POLICY
APPROVAL DATE: 10 September 2025
REVIEW DATE: 10 February 2028
VERSION: 1 – to be updated to 2 upon adoption

1. Purpose

The purpose of the Business Activation Policy is to systematically and methodically incentivise small business development and expansion in the three urban areas of Coonamble Shire – Coonamble, Gulargambone and Quambone – through the provision of a business activation payment to eligible enterprises meeting the required criteria, while sufficient funding remains in Council's Business Activation Fund.

2. Background

Council's role in economic development is to provide leadership and direction in order to foster, encourage and maximise sustainable development opportunities within Coonamble Shire. Council's Community Strategic Plan 2025-2035 has the goal that "we support a resilient local economy by increasing its diversity and boosting opportunities for entrepreneurship and business."

Council facilitates business partnerships, participates in local and regional networks and assists with research and planning in the identification of business opportunities.

In order to encourage diverse and innovative business initiatives across Coonamble Shire, Council may offer incentives and support through the Business Activation Policy.

3. Objectives

The objective of the Business Activation Policy is to provide a limited financial incentive to:

- An existing small business, located within Coonamble Shire, to expand its operations or relocate to a more appropriate area.
- An existing small business, located outside Coonamble Shire, to relocate or establish within the Shire.
- A new small business to establish within Coonamble Shire.

The expectation is that the business will directly or indirectly provide increased employment opportunities to the residents of Coonamble Shire or introduce an additional or unique service or range of products for which there is proven demand.



BUSINESS ACTIVATION POLICY
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REVIEW DATE: 10 February 2028
VERSION: 1 – to be updated to 2 upon adoption

4. Statement

Coonamble Shire Council provide a one-off business activation payment, limited to \$5,000 (inc. GST if the applicant entity is registered for GST) to any single eligible small business operating or intending to establish within Coonamble Shire, where it is shown by the applicant business that such a payment will result in increased employment and/or provision of an additional or unique service, product or range of products proven to be of demand by residents of and visitors to Coonamble Shire.

Each Financial Year, Council will budget for a maximum number of business activation approvals (to be set at its discretion) to be made available through this Policy.

Eligibility is determined according to the criteria specified below.

~~Determination of any application for assistance through the Business Activation Policy will be made by the full membership or a quorum of the (elected) Council or by a committee whose membership it appoints, with determinations made several times each year in alignment with the timing of the determination of submissions under Council's Donations Policy.~~

Determination of any application for assistance would be made by a panel of 3 council staff members with appropriate level of delegated authority as appointed by the General Manager. Councillors will be notified of the successful applicants at the next ordinary meeting of Council.

Each Business Activation Payment will be made in two instalments of \$2,500 (inc. GST, if the approved business is registered for GST); with Instalment 1 paid at the time of determination of the application for assistance under the Business Activation Policy, and then between six months and one year from the date of the first payment, dependent on verified evidence of the continued viability of the business, as determined by the Coonamble Shire Mayor and Coonamble Shire Council's General Manager and Director of Corporate Services. Where verified financial viability is not demonstrated or where the business owner fails to submit an invoice between 6 and 12 months of the date of payment of Instalment 1, the business forfeits the second instalment.

5. Definition

Word or Terminology	Description
Business Plan	A written document that substantiates and justifies the financial viability of an enterprise, usually comprising a Legal and Management Plan, a Marketing



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	<p><u>Plan, an Operational Plan and a Financial Plan.</u></p> <p><u>Applicants can satisfy this requirement by completing a template application form which includes sections requesting relevant information on business size, structure, staffing, customers, goals revenue sources, PLUS outputs and expected benefits of the proposed project or activity to be supported for both the business and the wider community.</u></p> <p><u>Providing a detailed Business Plan remains an option.</u></p>
Financial Viability	Financial Reporting shows sufficient cashflow to cover all anticipated debts, without further revenue, for the next three calendar months (inclusive).
GST	Goods and Services Tax, established under <i>A New Tax System (Goods and Services Tax) Act 1999</i>
Small Business	A business that employs fewer than 20 people and/or that has an aggregated annual turnover (excluding GST) of less than \$10 million.

6. Implementation

To be eligible for consideration under Council’s Business Activation Policy, an entity must provide documentary evidence that it meets the following criteria. Evidence will be treated confidentially by Council.

- The applicant is a recognised business entity, with a current Australian Business Number, registered with the Australian Securities and Investments Commission.
- The applicant is a “small business” employing fewer than 20 people and/or has an aggregated annual turnover (excluding GST) of less than \$AU 10 million.
- The applicant business is a private, commercial enterprise.
- The applicant business is not a franchisor.



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- The applicant is not an enterprise operating under Existing Use Rights in a zoning in which that enterprise is now prohibited, unless applying to relocate the business to a zoning where that enterprise is permitted.
- The applicant business and/or directors have no outstanding debts with Coonamble Shire Council.
- The applicant business has not received Business Activation funding under this policy previously.
- The applicant business has no outstanding payments to the Australian Superannuation Guarantee Charge.
- The applicant business currently operates or has committed to operate within Coonamble Shire (eg. a lease of one year or more has been signed and executed for operation within a land use zoning allowing such an operation, in Coonamble, Gulargambone or Quambone).
- The applicant business has current Public Liability, Workers Compensation and/or Professional or Product Liability insurances relevant to the type and size of operation.
- The business owner has submitted with the application a Business Plan, substantiating the financial viability of the expansion of its operations or of its relocation to an appropriate area within Coonamble Shire.
- The applicant business demonstrates, in the Business Plan, the provision of a new service or product offering unique to Coonamble or of an increase in the number of employees.

7. Legislation Requirements

This policy is to be read in conjunction with the following:

Local Government Act 1993

Privacy and Personal Information Protection Act 1998

Privacy Management Plan

Local Government Record-Keeping Rules GA28, GA39 and FA450

Community Strategic Plan

Delivery Program

Operational Plan

Coonamble Shire Council's suite of strategies and plans (including masterplans and plans)



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of management)

Regional strategies and plans

State and Federal strategies and plans

Risk Management Framework and Risk Appetite Statement

Business Activation Policy Procedure

Business Activation Funding Application

EFT Bank Account Details Form

8. Procedures Relating to this Policy

Procedure Name	Public or Internal Facing
Business Activation Procedure	Public

9. Policy Review History

Date	Changes Made	Approved By
10 September 2025	Creation of the Policy and procedure	Council
11 March 2026	Update into the new template, review of the information within the Policy and dividing the Policy and Procedure into their own documents.	To be completed



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Responsible Officer
 Directorate

Manager Economic Development and Growth
 Sustainable Communities and Planning

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BUSINESS ACTIVATION PROCEDURE
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1. Purpose

The purpose of the Business Activation Policy and Procedure is to systematically and methodically incentivise small business development and expansion in the three urban areas of Coonamble Shire – Coonamble, Gulargambone and Quambone – through the provision of a business activation payment to eligible enterprises meeting the required criteria, while sufficient funding remains in Council’s Business Activation Fund.

2. Background

Council’s role in economic development is to provide leadership and direction in order to foster, encourage and maximise sustainable development opportunities within Coonamble Shire. Council’s Community Strategic Plan 2025-2035 has the goal that “we support a resilient local economy by increasing its diversity and boosting opportunities for entrepreneurship and business.”

Council facilitates business partnerships, participates in local and regional networks and assists with research and planning in the identification of business opportunities.

In order to encourage diverse and innovative business initiatives across Coonamble Shire, Council may offer incentives and support through the Business Activation Policy and Procedure.

3. Objectives

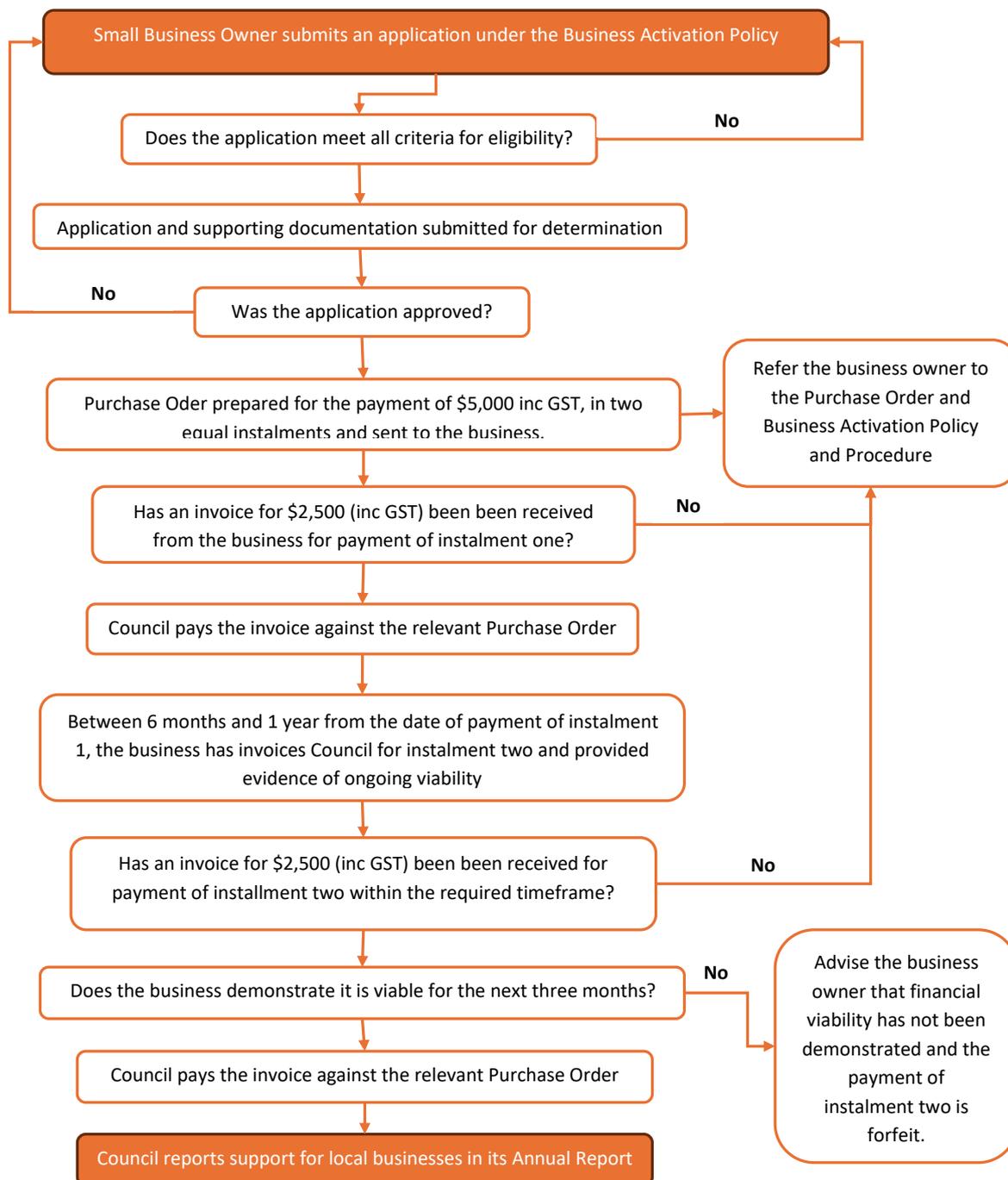
1. An eligible small business submits to Council a completed Business Activation Application, along with required documentation. Documentation is treated confidentially.
2. The application and supporting documentation is checked to confirm it meets all criteria of eligibility under the Business Activation Policy; the business owner is advised that further documentation is required if the application is to proceed.
3. The application and supporting documentation are submitted for determination by the full membership or a quorum of the elected Council or a committee whose membership it appoints.
4. Determinations are made in alignment with the timing of the determination of submissions under Council’s Donations Policy.
5. All business owners are notified of the determination of their application. Successful applicants confirm they understand and agree to abide by the criteria of the Business Activation Policy and conditions of the Business Activation Policy Procedure.

6. Successful applicants are sent a Purchase Order to the maximum value of \$5,000 (including GST if the business is registered for GST), valid for one year, showing two instalments of \$2,500.
7. Successful applicants will be invited to submit an invoice for \$2,500 (including GST, if the entity is registered for GST) as Instalment 1 of 2, quoting the Purchase Order number.
8. Council pays the invoice in the course of its normal creditor payment schedule.
9. ~~The successful business applicant will submit a financial report (prepared and verified by an accountant or bookkeeper), showing the ongoing viability of the venture~~The business applicant will submit a statement signed by an accountant attesting to the ongoing viability of the venture as per the existing definition., along with an invoice for \$2,500 (including GST, if the entity is registered for GST) as Instalment 2 of 2, no sooner than six (6) months and no later than 12 months after receiving payment of Instalment 1; submission of the invoice for Instalment 2 is the sole responsibility of the business; Instalment 2 will be forfeit if the financial report and invoice is not received within the timeframe specified in this Step of the procedure.
10. Council pays the invoice for Instalment 2 of 2 in the course of its normal creditor payment schedule, provided it was received within the timeframe specified in the above Step of this procedure and that Council is satisfied the business demonstrates ongoing viability.
11. Council reports support for local businesses in its Annual Report.



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4. Business Activation Workflow





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5. Definition

Word or Terminology	Description
Business Plan	Applicants can satisfy this requirement by completing a template application form which includes sections requesting relevant information on business size, structure, staffing, customers, goals revenue sources, PLUS outputs and expected benefits of the proposed project or activity to be supported for both the business and the wider community. Providing a detailed Business Plan remains an option.
Financial Viability	Financial Reporting shows sufficient cashflow to cover all anticipated debts, without further revenue, for the next three calendar months (inclusive).
GST	Goods and Services Tax, established under <i>A New Tax System (Goods and Services Tax) Act 1999</i>
Small Business	A business that employs fewer than 20 people and/or that has an aggregated annual turnover (excluding GST) of less than \$10 million.



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6. Business Activation Funding Application

Name of Business : _____

ABN: _____

Current Business Address: _____

Proposed Business Address: _____

(If different from current address)

Nature of enterprise: _____

Proposed shift in nature: _____

Name of Director/Owner (1): _____

(Please Print First and Last Name)

Name of Director/Owner (2): _____

(Please Print First and Last Name)

Name of Director/Owner (3): _____

(Please Print First and Last Name)

Name of Director/Owner (4): _____

(Please Print First and Last Name)

Are there other Directors? NO YES – Attach details to this application

Person Completing this form: _____

(Please Print First and Last Name)

Contact Email: _____

Contact Phone: _____

Please print, complete all parts of the form, sign and have the signature witnessed by a director/owner of the applicant business and submit all attachments as required (see checklist on next page).



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7. Check list of attachments

- A Business Plan for the expansion, establishment or relocation of the business (named above) in or to Coonamble, Gulargambone or Quambone is attached.
- The Business Plan substantiates the financial viability of the expansion of its operations or of its relocation to an appropriate area within Coonamble Shire.
- The Business Plan demonstrates the provision of a new service or product offering unique to Coonamble or of an increase in the number of employees within the enterprise.
- A 'Bank Details for EFT Payments from Coonamble Shire Council' form is completed and attached.
- The applicant business (named above) is a recognised business entity, with a current Australian Business Number, registered with the Australian Securities and Investments Commission.
- The applicant is a "small business" employs fewer than 20 people and/or has an aggregated annual turnover (excluding GST) of less than \$AU 10 million (attach Annual Financial Statements).
- The applicant business is a private, commercial enterprise.
- The applicant business is not a franchisor.
- The applicant is an enterprise operating under Existing Use Rights in a zoning in which that enterprise is now prohibited and is applying to relocate the business to a zoning where that enterprise is permitted.
- Neither the applicant business nor any of its individual directors have any outstanding debts with Coonamble Shire Council.
- The applicant business has not received Business Activation funding under this policy previously.
- The applicant business has no outstanding payments to the Australian Superannuation Guarantee Charge (eg. attach the most recent superannuation clearance house statement).
- The applicant business currently operates or has committed to operate within Coonamble Shire (eg. a lease of one year or more has been signed and executed for operation within a land use zoning allowing such an operation, in Coonamble, Gulargambone or Quambone; attach lease or land Title deed).
- The applicant business has current Public Liability, Workers Compensation and/or Professional or Product Liability insurances relevant to the type and size of operation (attach Certificates of Currency for each).



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8. Agreement between the Business Entity and Coonamble Shire Council

As a Director of the company applying for this Business Activation assistance, I hereby agree, on behalf of the business entity and each of my fellow directors (if any):

1. To provide all documentation specified in this form and otherwise requested by an officer of Council in order for this application to be assessed in relation to its eligibility for consideration of the Business Activation funding. _____
(initials)
2. To receive a maximum payment of \$5,000 (including GST where applicable), under this Business Activation Policy, and to utilise the financial assistance provided by Council to offset costs associated with the expansion, establishment or relocation of my business to an appropriate land-use zoning in Coonamble, Gulargambone or Quambone. _____
(initials)
3. To provide required financial reports, between six and 12 months after receiving the first instalment of any Business Activation assistance, demonstrating the current degree of financial viability of the business, acknowledging I will forfeit the second and final instalment of the Business Activation assistance where I fail to provide these reports or where they show the business – in the majority opinion of Coonamble Shire Council’s Mayor, General Manager and Director of Corporate Services – not to be financially viable. _____
(initials)
4. To provide Coonamble Shire Council with appropriate invoices for each of the two instalments (maximum \$2,500, including GST if applicable) – the first invoice after receiving a Purchase Order for the Business Activation assistance, and the second between six and 12 months after the date of the Purchase Order – and acknowledge that the second instalment will be forfeit if the invoice for it is not received by Coonamble Shire Council within this timeframe. _____
(initials)
5. To Coonamble Shire Council’s treating my personal and business information confidentially and for the purposes only of administering the Business Activation Policy, application and procedure. _____
(Initials)
6. To Coonamble Shire Council’s making public only my business name and the nature of the business during the course of the administration of this policy and application and in any reporting on its administration. _____
(initials)

(Print First and Last Name)

(Print Witness First and Last Name)

(Signature)

(Witness Signature)

(Date)

(Date)



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9. Notification of Bank Account Details for EFT (Electronic Funds Transfer) Payment(s) from Council

Please complete the required fields in the form and return to: accounts@coonambleshire.nsw.gov.au

Company Name: _____

ABN: _____

Postal Address: _____

Email Address for our Purchase Orders: _____

Email Address for our Remittance to you: _____

Your Phone Number: _____

Your Payment Terms: _____

Name of Your Bank: _____

Account Name: _____

BSB: _____ Account Number: _____

Reference Details (eg. Invoice number): _____

Name of the authorise person completing this form _____

Signature: _____ Date: _____ / _____ / _____

Office Use Only

Creditor Code: _____

Details entered by: _____

Date entered: _____ / _____ / _____



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10. Policies Relating to this Procedure

Procedure Name	Public or Internal Facing
Business Activation Policy	Public

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11 March 2026	Update into the new template, review of the information within the Procedure and dividing the Policy and Procedure into their own documents.	To be completed

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Coonamble Shire

Urban Housing Strategy



Prepared for:
Coonamble Shire Council
19 December 2025

Funded by:



An initiative funded by the NSW Government through the NSW Regional Housing Strategic Planning Fund.



Acknowledgment of Country

HillPDA acknowledges the Traditional Custodians of Country throughout Australia and their continuing connection to land, waters, culture, and community.

We acknowledge the Gadigal people of the Eora Nation and Wurundjeri Woi-wurrung and Bunurong / Boon Wurrung peoples of the Kulin Nation, the traditional owners of the land on which this report is prepared, and we show our respect for elders' past and present.

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Quality assurance

This document is for discussion purposes only unless finalised and approved by a Principal of HillPDA.

Version	Date	Prepared by	Reviewed by	Approved by
1	19/12/2025	AC, TP, EC	EC	
2	02/03/2026	AC, TP, EC	EC	EC



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EXECUTIVE SUMMARY

The Coonamble Shire Urban Housing Strategy sets a clear direction for how the Shire will plan, deliver and support housing to 2041. Although the Shire has enough zoned land to meet its future dwelling requirements, evidence shows that housing challenges are rooted in quality, diversity and feasibility challenges rather than raw land supply. The Strategy responds to this by shifting focus from simply zoning land to ensuring housing is high-quality, diverse, culturally appropriate, feasible to deliver, and aligned with infrastructure capacity.

A changing community with evolving housing needs

Coonamble Shire's population has experienced long-term decline, particularly in townships and villages, while rural areas have grown significantly. More recent data suggests early signs of stabilisation and an emerging demographic renewal driven by younger families. At the same time, the Shire is projected to experience strong growth in lone-person and couple-only households, alongside an ageing population and increasing support needs. These trends will continue to shift demand towards smaller, accessible and adaptable homes, as well as housing that supports ageing in place and culturally appropriate living arrangements.

The Shire has one of the highest proportions of Aboriginal residents in NSW, at 33.9 per cent of the population. This has significant implications for housing type, household formation, cultural design requirements and the need for partnership with Aboriginal housing providers and the Local Aboriginal Land Council.

Housing challenges are driven by quality, diversity and deliverability

Although housing in Coonamble is comparatively affordable, affordability alone masks underlying issues:

- A large proportion of housing is ageing and of variable quality, reducing attractiveness for new residents and limiting choice for existing households.
- Rental vacancy sits close to 0%, placing pressure on key workers, young people, and vulnerable households.
- Housing stock lacks diversity, with detached dwellings comprising more than 90% of homes.
- Many households experience barriers around suitability, accessibility, and overcrowding, especially within Aboriginal communities.
- New development is constrained by construction costs, workforce shortages, infrastructure limitations and low private market appetite.

These conditions limit population growth, constrain workforce attraction and retention, especially in health, education, policing and care sectors, and contribute to persistent housing vulnerability.

Planning barriers prevent unlocking rural lifestyle opportunities

Demand for rural lifestyle housing in Coonamble Shire is growing, particularly among households seeking 5–20 acre lots that provide a rural setting without the scale or cost of broadacre farming. However, this demand is currently constrained by planning settings that limit opportunities for smaller rural lots. The existing 1,000-hectare minimum lot size in the RU1 Primary Production zone effectively prevents subdivision for rural lifestyle purposes, despite similar LGAs applying significantly lower thresholds. Likewise, the limited extent of R5 Large Lot Residential zoning restricts supply to a small number of locations, leaving little scope for new lifestyle lots close to existing townships. These planning constraints have created a mismatch between community preferences and available land, suppressing development interest and directing rural lifestyle demand to neighbouring LGAs where planning frameworks are more permissive.



Village potential remains untapped

Gulargambone and Quambone have significant latent housing capacity, lower development pressure and ample land, yet growth is restricted by infrastructure costs, servicing constraints, low feasibility, and limited market activation. Village renewal, beautification, modular housing and targeted marketing present opportunities to support population growth and diversify the Shire's housing offer.

A strategy focused on delivery, partnerships and place-based responses

The Strategy outlines a coordinated approach across four themes, Diversify, Educate, Attract and Align, and proposes actions that move the Shire from a passive planning role to a more active, enabling and catalytic one.

Key strategic directions include:

1. Diversify

- Introduce a small-scale, rolling Council-led housing delivery program (1–2 dwellings per year).
- Unlock infill opportunities by removing derelict housing and incentivising property improvements.
- Reduce minimum lot sizes in targeted areas and support modular, manufactured and transportable housing.
- Expand rural lifestyle lot opportunities through targeted R5 rezoning and rural land review.
- Advocate for expanded social, affordable, crisis and transitional housing.

2. Educate

- Support and sponsor tenant education, capability building and coordinated support services to reduce tenancy breakdowns and improve housing stability.

3. Attract

- Promote Gulargambone and Quambone as lifestyle destinations.
- Support village renewal projects and prepare an investment prospectus to stimulate interest from residents, investors and housing partners.

4. Align

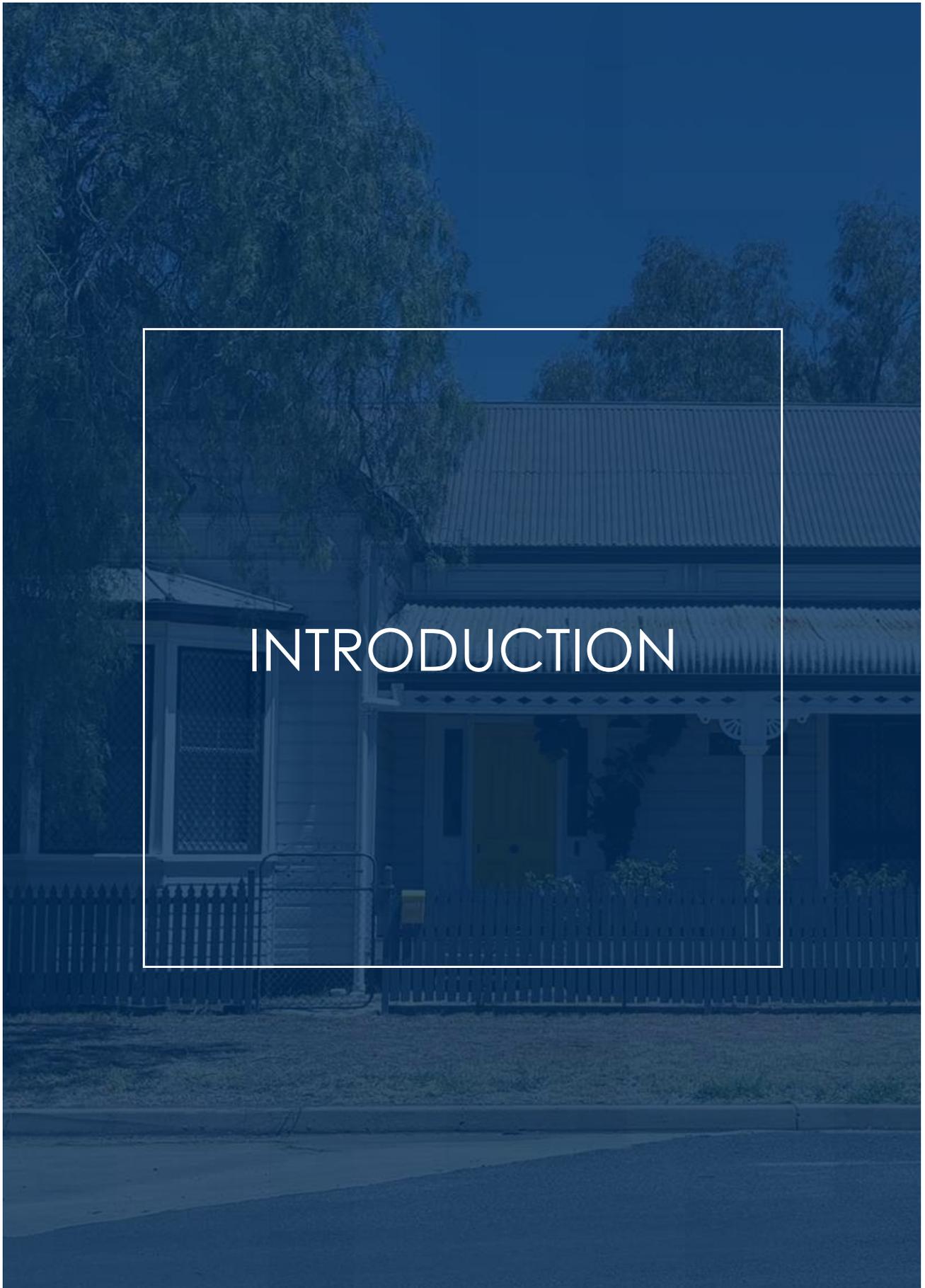
- Ensure housing delivery matches infrastructure capacity, particularly water and sewer constraints.
- Prioritise serviced infill land and take a precautionary approach to fringe development that may increase infrastructure burdens.

Outcomes

If implemented, this Strategy will enable Coonamble Shire to:

- Provide more diverse, better quality and more accessible housing.
- Support the needs of Aboriginal communities through culturally appropriate housing partnerships.
- Improve housing options for key workers, older residents, young families and vulnerable households.
- Reduce homelessness by strengthening crisis and transitional pathways.
- Activate underutilised land and reinvest in existing communities.
- Support population stability and long-term economic resilience.

Overall, the Strategy positions housing as critical community infrastructure essential to workforce development, community wellbeing, liveability and the Shire's future prosperity.





1.0 INTRODUCTION

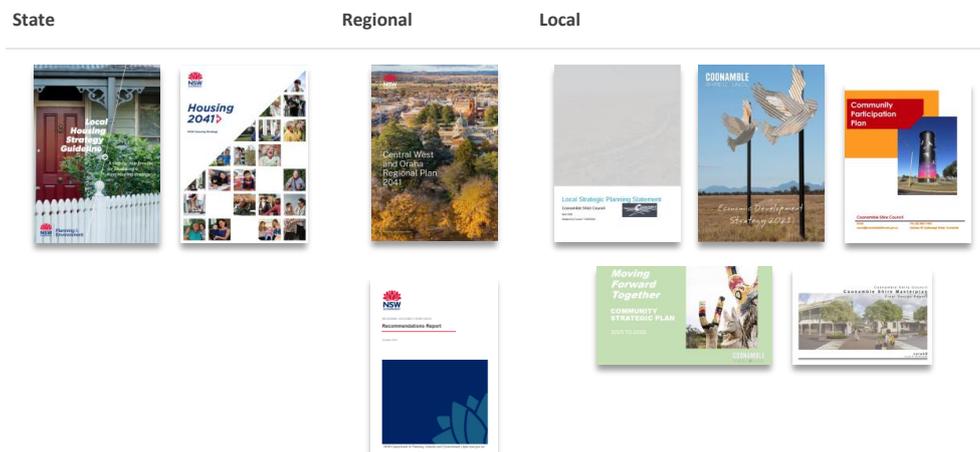
1.1 What is a housing strategy?

Local housing strategies describe the approach that councils plan to take, to meet their housing objectives. They are formulated through evidence-based research and with input from stakeholders and the community. They enable councils to consider the housing needs of their Local Government Area (LGA) in a holistic manner and determine where and how housing should be delivered to address these needs.

1.2 Planning policy context

The UHS aligns with strategic plans and policies that have been developed for NSW, the Central West Orana Region and Coonamble Shire LGA. These are summarised in Figure 1. Appendix A contains further analysis.

Figure 1: Strategic plans and policies



Based on a review of the LGA’s planning and policy context, the UHS is consistent with, and gives effect to, the strategic directions summarised in Table 1.

Table 1: Themed strategic directions from relevant planning documents

Theme	Summarised directions
Supply	<ul style="list-style-type: none"> Ensure a steady supply of development-ready land, supported by infrastructure Expand the Urban Development Program (UDP) to regional areas Support regional planning efforts to resolve housing supply bottlenecks Provide certainty on where, when, and what housing will be delivered.
Diversity	<ul style="list-style-type: none"> Plan for a mix of housing types, including smaller dwellings, rural residential, and innovative options Accommodate seasonal, temporary and key workers with tailored housing solutions Investigate flexible planning pathways for non-traditional and short-term housing.
Affordability	<ul style="list-style-type: none"> Increase availability of affordable, social, and key worker housing, including partnerships with Homes NSW, Landcom, government agencies (i.e. teachers and community housing providers). Use government land strategically to support affordable housing delivery.
Resilience	<ul style="list-style-type: none"> Plan for inclusive, connected and resilient communities that can respond to change. Encourage designs that are energy-efficient and climate-resilient. Monitor housing outcomes and demand indicators to respond proactively to change.



Theme	Summarised directions
Integration with Local Identity & Infrastructure	<ul style="list-style-type: none"> • Promote and preserve the character of Coonamble, Gulargambone, and Quambone through context-sensitive housing design. • Align housing growth with infrastructure, services and open space. • Support local business and development opportunities linked to housing.
Rural residential management	<ul style="list-style-type: none"> • Manage rural residential development to avoid fragmentation of productive land and ensure infrastructure efficiency. • Locate new rural residential areas near existing settlements to use existing physical and social infrastructure.

The UHS should be viewed in the context of the broader statutory planning framework:

- Commonwealth and state legislation covering environmental protection, environmental planning and assessment, development and heritage
- Environmental planning instruments, including:
 - State Environmental Planning Policies (SEPPs) that apply across NSW, including the Coonamble LGA, covering a range of matters including housing, building design and development controls
 - Coonamble Local Environmental Plan (LEP).
- Development Control Plans (DCPs) including DCP1 Coonamble Township and Surrounds and DCP 2Rural Small Holdings.

Refer to Appendix A for a full breakdown of the UHS’s planning and policy context.

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1.3 Local Government Area Snapshot

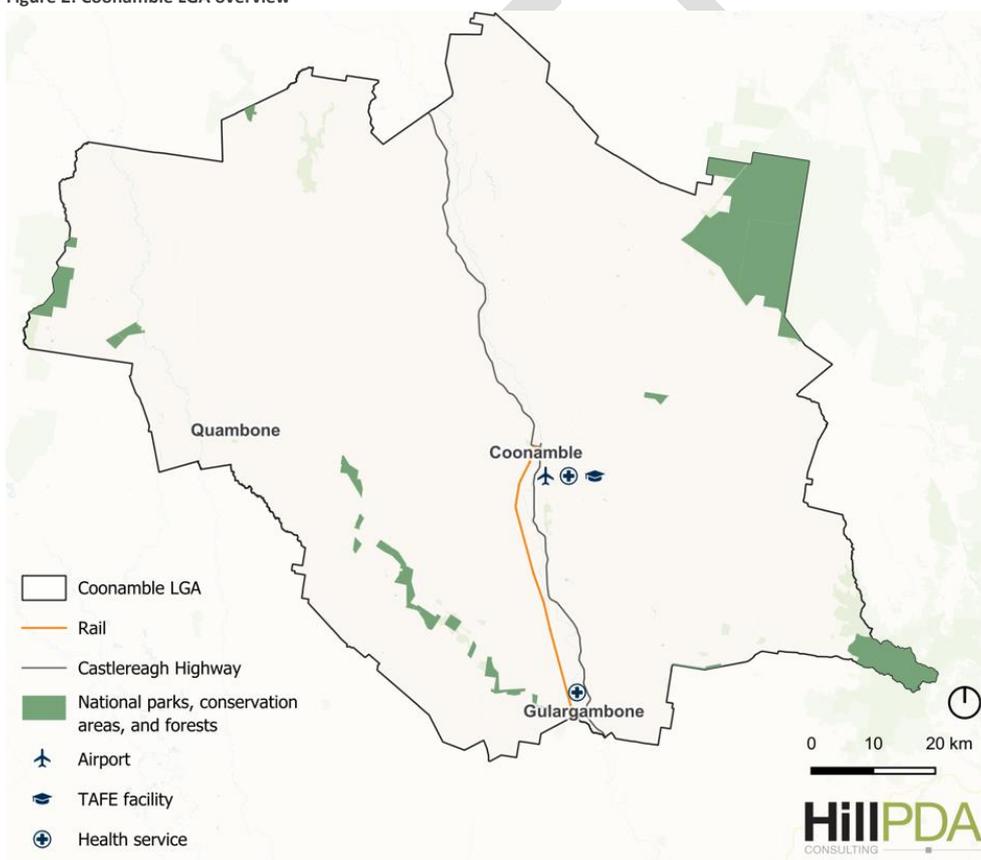
The Coonamble Local Government Area (LGA) is located in the Orana Region of NSW, approximately 400km north-west of Greater Sydney and 600km south-west of Greater Brisbane. It is surrounded by the LGAs of Warren, Gilgandra, Warrumbungle, Narrabri, and Walgett. It covers approximately 9,916 square kilometres of rural land, including natural landscapes, farmland, and small communities.

The LGA contains three main settlements, being the township of Coonamble and the villages of Gulargambone and Quambone. Most of the LGA’s residents live in these settlements, with the rest dispersed across rural areas.

The LGA is at the nexus of traditional Gamilaraay, Wiradjuri, and Wayilwan lands. In the 1840s, the LGA’s settlements became established by European pastoralists, all growing significantly into the early 20th century.¹ Today, the LGA is connected via rail, air, and the Castlereagh Highway to other parts of regional NSW. Coonamble functions as a service centre for surrounding rural areas. Its main industries remain sheep, cattle, and grain farming, as well as local services including in teaching, health, and administration, according to the ABS Census.

The LGA contains extensive farmland and natural areas, including national park areas, illustrated in Figure 2.

Figure 2: Coonamble LGA overview



Imagery: CARTO

¹ Christison, R 2009, *Coonamble Shire: Thematic History*, High Ground Consulting.



1.4 Housing vision

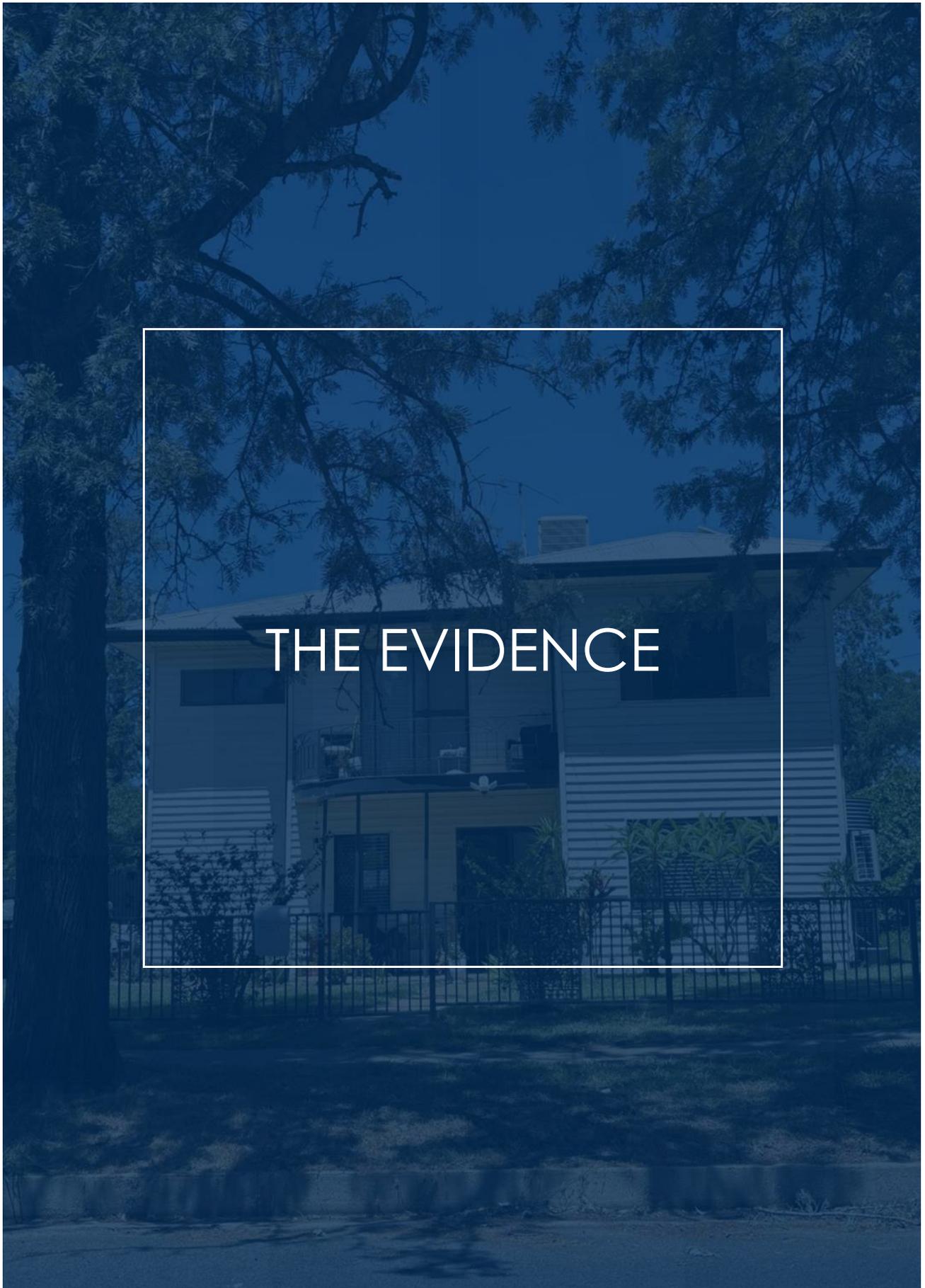
By 2041, Coonamble Shire will provide a diverse, affordable and well-located range of housing that supports local communities, attracts new residents and enables people of all ages and incomes to live and thrive. Housing will be delivered in a way that respects the Shire's rural character, protects productive agricultural land, and integrates with essential infrastructure, services and employment opportunities. Through balanced and strategic planning, housing will contribute to a resilient population, a strong local economy and a high quality of life for current and future residents.

1.5 Summary of engagement activities

Targeted engagement was undertaken with council staff, some councillors, the Local Aboriginal Land Council, Department of Planning, Infrastructure and Housing and some state government key worker housing providers. The broader community, interested stakeholders and government agencies will have an opportunity to provide support or feedback as part of the public exhibition process.

The findings from the stakeholder engagement are overviewed in section 2.7

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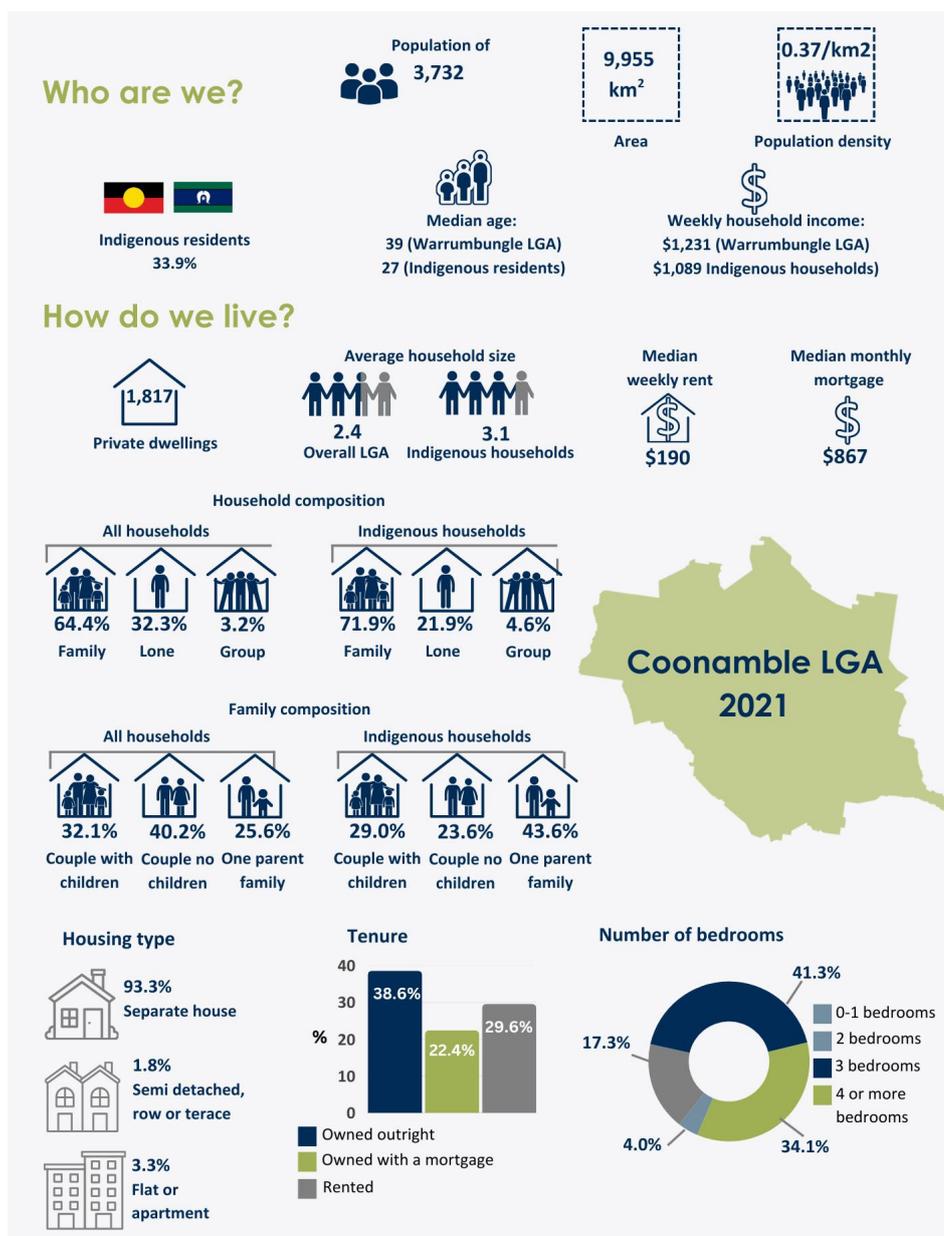


2.0 THE EVIDENCE

2.1 Demographic overview

This section analyses historical population and dwelling trends affecting housing in the Coonamble LGA.

Figure 3: LGA demographic overview





2.1.1 Data

This section draws on data from the following sources:

- Australian Bureau of Statistics (ABS) data:
 - 2021 Census All persons QuickStats (QuickStats)
 - 2021 Community Profile (Community Profile)
 - 2021 Time Series Profile (Time Series Profile)
 - Census TableBuilder Pro
- SQM Research
- NSW Department of Communities and Justice (DCJ)
- Department of Planning, Housing and Infrastructure Common Planning Assumptions
- REMPLAN ERP Demographics Report.

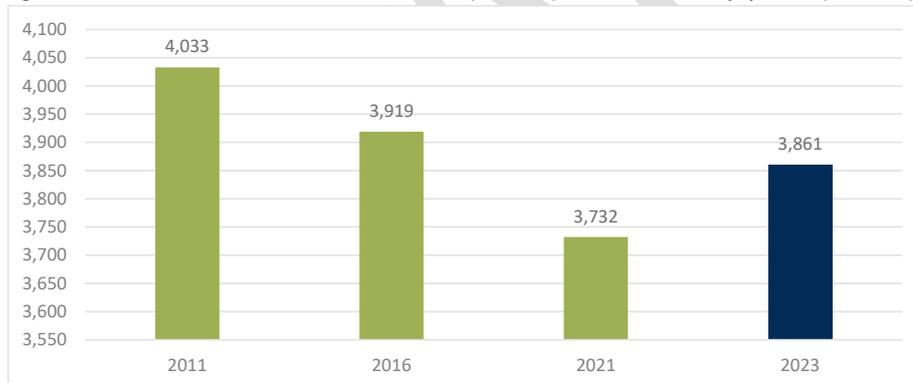
In this section, Regional NSW refers to the Rest of NSW Greater Capital City Statistical Area (GCCSA).

2.1.2 Population

2.1.2.1 Resident population

The Coonamble LGA has historically experienced slow or declining population growth. This decline reflects broader trends across Regional NSW, with rural areas experiencing population loss due to factors such as urban migration and limited local employment opportunities. However, as shown in Figure 4, 2023 REMPLAN estimates suggest that Coonamble LGA’s population is stabilising.

Figure 4: Number of residents, Coonamble LGA, 2011-21 (ABS 2021) and estimated 2023 population (REMPPLAN)



Source: ABS (2021) Time Series and REMPLAN ERP Demographics Report (n.d.)

Interestingly, as can be seen in Table 2, the rate of population decline has been felt more so in the centres and villages, whereas a doubling of the population has been experienced in rural areas. This suggests that lifestyle preferences may be directed to rural living and potentially a need for more rural lifestyle lot opportunities.

Table 2: Population distribution and change

Area	2011		2016		2021		Difference 2011-2021	
	#	%	#	%	#	%	#	%
Coonamble	2,998	74.3%	2,750	70.2%	2,666	71.4%	-332	-11%
Quambone	247	6.1%	166	4.2%	128	3.4%	-119	-48%
Gulargambone	582	14.4%	592	15.1%	528	14.1%	-54	-9%
Remainder LGA	206	5.1%	411	10.5%	412	11.0%	206	100%
Total	4,033	100.0%	3,919	100.0%	3,732	100.0%		

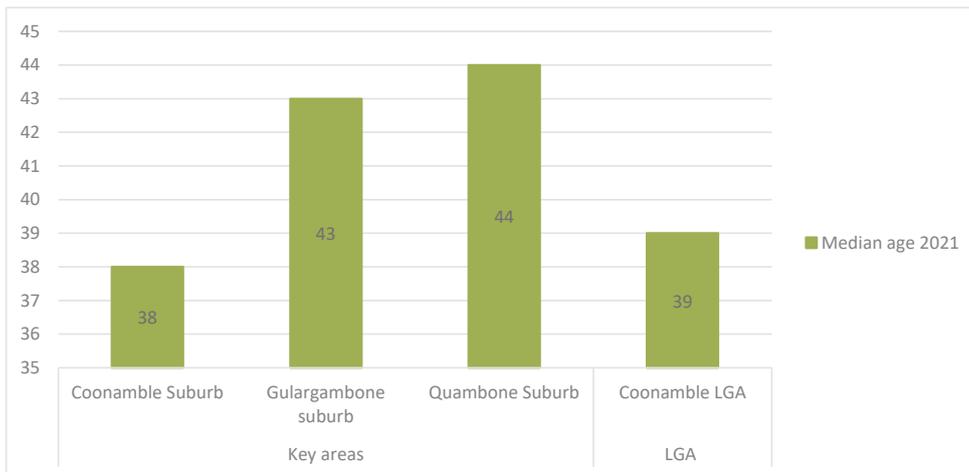
Source: ABS (2021) Time Series



2.1.2.2 Age profile

Coonamble LGA’s median age declined from 43 in 2016 to 39 in 2021. Of the key areas within the Coonamble LGA, Coonamble SAL had the youngest median age at 38 years, indicating a comparatively larger share of younger families and working-age residents. Gulargambone (43 years) and Quambone (44 yeageagears) had higher median ages, suggesting slightly older population profile and fewer younger households.

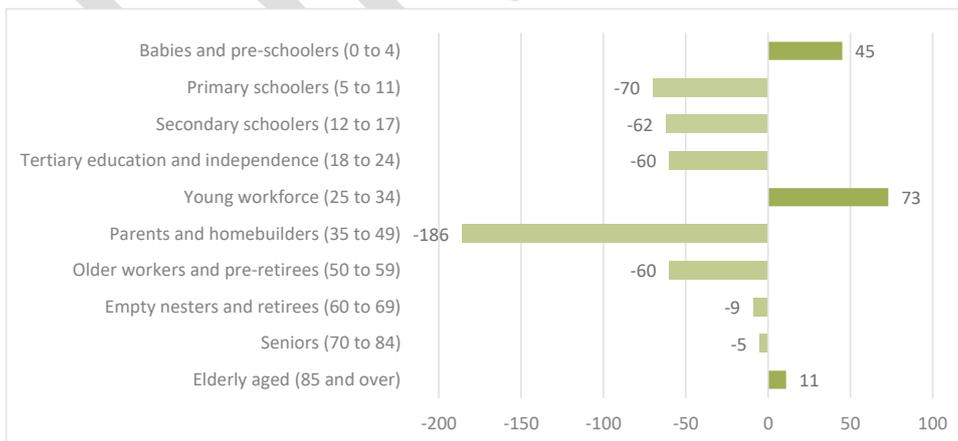
Figure 5: Median age, Coonamble LGA in 2021



Source: ABS (2021) Time Series

Like many regional areas, the LGA has an older population overall. Yet, as shown in Figure 6, an increase in children aged 0–4, as well as growth among residents aged 25–34 point to a rise in young families settling in the area over the past decade. This is supported by anecdotal evidence, including the introduction of additional kindergarten classes, growing childcare and preschool waitlists, and ongoing pressure in the rental market with lower vacancy rates.

Figure 6: Change in age structure - service age groups, 2011-21



Source: ABS (2021) Time Series



The evidence indicates that Coonamble LGA is transitioning from a pattern of gradual decline and heading toward a more balanced age structure. Growth in the 0–4 and 25–34 cohorts’ points to an emerging influx of younger families, while 2023 population estimates show signs of stabilisation following earlier declines. These shifts suggest that the LGA may be entering a period of demographic renewal.

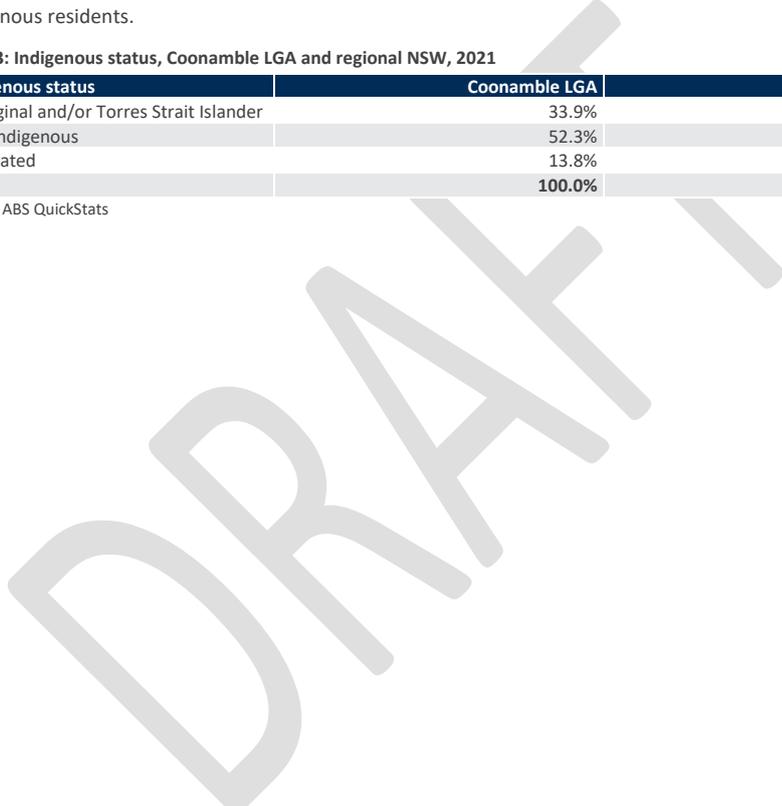
2.1.2.3 Indigenous profile

In 2021, Coonamble LGA had a significantly higher proportion of Aboriginal and/or Torres Strait Islander residents (33.9%) compared to Regional NSW (6.6%), while the non-Indigenous population was much lower (52.3% versus 87.7%). This highlights the strong cultural presence of indigenous communities in Coonamble, which has implications for housing design and provision, such as ensuring culturally appropriate housing, supporting extended family living arrangements, and incorporating community-focused planning to meet the needs of Indigenous residents.

Table 3: Indigenous status, Coonamble LGA and regional NSW, 2021

Indigenous status	Coonamble LGA	Regional NSW
Aboriginal and/or Torres Strait Islander	33.9%	6.6%
Non-Indigenous	52.3%	87.7%
Not stated	13.8%	5.8%
Total	100.0%	100.0%

Source: ABS QuickStats





2.1.2.4 Key workers

Key workers are broadly defined as people whose occupations are needed by communities, but who do not necessarily earn high incomes.² Due to these factors, it is important to deliver housing that is affordable and suitable for key workers to live in areas like the Coonamble LGA. Table 4 shows the LGA’s key worker residents by occupation in 2021.

Table 4: Count of resident workers by key worker occupation, Coonamble LGA, 2021

Occupation	Count of workers
Education Aides	39
Aged and Disabled Carers	30
Primary School Teachers	29
Registered Nurses	29
Commercial Cleaners	29
Welfare Support Workers	18
Child Carers	14
Police	11
Bus and Coach Drivers	11
Enrolled and Mothercraft Nurses	10
Nursing Support and Personal Care Workers	8
Special Education Teachers	7
Ambulance Officers and Paramedics	6
ICT Support Technicians	5
Delivery Drivers	5
Cleaners and Laundry Workers, nfd	5
Laundry Workers	4
School Teachers, nfd	3
Early Childhood (Pre-primary School) Teachers	3
Prison Officers	3
Total	269

Source: ABS (2021) Community profile

In 2021, 269 residents were employed as key workers, accounting for 18.1% of the labour force. While there has been recent investment in teacher (Figure 7) and police housing in the LGA, the quality of market housing is anecdotally an issue, particularly in terms of retention and attraction of staff.

Figure 7: New teacher housing



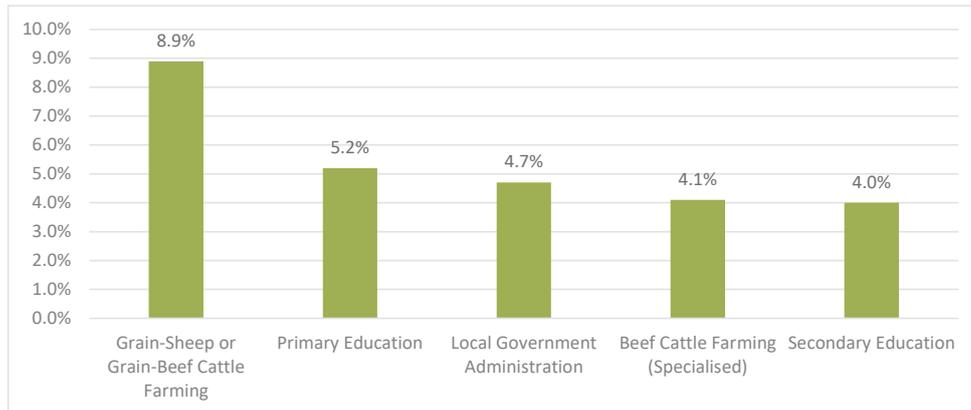
Source: HillPDA 2025

² <https://www.ahuri.edu.au/analysis/brief/key-workers-and-commuting-during-covid-19>



2.1.2.5 Key industries of employment

In 2021, the top industry of employment for Coonamble LGA’s residents was Grain-sheep or grain-beef cattle farming, employing 8.9% of working residents aged 15 years and older.



Source: ABS (2021), Quickstats

This reflects the strong agricultural base of Coonamble LGA’s local economy and its predominantly rural character. A relatively high proportion of residents live outside the main township in rural and semi-rural locations, potentially increasing demand for detached dwellings, farm-based accommodation, and ancillary worker housing.

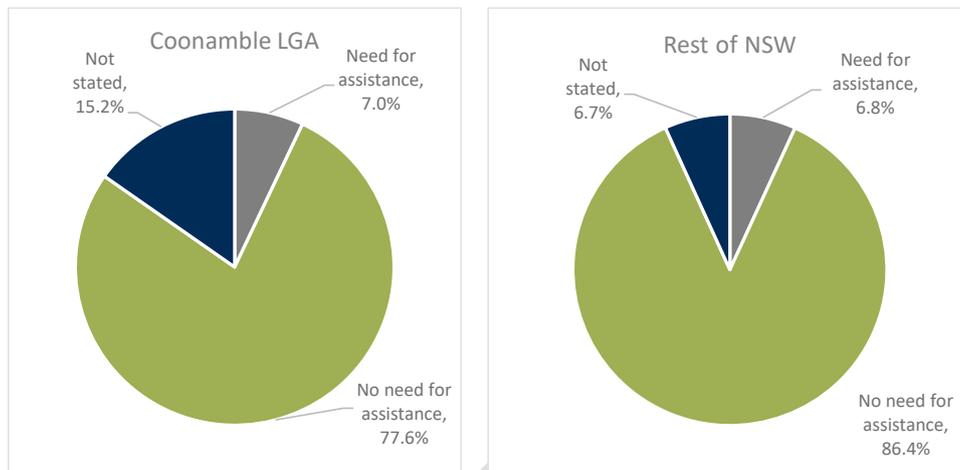
Anecdotally, agricultural employment in the LGA is also subject to seasonal fluctuations, particularly during planting and harvest periods, when demand for short-term and temporary labour increases. This seasonal workforce can place additional pressure on the availability of rental housing and short-term accommodation, especially during peak agricultural periods. These factors highlight the importance of considering industry-driven housing requirements, including flexible and temporary housing solutions, as part of broader housing and land-use planning for Coonamble LGA

2.1.2.6 Resident need for assistance

Coonamble LGA had a marginally higher proportion of residents needing assistance with core activities compared with the Regional NSW and a lower share of people reporting no need for assistance, which suggests a relatively higher prevalence of disability or support needs.



Figure 8: Need for assistance with core activities at 2021 Census, Coonamble LGA and Regional NSW



Source: ABS (2021), Quickstats

Accessibility needs create demand for housing that incorporates liveable design features and offers good access to shops, transport, and services. The higher prevalence of people requiring assistance suggests a need for housing that can accommodate varying levels of support. Aligning local housing provision with accessible, adaptable, and supported housing options will help ensure the needs of residents requiring assistance with everyday activities are met. The significant provision of older housing stock across the LGA is unlikely to meet current accessibility standards, with modifications likely required.

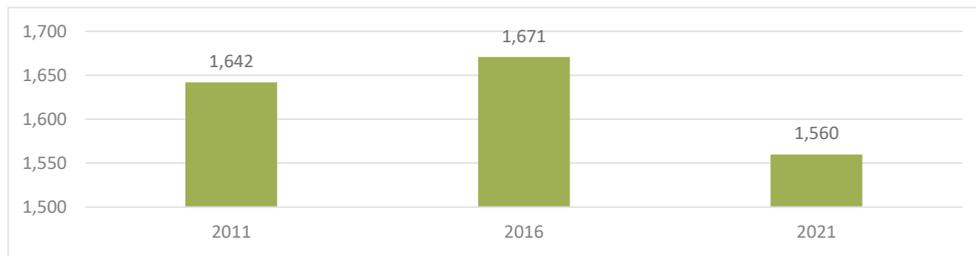


2.1.3 Dwellings

2.1.3.1 Supply

Coonamble LGA’s declining population is reflected in a declining number of occupied private dwellings recorded between 2011 and 2021 (see Figure 9). The number of occupied private dwellings fell from 1,642 to 1,560, a reduction of 82 dwellings, or about 5.0 per cent.

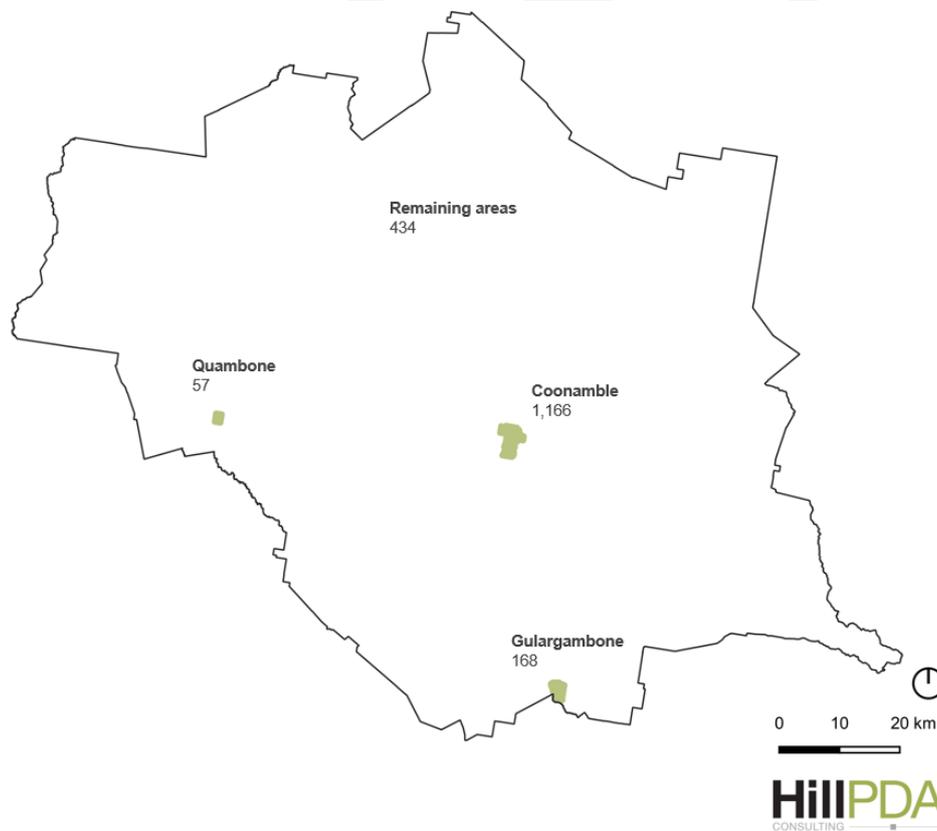
Figure 9: Number of occupied private dwellings, Coonamble LGA, 2011-21



Source: ABS Census TableBuilder Pro; QuickStats.

Figure 10 illustrates the distribution of private dwellings across the Coonamble LGA in 2021.

Figure 10: Private dwellings by area, Coonamble LGA, 2021

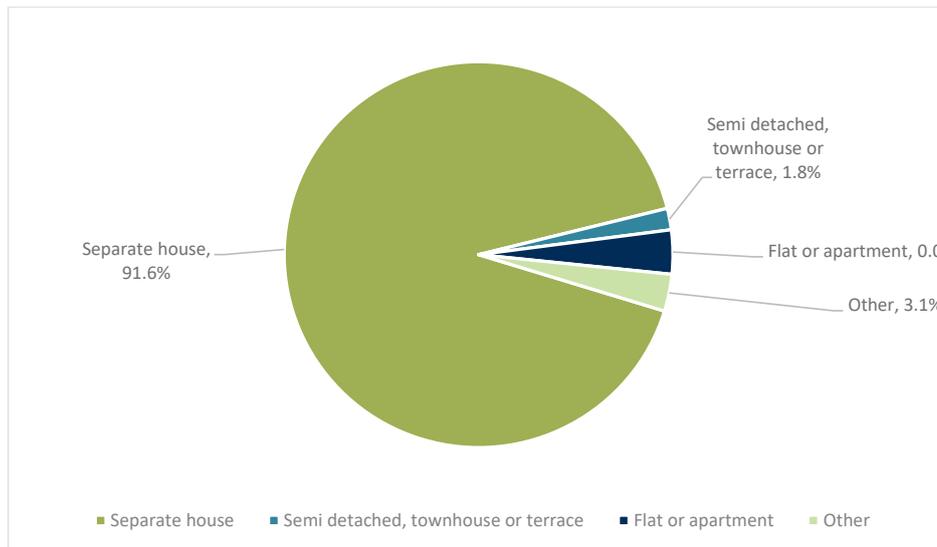


Source: ABS Census TableBuilder Pro; QuickStats. Note: small-scale data are unreliable due to data processing methods.



2.1.3.2 Type

In 2021, separate houses represented the vast majority of dwellings (92.6%). While this is typical of rural and regional areas across NSW, it represents a lack of diversity in housing types, limiting options for smaller households, older residents, and those seeking more affordable or lower-maintenance alternatives.



Source: ABS Census TableBuilder Pro; QuickStats.

Coonamble, Gulargambone and Quambone all reported more than 90% of dwellings as separate houses, indicating a uniformly low-density housing pattern. The only notable variation was in “other dwellings,” which made up a small share in Coonamble (1.0%) but a much larger proportion in Gulargambone (7.9%), suggesting a slightly more diverse or non-standard housing stock there. Flats and apartments appeared only in Coonamble (4.9%), reflecting its role as the main urban centre.

Table 5: Housing typology across the Coonamble LGA, main townships, 2021

Private dwellings	Coonamble		Gulargambone		Quambone		Remainder LGA		Total	
	#	%	#	%	#	%	#	%	#	%
Separate house	995	91.0%	221	91.3%	58	95.1%	150	89.3%	1,429	91.6%
Semi-detached, row, terrace house; townhouse etc.	25	2.3%	0	0.0%	0	0.0%	0	0.0%	26	1.7%
Flat or apartment	54	4.9%	0	0.0%	0	0.0%	0	0.0%	57	3.7%
Other dwelling	11	1.0%	19	7.9%	0	0.0%	0	0.0%	34	2.2%
Dwelling not stated	3	0.3%	0	0.0%	0	0.0%	6	3.6%	15	1.0%
Total	1,093		242	100.0%	61	100.0%	168	100.0%	1,560	100.0%

Source: ABS Census TableBuilder Pro; QuickStats.



2.1.3.3 Household and family composition

In 2021, Coonamble LGA displayed a higher proportion of single parent families (25.6%) when compared to regional NSW (17.1%).

Notably, Indigenous families within Coonamble LGA displayed a substantially higher proportion of single-parent households, with one-parent families accounting for 43.6% of Indigenous family households compared to 25.6% across the LGA overall. This disparity indicates a heightened level of housing vulnerability among Indigenous residents and implies a greater need for affordable, secure, and appropriately sized housing.

Having a high proportion of single parent families in the LGA, and across indigenous households, could create greater housing affordability pressures and potentially higher demand for smaller, more affordable dwellings within the LGA. One-parent households often have lower average incomes and a greater reliance on rental housing, social housing, or housing assistance programs. As a result, there is likely to be ongoing demand in Coonamble for well-located, lower-cost housing options, including two- and three-bedroom dwellings suitable for families, as well as secure and stable rental accommodation.

Figure 11: Family composition, Coonamble LGA and Rest of NSW 2021



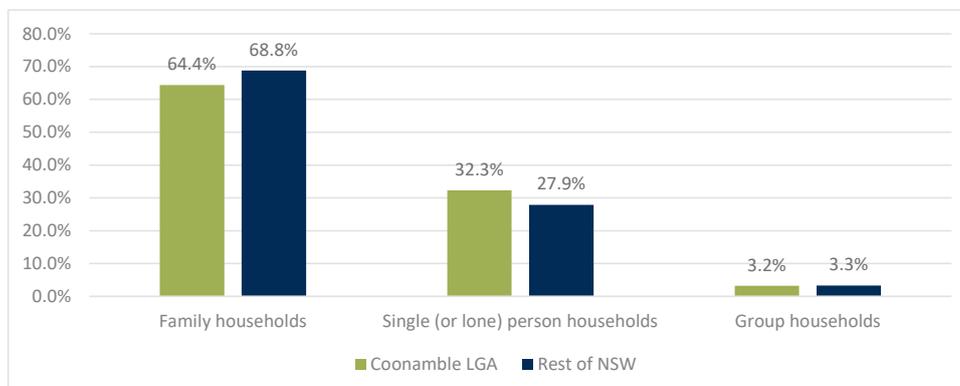
Source: ABS QuickStats

In terms of household composition, in 2021 Coonamble LGA differed modestly from the rest of NSW, with family households accounting for a slightly lower proportion of all households compared to the NSW average. In contrast, single (or lone) person households represented a higher share in Coonamble LGA at 32.3% when compared to regional NSW.

The higher prevalence of lone person households in Coonamble LGA could create demand for smaller, more affordable dwellings, including one- and two-bedroom homes, villas, and units, as well as accessible housing suitable for older residents who may be ageing in place.



Figure 12: Coonamble LGA household composition, 2021



Source: ABS QuickStats

2.1.3.4 Bedroom mix

As can be seen in Table 6, most separate houses have 3 or 4 bedrooms, with these categories together accounting for the bulk of the housing stock. Larger dwellings with 4 or more bedrooms are almost exclusively separate houses, reflecting the predominance of this dwelling type in the area. In contrast, semi-detached dwellings and flats or apartments, though relatively uncommon, tended to be smaller, with 1- or 2-bedroom configurations being the most frequent.

Table 6: Number of bedrooms by dwelling type, Coonamble LGA, 2021 (count of dwellings)

Dwelling type	None	1bdr	2bdr	3bdr	4bdr	5bdr	6+bdr	Total
Separate house	11	31	190	538	357	70	25	1,217
Semi-detached	0	4	14	6	0	0	0	21
Flat or apartment	0	19	25	0	0	0	0	48
Other dwelling	0	3	0	0	0	0	0	4

Source: ABS Census TableBuilder Pro; QuickStats.

2.1.3.5 Suitability

In Coonamble itself, most dwellings had an adequate or surplus number of bedrooms, though a small proportion of homes required additional bedrooms to fully accommodate their occupants. This suggests modest pressure on housing suitability in the main township.

Gulargambone reflected a similar pattern, with the majority of homes having enough or extra bedrooms, and a small share needing more space. Quambone and the more rural parts of the LGA tended to have a greater availability of spare bedrooms, indicating that housing in these areas is generally more spacious relative to household needs.

	One or more bedrooms extra needed or spare		No bedrooms needed or spare		One or more bedrooms spare		Total*
	#	%	#	%	#	%	#
Coonamble	35	3.2%	153	14.0%	401	36.7%	1,093
Gulargambone	11	4.5%	27	11.2%	96	39.7%	242
Quambone	0	0.0%	4	6.6%	25	41.0%	61
Remainder LGA	0	0.0%	12	7.1%	83	49.4%	1,68
Total LGA	44	2.8%	195	12.5%	600	38.5%	1,560

Source: Australian Bureau of Statistics, Census of Population and Housing 2021, TableBuilder

Total includes unable to be determined, not stated.



In addition to the adequacy of bedroom numbers, the standard and condition of housing also influence overall suitability. Coonamble LGA has an ageing housing stock, with few new dwellings entering the private market in recent years. Anecdotally, employers and real estate agents have reported that prospective workers considering relocation to the shire often seek higher-quality housing, typically three-bedroom brick homes with modern kitchens and bathrooms, which are in limited supply.

Community engagement has similarly highlighted frustration with both the availability and quality of dwellings across rental and sales markets, as well as a shortage of residential land, including rural residential options. These concerns have been accompanied by community requests for the demolition of damaged or substandard houses within local townships, reflecting a broader desire to improve the overall standard of the housing stock.

2.1.3.6 Tenure

In terms of tenure in 2021, home ownership, both outright and with a mortgage, was predominantly associated with separate houses. Very few semi-detached dwellings or apartments were owned, highlighting limited housing diversity in higher-density forms.

While most renters occupied separate houses (with separate houses accounting for the vast majority of occupied private dwellings), semi-detached dwellings and flats or apartments were more likely to be rented than owned, suggesting these forms provide important affordable or transitional housing options within the Coonamble LGA. This can be seen in Figure 13.

Figure 13: Dwelling tenure by type, Coonamble LGA 2021



Source: ABS 2021, Tablebuilder

The distribution of landlord types varies clearly across the LGA. Coonamble, the largest centre, shows a balanced rental profile, with similar proportions of social housing (32.8%) and “other” rental arrangements (35%). Gulargambone has the highest proportion of social housing (45.5%) and a notable share of real-estate rentals (27.3%), indicating a stronger reliance on formal housing support and private agents. Quambone, by contrast, has a very small rental market and no social or employer housing, with the few renters present relying entirely on real-estate agents (27.3%). In the remainder of the LGA, employer-provided housing dominates (50%), potentially highlighting the influence of agricultural or remote-area employment on rental patterns outside the main towns.

Table 7: Landlord type by area, 2021

Location	Community housing provider or State and Territory housing authority	Real estate agent	Employer	Other *	Total **



	#	%	#	%	#	%	#	%	
Coonamble	103	32.8%	60	19.1%	39	12.4%	110	35.0%	314
Gulargambone	30	45.5%	18	27.3%	5	7.6%	16	24.2%	66
Quambone	0	0.0%	3	27.3%	0	0.0%	0	0.0%	11
Remainder LGA	0	0.0%	0	0.0%	8	50.0%	4	25.0%	16
Total LGA	137	32.8%	77	19.1%	59	12.4%	133	35.0%	408

Source: ABS, Census of population and housing, 2021, TableBuilder

Note:

*other includes Person not in the same household - parent/other relative, Person not in the same household - other person, Owner/Manager of a residential park (including caravan parks and manufactured home estates) and not stated.

**Total and proportions exclude not applicable.

Anecdotally, an influx of ‘absentee’ landlords using remote real estate agents as managers has created significant issue with substandard housing being offered at high rents.

2.1.3.7 Housing costs

Throughout the 10 years to 2021, Coonamble LGA recorded lower median household incomes than Regional NSW overall. However, incomes in Coonamble rose at a similar rate to the regional average. Housing costs have remained comparatively affordable, with both rents and mortgage payments well below regional levels. Rents in Coonamble increased slightly faster than the regional average, while mortgage repayments grew at a similar pace. Table 8 summarises these trends.

Table 8: Selected household medians, Coonamble LGA and regional NSW, 2011-21

Household median	2011		2021		2011-21 change	
	LGA	Regional NSW	LGA	Regional NSW	LGA	Regional NSW
Weekly income	\$816	\$961	\$1,231	\$1,434	+51%	+49%
Weekly rent payment	\$120	\$220	\$190	\$330	+58%	+50%
Monthly mortgage payment	\$182	\$359	\$200	\$399	+10%	+11%

Source: ABS QuickStats

The result of these trends is a rise in mortgage and particularly rent stress³ in the LGA. Despite this, rates of housing stress remain lower than across Regional NSW, and housing continues to be considered generally very affordable when compared to other markets.. This is shown in Table 9.

Table 9: Rent and mortgage stress, Coonamble LGA and regional NSW, 2011-21

Housing payment type	2011		2021	
	Coonamble LGA	Regional NSW	Coonamble LGA	Regional NSW
Renter households in rent stress	5.6%	10.0%	19.7%	36.0%
Mortgage-holding households in mortgage stress	3.3%	8.0%	11.0%	12.7%

Source: ABS QuickStats

According to the DCJ *Rent and sales dashboard* (November 2025), recent housing costs have been notably cheaper in the Coonamble LGA when compared to Regional NSW for both rental and purchase housing.

Table 10 below compares housing costs recorded by the DCJ for the last quarter of 2024, compared to the equivalent quarter in 2021. The LGA’s median rent in December 2021 was 45 per cent cheaper than Regional NSW, increasing to a difference of 47 per cent by the end of 2024. The mortgage difference is even more significant at quarter the price of Regional NSW.

Table 10: Median rent and sale prices, comparing Coonamble and Regional NSW, Q4 2021 and 2024

Median cost	2021			2024		
	Coonamble LGA	Regional NSW	Difference	Coonamble LGA	Regional NSW	Difference

³ Mortgage and rent stress are defined as household mortgage or rent payments respectively exceeding 30% of household income.



Weekly rent	\$220	\$400	-45%	\$260	\$490	-47%
Sale price	\$145	\$592	-75.5%	\$145	\$657	-78.51%

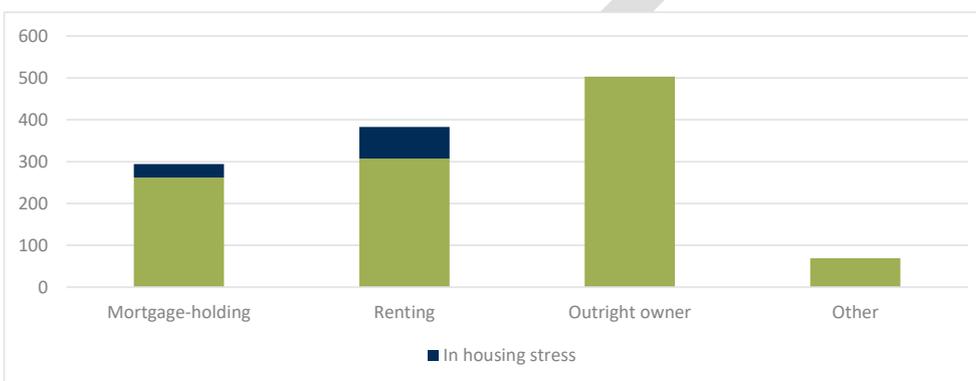
Source: DCJ, Rent and sales dashboard, November 2025

The large gap between local prices within Coonamble LGA and regional averages may reflect lower demand, smaller property markets, or limited economic growth. For housing provision, this suggests that while affordability is strong, investment in new housing supply may be constrained unless there is population growth, employment expansion, or other incentives to stimulate demand.

2.1.3.8 Affordability and housing stress

In the Coonamble LGA, housing is more affordable than Regional NSW overall, being predominantly owned outright, although there remain some households in housing stress (See Figure 14).

Figure 14: Count of households by tenure and/or housing stress status Coonamble LGA, 2021



Source: ABS QuickStats. Note: housing stress refers to households paying over 30 per cent income on mortgage/rent payments

A.1.1 Homelessness

Housing unaffordability is a key contributor to homelessness. Homelessness in Australia is recorded by the ABS in *Estimating Homelessness*. The ABS defines homelessness as a lack of key elements of ‘home,’ including security, stability, privacy, safety, or control. A person is considered homeless if their living arrangement is inadequate, lacks secure or extendable tenure, or does not provide control over space for social relations.

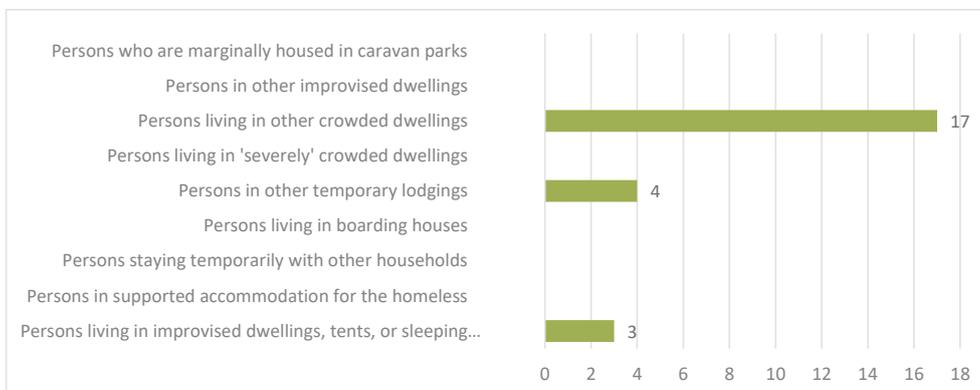
The ABS classifies the population who are experiencing homelessness into two general groups:

- Homeless operational group, which includes people in improvised or similar dwellings, supported accommodation or temporary accommodation
- Other marginal housing, which includes crowded dwellings and people housed in caravan parks.

Figure 15 provides a summary of people experiencing homelessness in 2021 within Coonamble LGA as recorded in 2021 Census data.



Figure 15: Estimating homelessness, Coonamble LGA, 2021



Source: ABS, Census of population and housing, 2021, TableBuilder

Of the 7 people recorded to be living in other temporary lodgings and those in improvised dwellings, tents, or sleeping rough, all were aged between 20 and 54 years and male. Of these, 5 people (71.4%) identified as Aboriginal and/or Torres Strait Islander, and 2 people (28.6%) were non-Indigenous.

Table 11 homelessness, Coonamble 2021

	Coonamble LGA	Rest of NSW
Rate of homelessness per 10,000 in 2021	18.8	33.5
Aboriginal or Torres Strait Islander homelessness in 2021	5 (71.4%)	1,699 (16.0%)
Children And youth homelessness (under 19 years)	0%	25%
Over 55 years old homelessness	0%	18%
Female homelessness		45%
Male homelessness		55%
People homeless but employed	0%	22.2%

Source: Homelessness NSW (2025), Housing and Homelessness Dashboard

It is noted that the data above presents an estimation of homelessness. Obtaining accurate homelessness data is difficult due to the mobile and often hidden nature of the population, limitations in data collection, and the fact that many people do not seek formal services.

2.1.4 Demographic implications for future housing delivery

- Evidence indicates that Coonamble LGA is transitioning from a pattern of gradual decline and heading toward a more balanced age structure with growth in young families.
- Despite signs of population stabilisation, the historic decline in occupied dwellings suggests limited demand for large-scale housing growth. Future would be better focused on improving the quality, suitability and utilisation of existing stock. Population change is uneven across the LGA, with declines in towns and growth in rural areas, suggesting demand for a mix of township-based housing and rural lifestyle living opportunities rather than uniform expansion.
- While younger children (0–4 years) and the young working-age population (25–34 years) have experienced growth, most other age cohorts declined over the decade to 2021, resulting in an overall older age profile. This older population is likely to increase demand for smaller, accessible and adaptable dwellings located close to services, shops and health facilities. Such housing would support ageing in place while potentially freeing up larger homes for younger families.
- At the same time, growth in younger age cohorts and children highlights the ongoing need for family-sized dwellings and secure, affordable rental housing, particularly in Coonamble township.



- The high proportion of Aboriginal and/or Torres Strait Islander residents underscores the importance of culturally appropriate housing, including designs that support extended family living, flexibility and strong community connections.
- A relatively large key worker population, combined with low incomes and limited housing diversity, points to the need for affordable, good-quality housing to support worker attraction and retention in essential services.
- The dominance of detached houses and lack of smaller or alternative dwelling types suggests future supply should prioritise greater housing diversity, including smaller dwellings, infill housing and adaptable forms.
- While housing costs remain low compared to Regional NSW, rising rent stress and ageing housing stock indicate a need for targeted social, affordable and key worker housing rather than an increase in standard detached dwellings alone.

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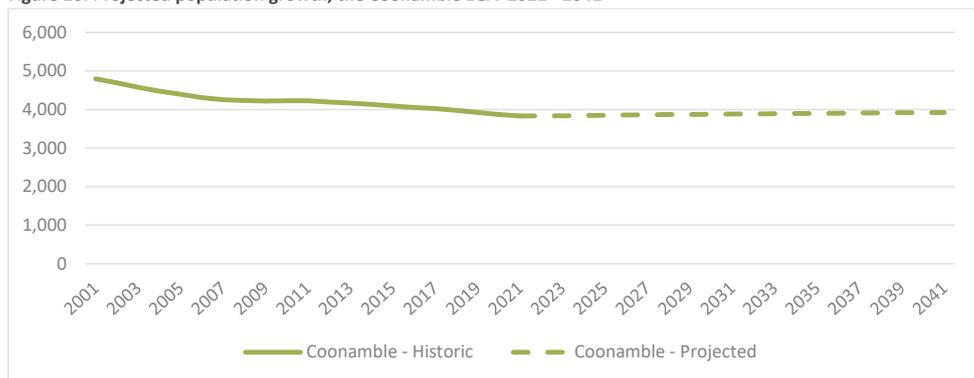


2.2 Housing demand

2.2.1 Future population

Looking ahead to 2041, the pattern of population decline is projected to stabilise, transitioning from recent historic decline. Forecasts indicate the LGA’s population is expected to increase by 89, or 2.3 per cent, to reach 3,992 people in 2041.

Figure 16: Projected population growth, the Coonamble LGA 2021 - 2041



Source: NSW DPHI (2024) Common Planning Assumptions

Age profile projections shown in Figure 19 indicate a continued ageing of the community through to 2041. The proportion of residents aged 65 years and over is expected to increase from around 19% in 2021 to 24% by 2041. Growth is particularly evident in the 75–84 and 85+ cohorts, with the oldest age group projected to more than double in share for both males and females.

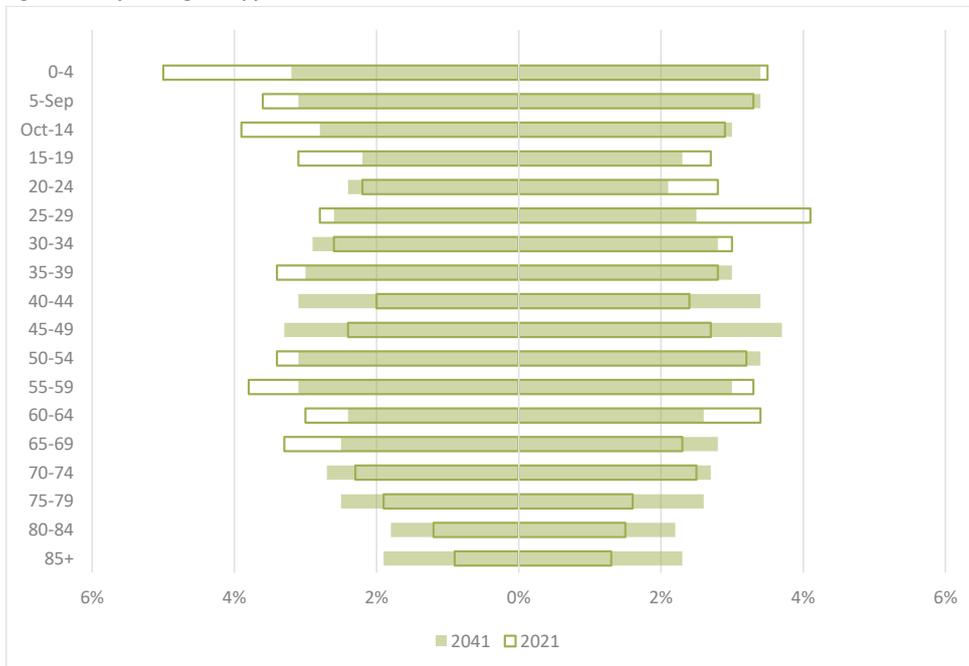
At the same time, younger age groups, particularly children aged 0–4 and teenagers, are projected to decline as a proportion of the population. While there is moderate growth in some middle-aged cohorts (notably 40–49 years), the overall age structure will shift towards older residents, with females continuing to make up a larger share of the oldest age groups.

Importantly, these projections contrast with recent historic patterns, which have seen a slight decline in median age and an increase in younger families moving into the area.

These future projections suggest increasing demand for age-appropriate housing, including smaller dwellings, adaptable and accessible homes, and options that support ageing in place. There may also be growing need for seniors housing and aged care facilities. Conversely, slower growth in younger households may reduce long-term demand for larger family homes, highlighting the importance of housing diversity and flexibility within the local housing market to cater for current and future needs.



Figure 17: Projected age/sex pyramid, Coonamble LGA, 2021-41



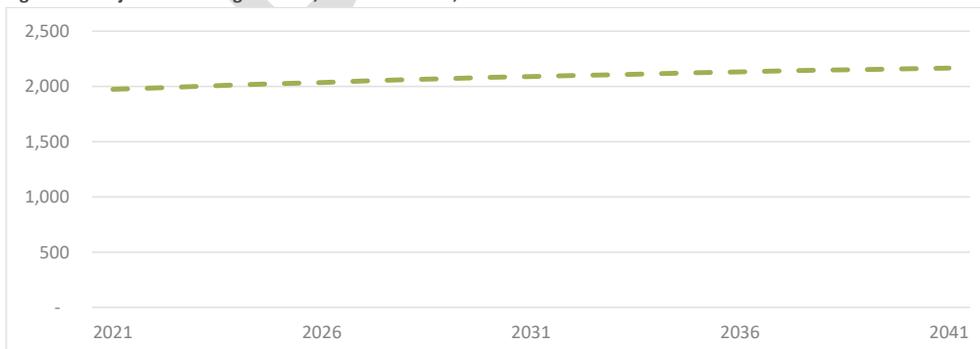
Source: NSW DPHI (2024) Common Planning Assumptions

2.2.2 Future dwellings

While population growth is anticipated to stabilise, the Common Planning Assumptions projects the LGA’s average household size to decline from 2.31 to 2.14 between 2021 and 2041. Consequently, there will be higher growth in housing demand compared to population.

As shown in Figure 18, the number of dwellings needed to house the LGA’s population will increase by 192 (or 9.7 per cent) to reach 2,166 in 2041. This amount also allows for unoccupied dwellings as a portion of supply. This structural shift, driven by ageing households, smaller family formations, and continuing trends towards single-person and couple-only households, means that housing demand will grow faster than population growth over the forecast period.

Figure 18: Projected dwelling demand, Coonamble LGA, 2021-41

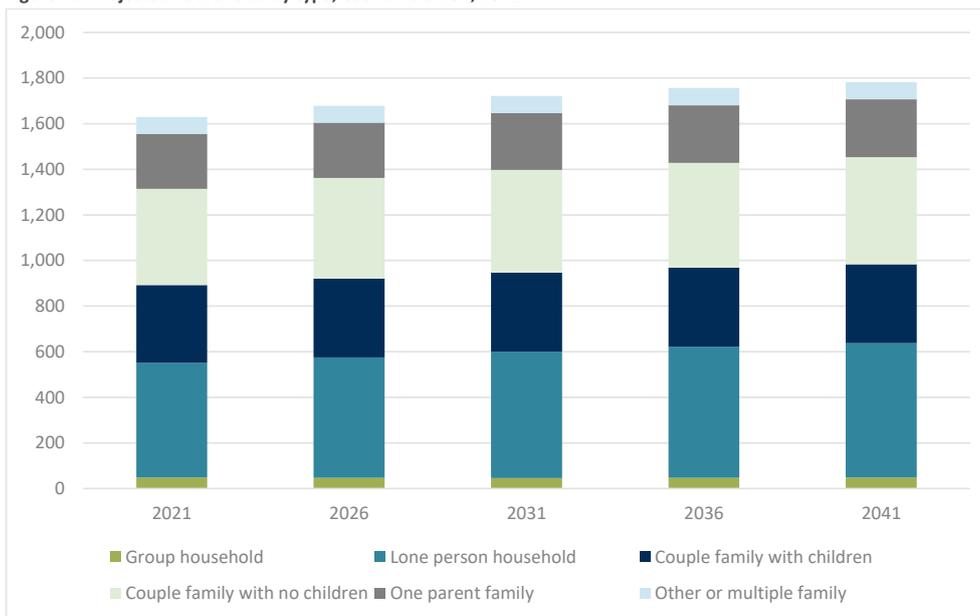


Source: NSW DPHI (2024) Common Planning Assumptions



Future housing types are likely to be driven by the types of households that the LGA experiences growth in. As shown in Figure 14 and estimated 2023 population (REMPLAN), every household type is projected to grow or remain stable between 2021 and 2041. The largest growth is expected for lone person households (+87), followed by couple families without children (+47). These household types will likely add to the need for smaller dwellings.

Figure 19: Projected households by type, Coonamble LGA, 2021-41

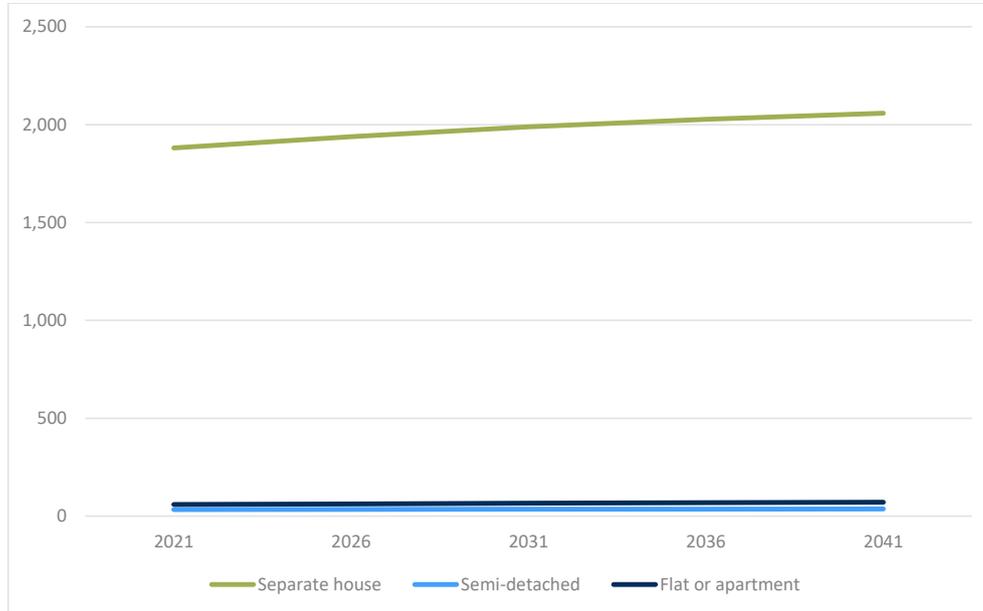


Source: NSW DPHI (2024) Common Planning Assumptions

Figure 20 illustrates projected dwellings by type in the Coonamble LGA between 2021 and 2041. This is based on calculating the changing propensity of different households to live in certain dwelling types between 2011 and 2021 and projecting such change across forecasted household change. The result is that 2041 would see additional demand for 177 detached houses, 3 semi-detached dwellings, and 12 flats or apartments in a scenario of no intervention. As it shows, the dominance of detached houses is set to increase if changes are not made to policies or market trends. If housing is to respond to changing household configuration, a greater diversity of dwelling typology will be needed.



Figure 20: Projected demand for dwellings by type, Coonamble LGA, 2021-41



Source: NSW DPHI (2024) Common Planning Assumptions ; ABS Time Series Profile; HillPDA

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2.3 Housing supply

2.3.1 Zoned land

Coonamble LGA contains the following land throughout its residential and village zones:

- 407ha R1 General Residential
- 560ha R5 Large Lot Residential
- 163ha RU5 Village.

Figure 21: Distribution of residential and village land





2.3.2 Vacant lots

Vacant lots have been determined by utilising the most recent and available aerial imagery. The villages contain the following numbers of vacant subdivided lots:

- 65 in Coonamble’s R1-zoned land
- 43 in Gulargambone’s RU5-zoned land
- 74 in Quambone’s RU5-zoned land.

As shown above, there are a range of subdivided, undeveloped lots on R1- and RU5-zoned land. There are no such lots on R5-zoned land. This indicates that further subdivision of R5 land could occur or the provision of more R5 land should be considered as part of a rezoning proposal.

Figure 22: Distribution of vacant residential and village lots





Some houses across the LGA are derelict and not suitable for occupation, further adding to potential infill capacity if a demolition order was given.

2.3.3 Subdivision potential

All three zones contain large tracts of land judged to have further subdivision potential. For R1 and RU5 land, capacity has been calculated by merging directly adjacent lots and applying the relevant minimum lot size (MLS) to the area. A 20 per cent allowance for roads, drainage/open space has been factored into the developable area. For R5 land, a development pattern of 10ha per lot has been estimated, based on a review of subdivision patterns in Coonamble. Existing housing that would be lost through a subdivision process has also been discounted from the overall capacity assessment. This provides the following capacity for each zone/settlement:

- 419 in Coonamble’s R1-zoned land and 20 in Coonamble’s R5-zoned land
- 112 in Gulargambone’s RU5-zoned land
- 42 in Quambone’s RU5-zoned land.

2.3.4 Rural minimum lot size

The LGA contains significant stocks of rural lands, which are predominantly zoned RU1 Primary Production with a MLS of 1,000 ha. This land can some dwelling delivery, although factors such as MLSs create restrictions for development.

It is noted that the MLS of RU1 land in other adjacent LGA differs, namely:

Warrumbungle	500ha
Walgett	400ha
Warren	1,000ha
Gilgandra	500ha
Narrabri	100ha
Dubbo	400ha & 800ha
Mid-Western	100ha
Liverpool Plains	200ha.

While Council recognises the importance of maintaining the productivity of rural land, the current 1,000 ha MLS in Coonamble LGA limits the ability of landowners to deliver additional housing on their properties.



Figure 23: Zoned land with subdivision potential



Imagery: CARTO

2.3.5 Theoretical development capacity

Based on Coonamble LGA’s pattern of low-density development, each current or potential lot is assumed to have capacity for 1 dwelling. This provides the following capacity per town/village, factoring in both vacant subdivided land and zoned land with subdivision potential.

- 504 in Coonamble
- 155 in Gulargambone
- 116 in Quambone.

Together, this adds to a total capacity for 955 dwellings across the LGA’s settlements.



Table 12: Overview of current dwelling capacity

Settlement	Vacant lots				Subdivision potential				Total capacity			
	R1	R5	RU5	Total	R1	R5	RU5	Total	R1	R5	RU5	Total
Coonamble	65	0	0	65	419	20	0	439	484	20	0	504
Gulargambone	0	0	43	43	0	0	112	112	0	0	155	155
Quambone	0	0	74	74	0	0	42	42	0	0	116	116
Total	65	0	117	182	419	20	154	653	484	20	271	875

Despite theoretical capacity, development feasibility in the Coonamble LGA is increasingly constrained by rising construction costs and a shortage of available trades, both of which suppress the pace of new housing delivery. These pressures contribute to a situation where very few new homes have been built in recent years (albeit government subsidised housing) and rental vacancies remain extremely tight, limiting the capacity of the local housing market to expand.

2.3.6 Historic dwelling delivery

Capacity is only realised if dwellings get built. To ascertain the LGA’s development rate, approved development applications (DAs) from Coonamble Shire Council have been analysed over a 10-year time period between 2016 and the end of 2025. Over these 10 years, a total of 74 new dwellings were approved, totalling roughly 7 per year, shown in Table 13.

Table 13: Count of new dwellings approved by year and type, 2016-25

Type	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total	P.a.
Detached	0	2	2	0	1	8	0	4	5	2	24	2
Semi-detached or dual occ.	2	0	0	0	0	0	2	1	0	3	8	1
Multi-unit	0	0	0	0	0	0	0	3	0	0	3	0
Other*	4	4	6	3	2	3	0	1	8	8	39	4
Total	6	6	8	3	3	11	2	9	13	13	74	7

Source: Coonamble Shire Council. *Note: other includes moveable/temporary dwellings, student, and worker housing

As Table 13 shows, the LGA’s housing growth has been strongest in terms of other dwelling types, particularly over the last two years. This corresponds to a growth in temporary housing, which caters for workers, students, and other residents – typically being a more affordable and flexible form of housing compared to traditional dwellings.

Housing delivery predominantly occurs across a combination of residential and rural land. Table 14 shows the dwellings delivered over the 10 years to the end of 2025, divided by zone. The R1 General Residential Zone shows the greatest number and variety of dwellings delivered, followed by RU1 Primary Production. Dwellings are delivered across a range of zones, owing largely to the flexibility of ‘other’ dwelling types, which include moveable/temporary dwellings and worker accommodation.

Table 14: Count of new dwellings approved by zone and type, 2016-25

Type	R1	RU1	R5	RU5	RE1	E1	E4	Total
Detached	7	15	1	1	0	0	0	24
Semi-detached or dual occ.	6	2	0	0	0	0	0	8
Multi-unit	3	0	0	0	0	0	0	3
Other*	18	12	3	2	2	1	1	39
Total	34	29	4	3	2	1	1	74

Source: Coonamble Shire Council. *Note: other includes moveable/temporary dwellings, student, and worker housing

2.3.7 Theoretical take-up

As seen in section 2.2.1, the LGA is projected to demand around 192 additional dwellings between 2021 and 2041. The LGA’s ability to meet this demand can be ascertained by comparing its vacant land stocks and dwelling delivery rates.



Data is already available for the LGA’s dwelling delivery from 2021 to 2025 inclusive. As shown in section 0, throughout the five years to the end of 2025, there were 48 dwellings delivered in the LGA. This represents an average annual delivery rate of 9.6 dwellings per annum, which is higher than the 10 year average of 7.4.

Both the LGA’s 5 year and 10 year annual dwelling delivery rate can be projected forward to estimate the potential future take-up between 2026 and 2041. Based on historic trends, over the 15 year period to 2041 the potential dwelling take-up could be in the order of 111 to 147 dwellings. Including the 2021-2025 delivery, this would equate to a total potential dwelling delivery of between 159 to 195 dwellings by 2041.

If the higher delivery rate is maintained, theoretical dwelling supply would keep pace with dwelling demand, however, if the lower 10 year delivery rate is achieved, there would be a market shortfall of 33 houses to meet demand.

2.4 What does it mean

While the LGA currently has sufficient zoned land capacity to accommodate its projected housing needs (estimated at 956 dwellings, including 685 in Coonamble, 155 in Gulargambone, and 116 in Quambone) the market’s appetite and capacity to achieve the higher average delivery rate of 9.8 dwellings per year is uncertain. Recent development activity in the LGA has largely been government-led or subsidised, indicating limited private sector appetite.

Without further government investment or targeted intervention, housing delivery is likely to revert to lower historical rates, potentially failing to meet future demand. Although alternative dwelling types, such as temporary or moveable homes, provide cost-effective and rapid housing solutions, they do not contribute to long-term housing stock in the same way as permanent dwellings. Consequently, meeting the LGA’s future housing needs will likely depend on strategies that actively encourage the delivery of both government-supported and private market housing across infill sites and rural lifestyle locations.

2.5 Land use opportunities and constraints

This section summarises land use opportunities and constraints for housing in the Coonamble LGA including considerations relating to environmental constraints, infrastructure, and local planning. Although section 2.3 identifies that there is sufficient zoned land for the LGA’s future dwelling needs, the distribution of dwellings throughout this land is affected by a range of local opportunities and constraints.

2.5.1 Environmental constraints

Environmental constraints impact the developability of land. While the Urban Housing Strategy considers a range of constraints for future residential development, below are key considerations. Table 15 summarises the constraints outlined in above sections, as analysed for the Urban Housing Strategy.

Table 15: Summary of constraints

Type	Constraints
Hard constraints	<ul style="list-style-type: none"> Items listed on the State Heritage Register or with an interim heritage order.
Manageable constraints	<ul style="list-style-type: none"> Land within the flood planning area (FPA) (Coonamble, Quambone) Land with a 1 per cent annual exceedance probability (AEP) flood risk (Gulargambone) Land identified in the Biodiversity Values Map (BVM) Land identified as having bushfire risk or buffers Heritage items and areas under the Coonamble LEP.

2.5.1.1 Heritage

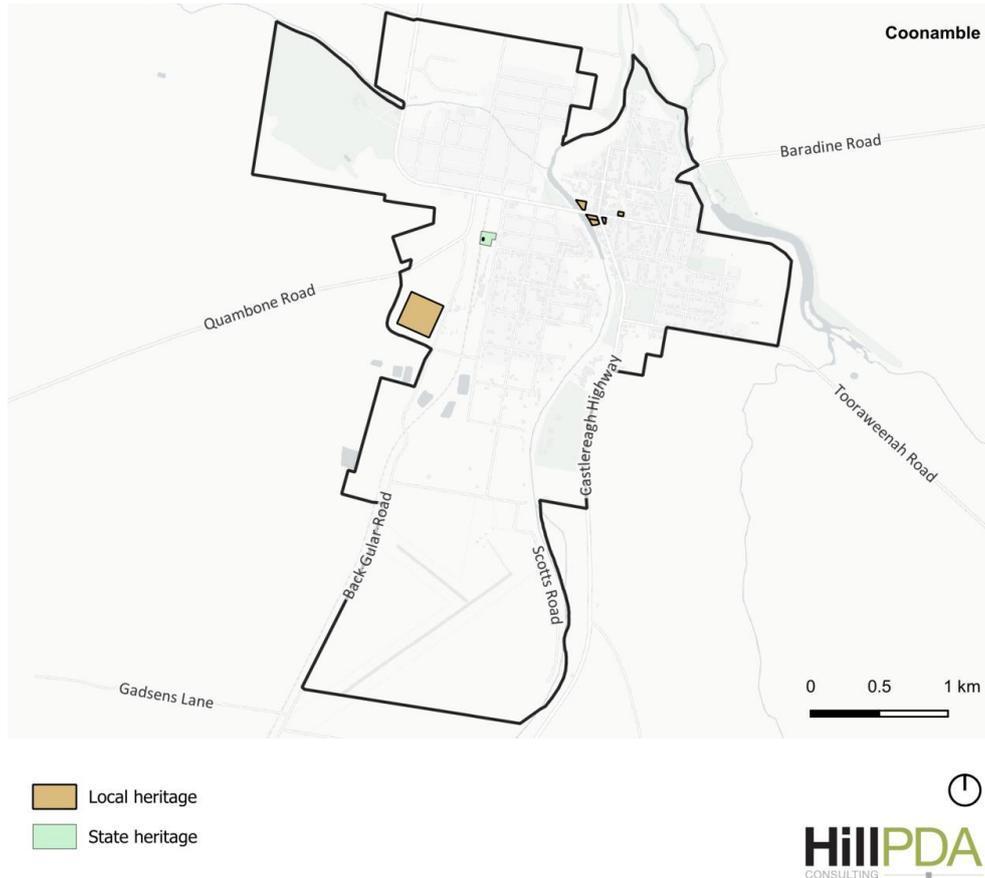
Heritage constraints can be divided into local- and state-level constraints. Local-level heritage constraints are determined by on-site heritage items identified in the Coonamble LEP. They are considered manageable, due to the possibility of development under section 5.10 of the LEP. State-level heritage constraints are determined by



on-site items identified by an interim heritage order or listing on the State Heritage Register. They are considered hard constraints, due to the restrictions placed on development by the Heritage Act 1977. While buildings can be repurposed, they generally cannot be demolished, preventing non-infill development opportunities.

Across the LGA's settlements, heritage constraints are only present for Coonamble township. These include the state-level Coonamble Railway Station & Yard Group, and a range of local heritage sites, illustrated in Figure 24.

Figure 24: Heritage constraint overview



Source: DPHI. Imagery: CARTO



2.5.1.2 Biodiversity

The Biodiversity Conservation Act 2016 (BC Act) outlines key biodiversity considerations for potential development in NSW, including high biodiversity values, native vegetation and endangered species. Alongside the Biodiversity Conservation Regulation 2017 (BC Regulation), the BC Act requires certain development to avoid, minimise or offset environmental impacts on land identified on the NSW Government Biodiversity Values Map (BVM). As this may add costs to development, land covered by the BVM is manageably constrained.

Figure 25 provides an overview of biodiversity constraints in Coonamble, Quambone, and Gulargambone, being land identified on the BVM. The LGA also contains forest species which have been identified as potentially containing biodiversity. However, forest species do not occur near the LGA's three key settlements. Based on the distribution, biodiversity is unlikely to significantly impact housing development potential.

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Figure 25: Biodiversity constraint overview



Source: NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW). Imagery: CARTO



2.5.1.3 Bushfire

Bushfire constraints are defined as the presence of land defined by the NSW Rural Fire Service (RFS) as being prone to bushfire risk. This land can be defined as category 1 (highest risk), 3 (medium risk), 2 (lower risk), or buffer areas. The LGA contains bushfire-prone land in categories 1 and 2, as well as buffer areas. Within its main settlements, bushfire-prone land is only category 1 or buffer areas. Figure 26 illustrates bushfire risk in Coonamble, Quambone, and Gulargambone.

Figure 26: Bushfire constraint overview





2.5.1.4 Flood risk

Flood risk is a key consideration in land use planning to reduce damage to life and property. Generally, development considers 1-in-100-year flood risk (e.g. flood with a 1 per cent annual exceedance probability [AEP] or 100-year average recurrence interval [ARI]). 1 per cent AEP or 100-year ARI, plus a 0.5m 'freeboard' allowance, is often used to develop a flood planning area (FPA), which places more stringent conditions on development. Land within the FPA is a manageable constraint, as development is still technically possible, but may be more expensive or difficult due to mitigations required.

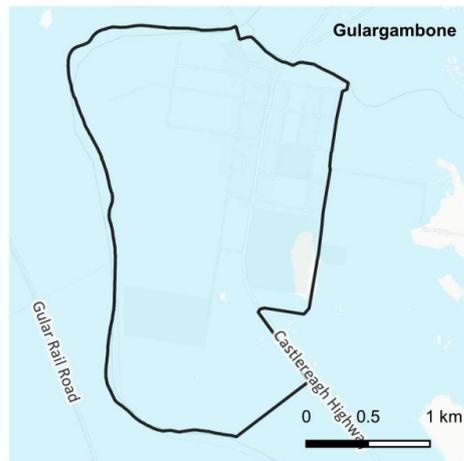
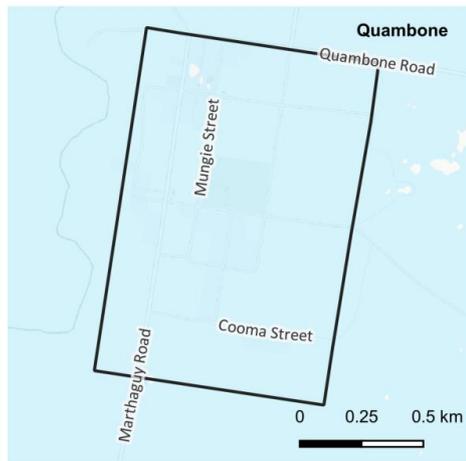
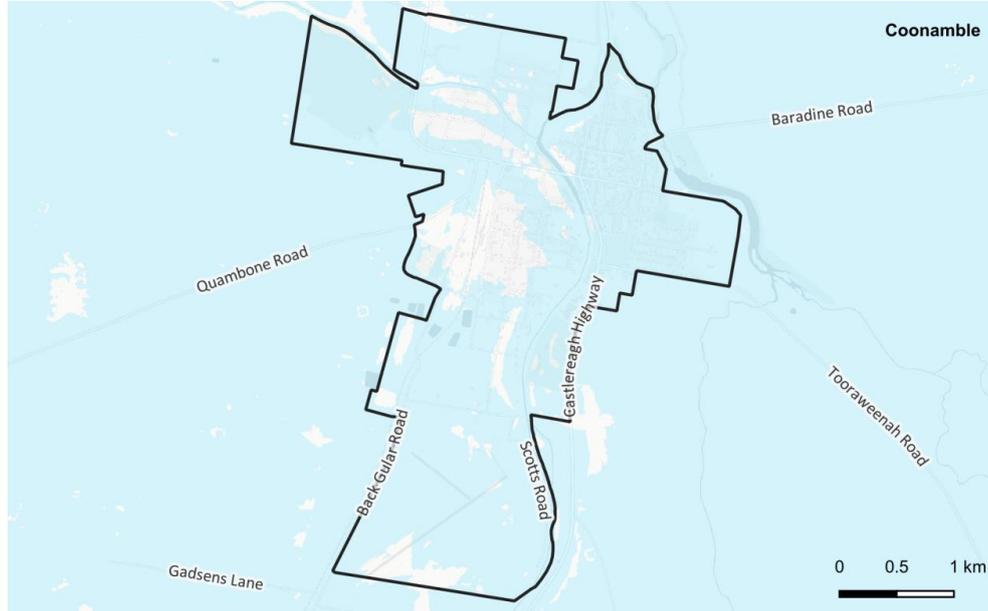
Coonamble Shire Council has indicated that spatial data are available for the FPA for Coonamble and Quambone, but only the 1 per cent AEP for Gulargambone. To work with available data, these various layers have been considered together as comprising manageable flood risk for the LGA, illustrated Figure 27.

While there is flood risk across all settlements, in most instances it can be managed through specific development standards.

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Figure 27: Flood risk constraint overview



Flood risk



Source: Coonamble Shire Council. Imagery: CARTO



2.5.1.5 Significant value agriculture

Significant value agriculture constrains residential development in two key ways. Firstly, noting the local importance of agriculture, housing should not affect potential future agricultural land where possible. Secondly, land use conflicts should be avoided between housing and agricultural land. It is generally considered a manageable constraint.

Agriculture constraints can be determined by the presence of Biophysical Strategic Agricultural Land (BSAL), as defined by DPHI.

While the LGA contains some BSAL areas, these do not occur near its settlements, and so it has been excluded from constraints analysis.

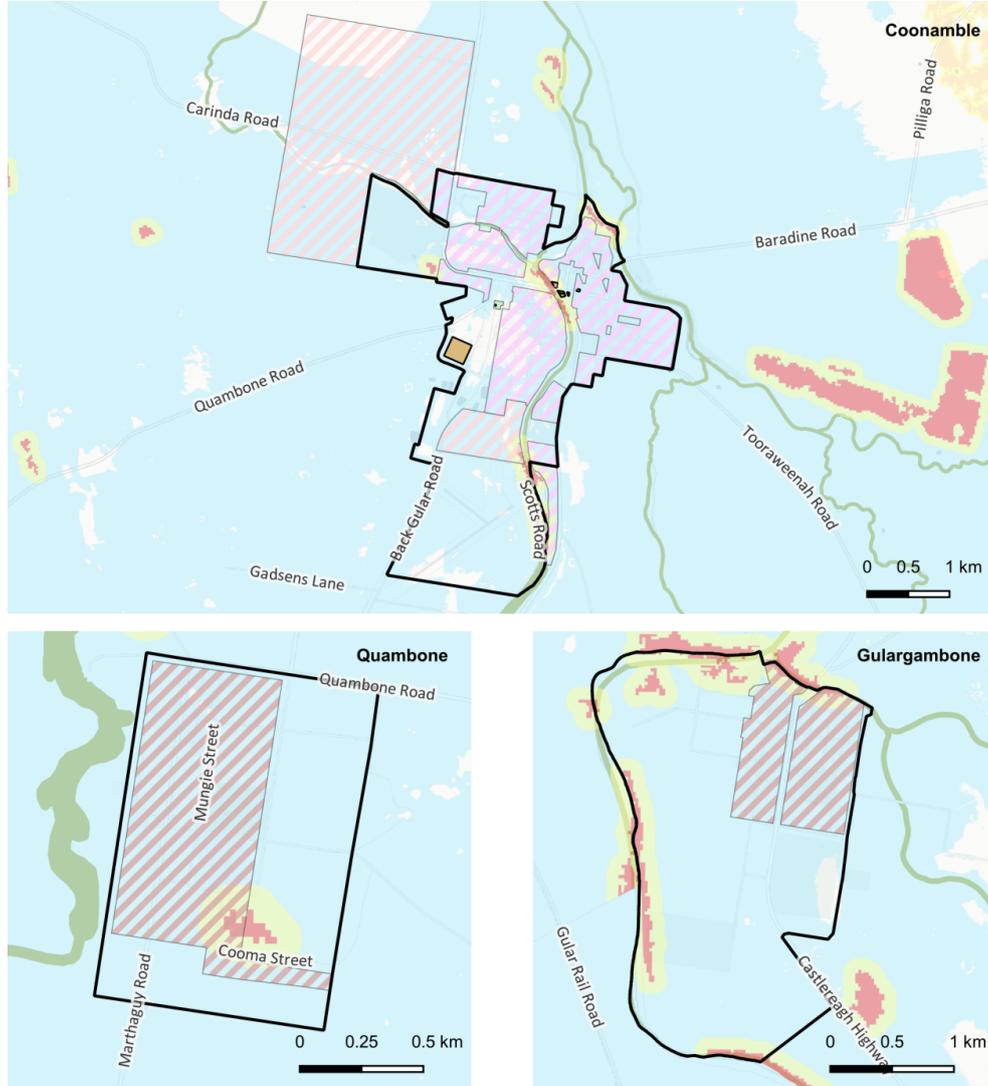
2.5.1.6 Combined constraints

To determine extent of constraints on developable land, all constraints have been overlaid in Figure 28. It is noted that forest species and Biophysical Strategic Agricultural Land are also both present in the LGA; however, these do not affect land near its settlements.

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Figure 28: Overview of all constraints



Residential and village zones

- R1
- R5
- RU5

Constraints

- Flood risk
- Biodiversity
- Bushfire risk (vegetation category)**
- Highest risk (category 1)
- Buffer area

Heritage

- Local heritage
- State heritage



Source: DPHI; NSW Rural Fire Service (RFS), adapted by Coonamble Shire Council; Coonamble Shire Council; NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW). Imagery: CARTO



2.5.2 Infrastructure

The following sections outline the LGA’s distribution of infrastructure, as well as its implications for residential development. Infrastructure is analysed in terms of water, sewer, stormwater drainage, power, internet, and transport. Water, sewer and stormwater systems are all 50-60 years old. The infrastructure

2.5.2.1 Water

The LGA’s water infrastructure includes a treatment plant in Coonamble, tanks in Quambone and Gulargambone, and a network of mains in each settlement. Figure 29 illustrates the LGA’s water infrastructure. According to Council’s infrastructure team, water systems are already under strain due to increased water usage per household. New subdivisions would likely trigger water treatment expansion.

Figure 29: Water infrastructure overview



Source: Coonamble Shire Council. Imagery: CARTO



2.5.2.2 Sewer

The LGA’s sewer infrastructure includes treatment plants and mains networks in Coonamble and Gulargambone. Quambone does not have a sewer network. Figure 30 illustrates the LGA’s sewer infrastructure.

Figure 30: Sewer infrastructure overview



- Sewer treatment plant
- Sewer main



Source: Coonamble Shire Council. Imagery: CARTO

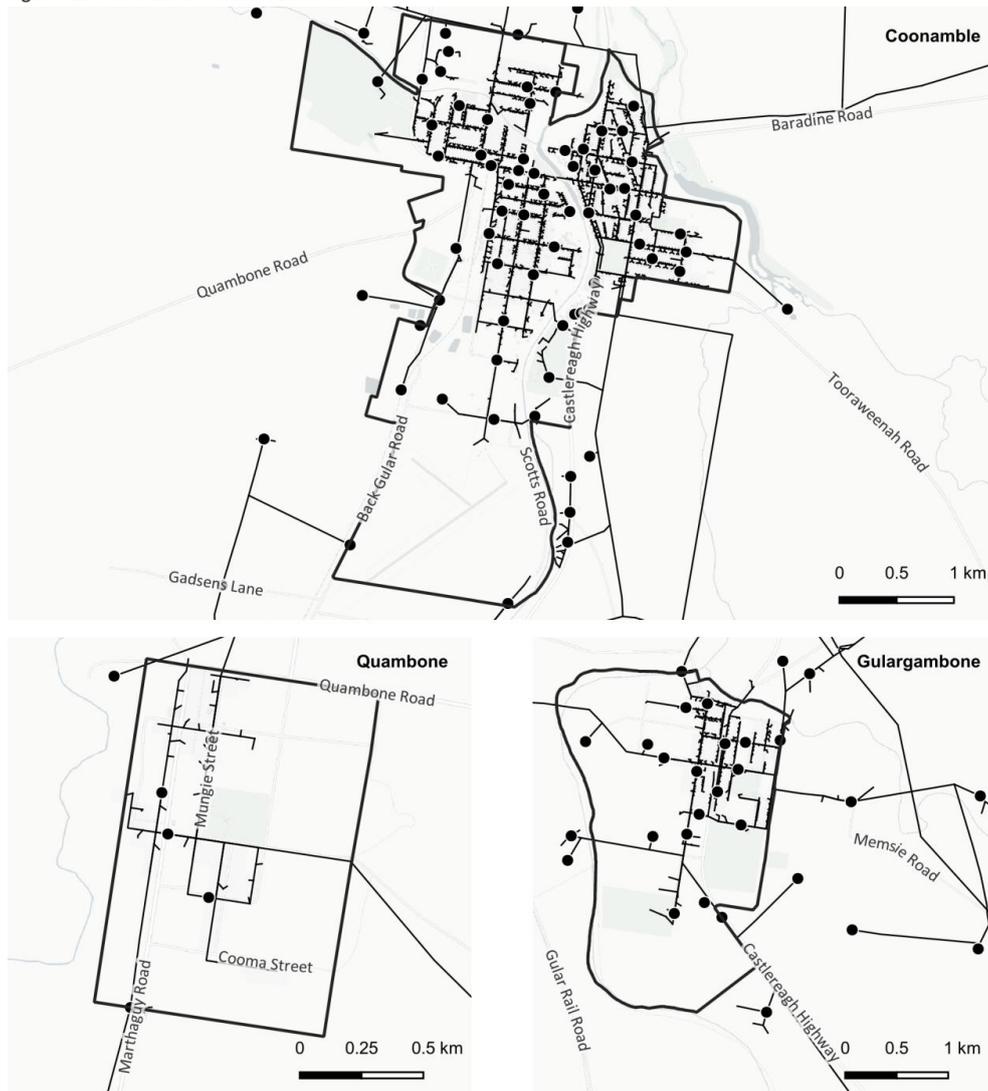
It is noted that the LGA also includes some stormwater drainage infrastructure, facilitating the drainage of non-sewer runoff.



2.5.2.3 Power

Power infrastructure in the LGA comprises networks of electricity substations and lines. There is no gas supply for households in the LGA. Figure 31 illustrates power infrastructure in Coonamble, Quambone, and Gulargambone.

Figure 31: Power infrastructure overview



- Electricity substations
- Electricity lines



Source: Coonamble Shire Council. Imagery: CARTO

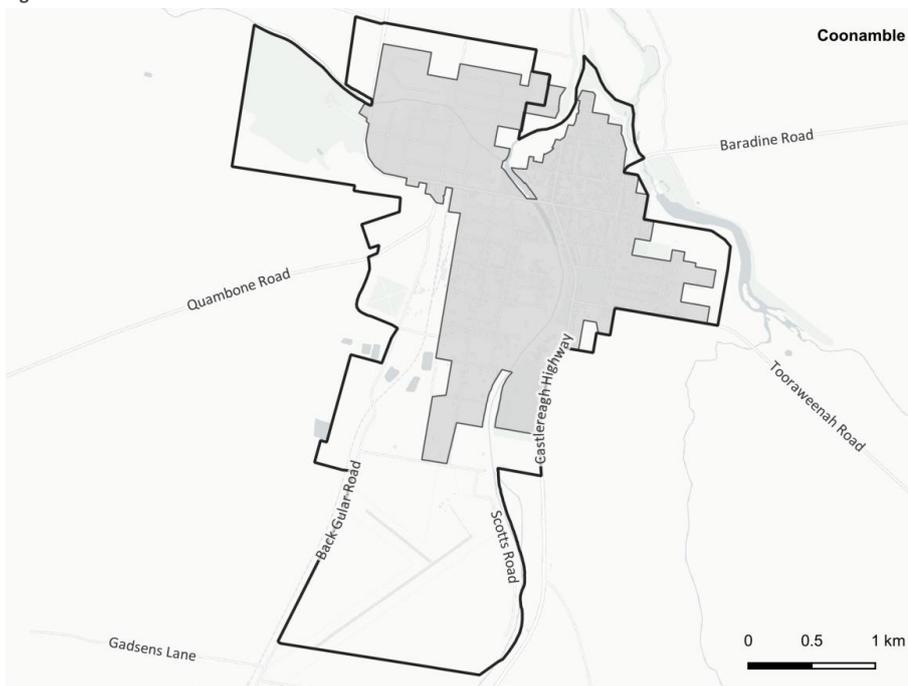


2.5.2.4 Internet

Household internet access across the LGA is facilitated by the National Broadband Network (NBN). All areas are covered by NBN Satellite access. In addition, Gulargambone now has access to Fibre to the Premises (FTTP). FTTP infrastructure has also been installed in Coonamble and is scheduled to be switched on after December 2025. Quambone received upgraded internet technology under a Federal Government program in 2025..

Figure 32 illustrates the distribution of this access, based on 2020 data from the former Federal Department of Department of Infrastructure, Transport, Regional Development and Communications (DITRDC).

Figure 32: Internet infrastructure overview



■ NBN fibre access



Source: DITRDC. Imagery: CARTO

2.5.2.5 Transport

The LGA contains road, rail, and air transport infrastructure. The local road network intersects with the Castlereagh Highway in Coonamble and Gulargambone, connecting to Walgett and Lightning Ridge in the north, and to Gilgandra and through to Mudgee in the south.

A rail line connects Coonamble and Gulargambone to the NSW rail network via Dubbo, although the line is only used for freight. Additionally, the proposed Inland Rail project, a 1,600 km freight railway connecting Melbourne and Brisbane via regional Victoria, New South Wales and Queensland, will traverse part of the Coonamble Shire (Narromine to Narrabri section). Coonamble Shire Council continues to work closely with the Australian Rail Track Corporation (ARTC) to investigate opportunities for the community during and beyond the construction phase.



Coonamble Airport supports a range of aviation activities. In addition to freight and charter services, the airport is used for aeromedical operations and private passenger flights. It also provides refuelling and loading facilities for agricultural aircraft and plays an important role during flood events as a base for food, fodder and mail distribution.

Two coach routes connect the LGA to other regions. Routes 513 and 514 respectively travel to Lightning Ridge and Dubbo, passing through Coonamble and Gulargambone.

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2.6 Local planning

A review has been undertaken of local planning controls and processes, in terms of potential constraints and opportunities for development.

2.6.1 Zoning

Table 16 summarises housing permissibility under the Coonamble LEP’s three key residential zones, as compared with each zone’s objectives.

Table 16: Permitted housing and objectives by residential zone, Coonamble LEP

Zone	Permitted housing	Objectives
R1 General Residential	All housing permitted, except for rural workers’ dwellings	<ul style="list-style-type: none"> To provide for the housing needs of the community. To provide for a variety of housing types and densities. To enable other land uses that provide facilities or services to meet the day to day needs of residents. To avoid potential land use conflict and protect the amenity of residents.
R5 Large Lot Residential	Only dwelling houses and secondary dwellings permitted	<ul style="list-style-type: none"> To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality. To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future. To ensure that development in the area does not unreasonably increase the demand for public services or public facilities. To minimise conflict between land uses within this zone and land uses within adjoining zones.
RU5 Village	All housing permitted, except for rural workers’ dwellings	<ul style="list-style-type: none"> To provide for a range of land uses, services and facilities that are associated with a rural village. To define the urban boundaries of Gulargambone and Quambone. To ensure development maintains and contributes to the character of villages. To protect the amenity of village residents.

The above permitted uses are generally considered appropriate to support the objectives of each zone. Although the RU5 Village zone could theoretically permit a wide range of development, in reality development would likely be in character with each village, as only small-scale development would likely be viable.

2.6.2 Lot sizes

A review has been undertaken of minimum lot sizes (MLSs) applied under the Coonamble LEP, as compared with land use objectives.

Table 17 summarises MLSs and objectives for the R1, R5, and RU5 zones under the LEP.

Table 17: Permitted MLSs and objectives by residential zone, Coonamble LEP

Zone	Permitted MLSs
R1 General Residential	Combination of 750sqm and 2,000sqm
R5 Large Lot Residential	Mostly 2ha, with some 8,000sqm
RU5 Village	Combination of 750sqm and 2,000sqm

The above MLSs are considered appropriate for R1 and RU5 zones. In Coonamble and Gulargambone, they are used appropriately as a density control, in lieu of other provisions such as floor space ratio (FSR) or height, which do not form a part of the LEP.

For the R5 zone, a 2ha MLS supports the zone objectives. The current built lot provisions is generally larger than 2 hectares, indicating demand may be for larger rural lifestyle blocks, including 4 and 8 hectare lots. A minimum lot size provision would remain appropriate.



2.6.3 Built form controls

Built form controls are established by Development Control Plans (DCPs) across the LGA. The Coonamble Township and Surrounds DCP (Coonamble Township DCP) is the DCP of relevance for the Urban Housing Strategy. A review has been undertaken of its provisions, to determine potential constraints and opportunities for development.

The Coonamble Township DCP has become outdated, referring to maps in the Coonamble LEP that no longer apply. It originally established a guide for Coonamble's future development, which has since been progressed through the application of zones and MLSs to the township. There are several provisions that now conflict with planning controls in Coonamble, such as provisions regarding the permissibility of residential flats and aged persons housing.

The Coonamble Township DCP also establishes relatively loose built form controls for the township. This, combined with the DCP's age and a lack of DCP controls for the villages of Gulargambone and Quambone, provides potential justification for a new, LGA-wide DCP to be developed.

DRAFT



2.7 Stakeholder insights

2.7.1 Engagement approach

Targeted consultation was undertaken between December 2025 and January 2026 to inform the preparation of this Housing Strategy and to ensure it reflects local housing conditions, infrastructure constraints and community needs. Engagement focused on Council representatives, service providers, industry stakeholders and government agencies.

Engagement activities are summarised in Table 18.

Table 18: Engagement methods

 <p>In person engagement</p>	<ul style="list-style-type: none"> Workshops with Council staff and Councillors to review existing housing provisions, identify key issues and opportunities, discuss development constraints, infrastructure delivery, supply and demand findings, and priority sites for investigation. Meetings with Mission Australia and the Coonamble Local Aboriginal Land Council to understand local housing needs and barriers to access.
 <p>Video calls</p>	<ul style="list-style-type: none"> Infrastructure meeting with senior Council representatives to assess servicing constraints, capacity and infrastructure requirements. Consultation with NSW Health regarding workforce and service-related housing needs.
 <p>Over the phone</p>	<ul style="list-style-type: none"> Discussions with local real estate agents to understand market conditions, rental availability, housing demand and emerging trends.

2.7.2 Key themes identified through engagement

Housing quality and suitability outweigh sheer supply

While rental vacancy rates are extremely tight (around 0%), engagement revealed that housing challenges are driven as much by quality, suitability and affordability as by total dwelling numbers. Much of the existing stock is ageing and poorly maintained, and there is limited incentive for some absentee investors to reinvest. Real-estate feedback emphasised that tenant suitability, affordability and capacity to sustain tenancies are key constraints.

Housing stock is largely occupied but variable in quality

Most dwellings are occupied, and engagement indicated that even previously unliveable private homes have recently been sold and are being upgraded. However, housing quality across the LGA varies, and limited reinvestment constrains the ability of the town and villages to attract new residents without targeted renewal efforts.

Strong unmet needs for specific household types

- Single men, particularly young men under 24 and older men aged 50–60+, who rely heavily on couch surfing
- Larger families, requiring 3–4+ bedroom dwellings
- Seniors and Elders, where appropriate independent living options could free up family homes
- People with disabilities, requiring adaptable and accessible dwellings
- Essential workers (health, police, teachers, hospitality, feedlots), where poor housing quality undermines attraction and retention.
- Rural lifestyle housing options, around 5, 10 and 20 acre lots that provide for persons and families wanting the rural lifestyle option but not the significant farms.



Workforce and industry growth constrained by housing

Housing availability and quality were repeatedly identified as a constraint on workforce attraction, retention and broader economic development. Health and other government agencies noted difficulties housing staff, often relying on short-term accommodation or substandard private rentals. Without improved housing outcomes, industry expansion and service delivery are likely to remain constrained.

Non-dwelling responses are as important as new supply

A strong theme across engagement was that housing challenges are not solely about new dwellings. Tenant education, life-skills support, coordinated service delivery and early intervention were consistently raised as critical to sustaining tenancies, reducing evictions and preventing repeat homelessness. Stakeholders suggested structured tenant education programs, forums and wrap-around service models would support housing outcomes.

Delivery constraints: feasibility, skills and infrastructure

Delivery of new housing is constrained by high construction costs relative to achievable rents, limited local trades capacity, and ageing infrastructure. As a result, most recent housing delivery has been government-led. There is strong support for prioritising serviced infill locations, modular or manufactured housing where appropriate, and “shovel-ready” sites to improve funding competitiveness.

Villages have latent capacity but are underutilised

Stakeholders consistently noted that Quambone and Gulargambone have available land, physical capacity and community infrastructure to accommodate additional residents. Unlike Coonamble, housing availability itself is not the primary constraint; rather, it is activation, servicing and perception that limit growth.

Infrastructure and servicing are the main barriers

Quambone is predominantly serviced by on-site septic systems, and the cost of connecting new dwellings to services sits with landowners. This creates a financial barrier to new housing, even where land is available. Transportable and modular dwellings were identified as more viable options given servicing limitations.

Long social housing wait times and system bottlenecks

Social housing supply is extremely constrained, with wait times of 5–10 years and very low turnover. Vacant public housing dwellings often remain unoccupied for extended periods due to maintenance delays. Aboriginal housing providers face similar constraints, with limited funding, workforce shortages and land encumbered by native title restricting development capacity.

Gaps in crisis and transitional housing

Stakeholders highlighted a critical lack of crisis and transitional housing options. This gap undermines effective case management, as people move frequently between informal arrangements. Service providers indicated that approximately 15–20 crisis beds (for individuals and families combined) would meet demand at any one time, acknowledging that demand fluctuates in waves.

Homelessness is increasing and becoming more visible

Engagement consistently identified homelessness as a growing and increasingly visible issue in Coonamble, shifting from a previously “hidden” problem to one involving rough sleeping, couch surfing and overcrowding. There is currently no general emergency accommodation in Coonamble, aside from a forthcoming women’s refuge. Discussions with Mission Australia identified that when out-of-area crisis accommodation opportunities arise, they are sometimes declined, as people prefer to remain in Coonamble due to their strong community ties.



2.7.3 What does this mean for housing

Drawing these themes together, engagement indicates that Coonamble LGA faces structural housing gaps, not just short-term shortages. Key implications include:

- Immediate need for crisis and transitional accommodation to stabilise households and enable effective case management.
- Expanded social and affordable housing pathways, including transitional models that support tenants to re-enter long-term housing.
- Diversification of housing typologies, particularly medium-density, adaptable dwellings, seniors living, accessible housing and essential worker accommodation.
- Advocate and allow for small-scale, low-cost housing delivery models (transportable, modular or incremental builds).
- Targeted renewal of existing stock, alongside incentives and partnerships to lift private rental quality.
- Integration of non-housing interventions, including tenant education, workforce training and service coordination, as core elements of the housing response.
- A delivery-focused strategy, prioritising serviced infill land, development-ready sites and subsidised or partnership-based delivery models to overcome market feasibility constraints.
- Village renewal and place-based investment, linking housing delivery with public-domain improvements, clean-up programs and local marketing.

Engagement highlights that addressing housing need in Coonamble requires a holistic, place-based response that combines new supply with social, economic and delivery mechanisms to close persistent gaps across the housing continuum.

A dark blue-tinted photograph of a rural landscape. In the center, a tall, dark signpost stands in a field. The signpost has the word 'ADAMSTONE' written vertically on it. To the left of the signpost, there is a large, leafy tree. In the foreground, there is a grassy field. In the background, there are more trees and a clear sky. Several birds are visible in flight, including one large bird in the upper right and several smaller birds near the signpost. The text 'HOUSING GAPS AND NEEDS' is overlaid in white, bold, sans-serif capital letters in the center of the image.

HOUSING GAPS AND NEEDS



3.0 HOUSING GAPS AND NEED ANALYSIS

This chapter examines the housing gaps and needs across Coonamble Shire, drawing on demographic analysis, housing supply and demand assessment, market evidence and targeted stakeholder engagement.

While the Shire has sufficient zoned land capacity to accommodate projected dwelling demand to 2041, the evidence indicates that housing challenges are structural rather than purely quantitative. Key issues relate to the suitability, quality, diversity and deliverability of housing, as well as the availability of social, affordable, crisis and key worker accommodation. These gaps vary across Coonamble township and the villages of Gulargambone and Quambone and have direct implications for community wellbeing, workforce attraction and retention, and the Shire's long-term economic resilience.

Structural housing mismatch rather than undersupply

Coonamble Shire does not face a shortage of zoned residential land. The LGA has capacity for approximately 955 additional dwellings across Coonamble (504), Gulargambone (155) and Quambone (116), compared to a projected requirement of 192 additional dwellings to 2041. However, historic delivery rates indicate that capacity does not translate into supply. Over the past 10 years, only 74 dwellings were approved, averaging 7 dwellings per annum, and even at the higher recent rate (9.6 dwellings per annum from 2021–25), delivery only just aligns with projected demand. This reveals a structural gap between theoretical supply and market-deliverable housing, rather than a zoning or land availability constraint.

Declining and uneven population change has shaped housing need

The LGA's population declined by 7.5 per cent between 2011 and 2021, with losses concentrated in townships and villages, most notably Quambone (-48%), while the rural remainder of the LGA doubled in population. This uneven change signals shifting housing preferences toward rural lifestyle living, alongside stagnation in village housing markets. Future projections indicate a modest population recovery (+89 people by 2041), but declining household size (from 2.31 to 2.14) will drive housing demand growth ahead of population growth, reinforcing the need for appropriately sized and located dwellings rather than large-scale expansion.

Limited housing diversity misaligned with household change

Housing stock across the LGA is overwhelmingly dominated by detached dwellings (over 90% across all settlements). In contrast, projections to 2041 show the strongest growth in lone person households (+87) and couple-only households (+47). Despite this, under a "no intervention" scenario, demand modelling indicates that 177 of 192 additional dwellings would still be detached houses, with minimal growth in medium-density forms. This highlights a growing gap between household composition and dwelling choice, particularly for smaller households, older residents and people seeking lower-maintenance housing.

Ageing population and accessibility gaps

While Coonamble Shire's median age fell slightly between 2016 and 2021, the LGA continues to exhibit an older profile, particularly in Gulargambone (median 43 years) and Quambone (median 44 years). The LGA also has a higher proportion of residents requiring assistance with core activities than Regional NSW, indicating elevated accessibility and support needs. However, much of the existing housing stock predates contemporary accessibility standards, and there is limited supply of adaptable or supported housing. This creates a clear gap in housing that enables ageing in place, independent living for seniors and appropriate accommodation for people with disability.



Strong unmet need for Aboriginal and culturally appropriate housing

Aboriginal and Torres Strait Islander residents account for 33.9 per cent of the LGA population, more than five times the Regional NSW average. This demographic profile has direct implications for housing need, including demand for larger dwellings, extended family living arrangements and culturally appropriate design. Stakeholder engagement and housing system data indicate that Aboriginal housing providers face long waitlists, limited funding and land title constraints, contributing to overcrowding, informal living arrangements and increased housing stress within Aboriginal households.

Housing affordability masking quality and stress issues

Median rents and sale prices in Coonamble Shire are significantly lower than Regional NSW—47 per cent cheaper rents and nearly 80 per cent cheaper purchase prices in 2024. Despite this, rent stress increased sharply, with the proportion of renter households in stress rising from 5.6 per cent in 2011 to 19.7 per cent in 2021. Engagement indicates that this reflects low incomes, poor housing quality and limited choice rather than high headline prices. Many tenants accept substandard dwellings due to the lack of alternatives, creating a hidden affordability and suitability gap.

Workforce and key worker housing constraints

Key workers account for 18.1 per cent of the local labour force (269 workers), concentrated in health, education, care, policing and community services. While there has been recent investment in teacher and police housing, stakeholders consistently reported that poor housing quality and limited availability undermine staff attraction and retention. Government agencies frequently rely on short-term or temporary accommodation, which is costly and unstable. This represents a direct housing gap that constrains essential service delivery and broader economic development.

Severe shortfalls in social, crisis and transitional housing

Social housing supply is extremely constrained, with wait times of 5–10 years, low turnover and anecdotal delays in refurbishing vacant dwellings. Homelessness data and engagement confirm that homelessness in Coonamble is increasing and becoming more visible, shifting from hidden overcrowding to rough sleeping and couch surfing. There is currently no general emergency accommodation in the LGA, aside from a forthcoming women's refuge. Service providers estimate demand for 15–20 crisis beds at any one time, highlighting a critical gap across the crisis-to-long-term housing continuum.

Villages: surplus capacity but delivery barriers

Quambone and Gulargambone exhibit relatively high levels of spare bedrooms and under-utilised housing stock, indicating physical capacity to absorb population growth. However, delivery is constrained by servicing costs, septic systems, infrastructure limitations and low private feasibility, rather than planning controls. Engagement identified that transportable and modular dwellings may be more viable in these locations, but without targeted intervention, village housing potential will remain unrealised.

Summary

The evidence demonstrates that Coonamble Shire's housing gaps are systemic and multi-layered, spanning quality, diversity, accessibility, affordability and support. Addressing these needs requires more than additional dwellings; it necessitates a delivery-focused response that improves existing stock, diversifies housing types, expands non-market and transitional housing, supports key workers and activates village capacity. Without targeted intervention, the LGA risks continued housing stress, constrained workforce growth and worsening homelessness despite sufficient zoned land and modest overall demand.



OPTIONS
EXPLORATION



4.0 OPTIONS EXPLORATION

4.1 Identification of potential options and case studies.

A review of local, state and interstate examples demonstrate that local councils can play a more active and influential role in improving local housing markets and facilitating the delivery of more affordable housing. HillPDA reviewed regional council initiatives across New South Wales, Victoria, Queensland and South Australia, alongside broader Australian housing literature, to identify case studies and mechanisms that could be applied in Coonamble. This research highlights a range of practical programs and interventions that councils can use to help address local housing challenges.

Case studies indicate a range of direct or indirect actions that could be applied to Coonamble, including:

- Planning mechanisms
- Financial mechanisms
- Use of Council asset
- Partnerships

Table 19: Case studies

Aspect	Overview
The East Kimberley Transitional Housing Program, Kununurra	
Key housing challenge	The program was introduced to address a shortage of affordable and stable housing for Aboriginal families, including overcrowding and homelessness, a lack of secure rental options, poor-quality and climate-inappropriate dwellings affecting health and safety, and the absence of clear pathways for Indigenous tenants to move from temporary housing toward long-term stability and home ownership.
Type of mechanism	Mixed support
Overview	<p>The East Kimberley Transitional Housing Program in Western Australia evolved from an existing program developed by the Wunan foundation. Taking advantage of Federal Government funding available as part of the nation building initiative, Wunan partnered with the WA Housing Authority to deliver 40 dwellings across a range of dwelling types in Kununurra for the purpose of providing stable, supported accommodation for Indigenous households.</p> <p>Eligibility requires participants to commit to the program’s pathway toward self-sufficiency. This includes maintaining stable employment, ensuring regular school attendance for children, participating in Wunan’s support services, and upholding tenancy obligations.</p> <p>Support offered through the program includes financial counselling and planning, health-related assistance, mentoring for employment and training, and help with parenting, home management, and home-loan preparation.</p> <p>The program is notable for integrating stable housing with employment, training, and education outcomes, with a long-term goal of transitioning participants into home ownership.</p>
Applicability to Coonamble	<p>Consultation for the Coonamble Housing Strategy highlighted a clear need for tenant education, support services and investment in tenant capability across the Coonamble LGA. The East Kimberley model demonstrates how combined housing and intensive support, such as financial counselling, health support, and parenting and tenancy skills, can address issues commonly raised in Coonamble, including generational challenges around property care and maintaining stable tenancies.</p> <p>A similar transitional housing approach could support Coonamble tenants who are at risk of losing their social housing or who have previously been exited from housing, by providing structured support aimed at stability, improved tenancy outcomes, and eventual self-sufficiency. Such a model could also help address regional housing challenges through culturally sensitive practices and coordinated service delivery.</p>



Aspect	Overview
Karoonda East Murray Council, South Australia	
Key housing challenge	Karoonda provides an example of how a small regional council has responded to stalled population growth and limited housing activity, issues similar to those historically experienced in the Coonamble LGA. After a period of population decline, Karoonda’s numbers stabilised by 2021 (517 residents), supported in part by proactive intervention from the Karoonda East Murray Council. ⁴
Type of mechanism	Financial mechanisms Initially, the council offered rebates on land for new home construction, but this approach did not consistently attract buyers able to sustain long-term mortgages. In response, the council shifted to directly developing modestly priced “turnkey” homes (around \$300,000) on council owned land and selling them on completion. Demand for these dwellings has been strong, with most selling shortly after listing.
Overview of the case study	Despite financial limitations that restrict delivery to one dwelling at a time, the council continues to use this approach to maintain population stability and broaden local housing options, including exploring independent living units for older residents. Council would seek additional support for new housing supply if it was available, but is unlikely to benefit from national level programs such as the Housing Affordability Future Fund as it lacks the scale that program requires.
Applicability to Coonamble	Karoonda’s experience demonstrates how smaller councils can take an active role in stimulating housing supply where private development activity is limited. While the scale of delivery is modest, the approach has helped stabilise growth, attract new residents, and increase diversity in the housing stock. Importantly, for a community of Karoonda’s size, delivering even one new dwelling per year represents a significant contribution to overall supply and has a meaningful impact on population stability and housing availability. This experience could be considered by Coonamble LGA, where recent population projections indicate the potential for slight growth or stabilisation after a period of recent decline, similar to what was experienced in Karoonda.
Warrnambool City Council, Victoria	
Key housing challenge	In the housing crisis, local organisations and businesses were struggling to attract essential personal, as the rental vacancy rate was low at 0.8%, the median rental price at \$500/week and many renters under rental stress. There was also a lack of a community housing agency to be able to prepare shovel ready affordable projects.
Type of mechanism	Use of Council land
Overview of the case study	Warrnambool City Council called for expressions of interest from community housing agencies to activate and deliver a key worker accommodation and affordable housing project. The Council applied and was able to access a \$2.95 million Federal Government grant (Building Better Regional Cities Program) towards construction of Coghans Road project with the delivery of a housing affordability grants scheme (up to \$20,000 per applicant) in the North Dennington Growth Area to low and moderate income families. Council will lease the land for an agreed term of up to 25 years. The final lease agreement period will be determined in conjunction with the Community Housing Agency and the funding agency. The land will return to Council with all built assets disposed through sale or relocation, at the end of the project period, unless a future agreement determines otherwise. Affordable housing allocations will be done by the housing agency through established models. The project will be fully managed by a Community Housing Agency. Proposed modern modular construction was proposed to allow for fast-track delivery of comfortable, low impact housing. Agreements and contracts were signed and the project was ready to be initiated. HillPDA understand that the builder has recently withdrawn from the project, with reasons not yet found.
Applicability to Coonamble	To attract and retain skills and house low and middle income people, Council could enter into a joint venture with a local developer and community housing provider to initiate new affordable housing typologies within the region.

⁴ AHURI (2024), *Disruption in regional housing: Policy response for more resilient markets*



Aspect	Overview
Gosford, NSW	
Key housing challenge	Need for more affordable housing for diverse range of people in housing stress.
Type of mechanism	Council land
Overview of the case study	Council entered into an arrangement with Tiny Homes Foundation to offer transitional housing for people experiencing homelessness to own a tiny homes at a built cost and locate it on council owned land.
	Council approved the construction of four 'tiny homes' to be used as self-contained boarding accommodation for four lodgers that will have access to a common laundry and lounge/meeting room. The remaining land was used for common open space, landscaping and vegetable gardens. Each 'tiny home' is designed around passive solar principles to maximise year-round thermal comfort. The site was managed in partnership with a local social and community housing provider and monitored as a pilot project.
	<i>Note: In 2024, Shoalhaven also investigated tiny homes, which HillPDA participated and drafted findings report. Shoalhaven Council are awaiting the new Draft Building Bill, which is due to be released early in 2026, to ascertain their policy development.</i>
Applicability to Coonamble	Tiny homes, which can be described as movable or manufactured homes if on wheels, on Council land could provide options for affordable housing in Coonamble. Council could manage the facility, similar to a caravan park, thus providing flexibility for housing affordability.
Wollondilly Shire Council and Central Coast Council, NSW	
Key housing challenge	The majority of housing in Wollondilly Shire Council and Central Coast Council are single dwellings and are needing more medium density to support the changing communities, especially in new land release areas.
Type of mechanism	Planning mechanisms
Overview of the case study	A planning intervention has been pursued in Wollondilly Shire Council where the maximum lot size for dual occupancy in an R2 or R3 zone was 1,400sqm even though many R2 zoned land had a large minimum lot size (e.g. 2000 square metres) due to natural constraints of the site or character of the area.
	The Council amended the Wollondilly Local Environmental Plan (Clause 4.1A) to allow for subdivision of land to 800sqm for attached dual occupancy and 975sqm for detached dual occupancy, to provide opportunities for more diverse housing. The Central Coast Council, included in the Central Coast Local Environmental Plan (Clause 4.1D) a clause that permits a single development to be subdivided into 5 or more lots and enables a dwelling on each lot, despite the minimum lot size map in land zoned R1. The objective is to provide housing diversity and more affordable housing.
Applicability to Coonamble	Coonamble Council could consider, in certain well located R1 zoned areas, reducing the minimum lot size in order to facilitate smaller sized parcels of land and create more affordable and diverse housing.
Gilgandra Council, NSW	
Key housing challenge	Without the provision of aged care in the Shire, Gilgandra would see a significant loss in aged population in the community, resulting to impacts as the population is aging.
Type of mechanism	Financial
Overview of the case study	Gilgandra Shire Council's invested in an aged care model as a case study for other Councils developing aged care accommodation and ancillary services.
	Gilgandra Shire Council resolved to invest in the development of a 40-bed hostel which would be the start of aged care availability in the Shire. The project was community motivated with several local community groups and civic leaders collaborating and supporting the project and raising funding for the development. Aged care and disability services provided by Gilgandra Shire Council have since grown exponentially. The Hostel is now home to 50 aged care residents who are encouraged to live as independently as possible and to maintain social independence.
Applicability to Coonamble	Coonamble could partner with community groups to invest in an underutilised building and convert it to a hostel or co-living to provide for housing affordability for particular cohorts.



Aspect	Overview
Wellington, south east of Dubbo	
Key housing challenge	There were 135,000 unoccupied private dwellings in regional NSW at the 2021 Census, with an additional but unknown number of vacant commercial or retail buildings. ² The refurbishment of underutilised or vacant buildings for temporary workers' accommodation is a significant opportunity across regional Australia. Vacant buildings have the potential to be renovated and brought back into the housing system often much faster and with lower environmental impacts than new-build construction
Type of mechanism	Council owned land
Overview of the case study	Squadron Energy engaged with Dubbo Regional Council on opportunities to provide locally appropriate housing solutions in Wellington. Bellhaven Aged Care Facility was identified as an unused site that, with refurbishment, would be suitable for temporary workforce accommodation. Squadron negotiated with the owner for a five-year lease arrangement, with an option to extend for another five years, and agreed to fund all refurbishment costs required to transition the site to workers' accommodation. The 32-room building will be used to house workers on Squadron's Uungula Wind Farm.
Applicability to Coonamble	To attract and retain skills and house low and middle income people, Council could enter into a joint venture with a local developer to initiate new affordable housing typologies within the region. Being located on council owned land could enable council to obtain a revenue stream through a lease agreement.
Moreton Bay City Council, Queensland	
Key housing challenge	Moreton Bay Council responded to the escalating housing crisis by shifting from a passive role to an active facilitator of housing delivery. Historically, councils viewed housing as a state responsibility, but increasing demand and limited supply prompted a strategic reassessment. A key challenge was balancing community expectations around asset retention with the need to unlock land for housing. Financial viability for CHPs was another barrier, exacerbated by high infrastructure charges and limited access to suitable land.
Type of mechanism	Planning mechanisms and financial incentives
Overview of the case study	Morton Bay City Council offer a number of financial incentives to encourage social and affordable housing developments. This includes: <ul style="list-style-type: none"> Development Application (DA) Fee Remissions: Council offers 100% remission of DA fees for qualifying housing projects. There is some flexibility with this policy with projects outside mapped priority areas can still receive full remission if deemed suitable with decisions delegated to the CEA for faster turnaround. Infrastructure Charges Remissions: Council remits 100% of infrastructure charges (often \$500K-\$1M per project) for eligible projects. This initiative has a safeguard in place which ensures that if the housing outcome isn't maintained for at least 15 years, the charges become payable by the property owner. Rates and utility exemptions: Under the new lease category, CHPs are exempt from rates and water charges.
Applicability to Coonamble	Council could investigate the use and viability of a combination of the mechanisms.
Yarriambiack Shire Council, Victoria	
Key housing challenge	Yarriambiack Shire Council, located in north-western Victoria, faces pressures of a small rural municipality: population decline, ageing demographics, and limited housing diversity. Most homes in the region are large, older dwelling, often three bedrooms or more, yet the majority are occupied by just one or two people. This mismatch between housing stock and household size created a clear need for smaller, affordable homes, particularly for older residents looking to downsize. Council struggled to attract external investment and an initial partnership with a registered CHP was unsuccessful due to the small scale of the project and the geographic isolation of the region. Without sufficient funding or a CHP partner, the council was forced to take on the project itself.
Type of mechanism	Mixture of mechanisms



Aspect	Overview
Overview of the case study	<p>The council took on direct delivery, using a mix of policy, planning, and financial levers to make the project viable by:</p> <ul style="list-style-type: none"> • Building community support and strategic partnerships by establishing a coordinated local housing committees and aged care providers. • Used planning scheme exemptions for council-led builds under \$1M and rezoned surplus land • Council gifted fully serviced land for housing projects but retained ownership <p>Council led project management and construction.</p>
Applicability to Coonamble	Council could investigate the use and viability of a combination of the mechanisms.
Built by Moov Modular program, Lake Macquarie City Council	
Key housing challenge	Lake Macquarie is experiencing a shortage of social and affordable housing, particularly for vulnerable households on the social housing waitlist. Many eligible households are unable to access social housing due to limited supply and are paying 30–50% of their income in the private rental market.
Type of mechanism	Supported by State Government funding.
Overview of the case study	<p>Lake Macquarie City Council’s Built by Moov Modular program utilised modern methods of construction to deliver high-quality housing at speed, with homes installed in less than four weeks. Delivered in partnership with the NSW Government during the 2025–26 financial year, the program aimed to house up to 200 people on the social housing waitlist while supporting approximately 300 local construction and manufacturing jobs.</p>
Applicability to Coonamble	Coonamble could explore modular or prefabricated housing models to accelerate delivery of social and affordable housing. Modular housing can help overcome local construction workforce shortages, reduce build times, and deliver cost-effective housing solutions. Partnering with the NSW Government and modular providers could enable faster rollout of housing for vulnerable residents and key worker cohorts.
Burnt and Derelict Housing Enforcement Program 2024 – 2025, Moree Plains Shire Council	
Key housing challenge	<p>Moree has faced a persistent issue of burnt-out and derelict residential properties across the township. These properties:</p> <ul style="list-style-type: none"> • Present public safety risks, particularly where structures are unstable or contain asbestos. • Detract from local amenity and community pride. • Represent a loss of already limited housing stock, exacerbating housing pressures. • Remain uncleared due to the high cost of demolition and asbestos removal, often exceeding the land value. <p>Burnt-out homes were left standing because property owners could not afford demolition, asbestos remediation, and tipping fees. This created long-term stagnation of sites, reducing opportunities for redevelopment and renewal.</p>
Type of mechanism	<p>Mixture of mechanisms, including:</p> <ul style="list-style-type: none"> • Planning and regulatory enforcement mechanisms • Financial mechanisms (waste fee subsidies and direct assistance) • Partnerships with licensed contractors and landowners
Overview of the case study	<p>In July 2021, Moree Council committed approximately \$700,000 to support the clean-up of burnt-out and dilapidated properties by subsidising tipping fees for eligible landowners. This was in response to community concerns that disposal costs were a major barrier to site remediation.</p> <p>Building on this early assistance model, in February 2024 Council endorsed the Burnt and Derelict Housing Enforcement Program 2024–2025. The initiative formalised and strengthened Council’s approach by combining regulatory enforcement with financial incentives.</p> <p>Under the program, Council:</p> <ul style="list-style-type: none"> • Conducted detailed investigations to assess the scale of the issue. • Issued demolition and compliance notices to property owners, prioritising sites based on public safety risk, particularly asbestos presence. • Provided reduced waste and tipping fees to incentivise demolition and repair works. • Coordinated building assessments and provided guidance to landowners on safe demolition processes. • Engaged licensed and experienced contractors for asbestos removal and demolition works.



Aspect	Overview
Applicability to Coonamble	<ul style="list-style-type: none"> Prepared to undertake demolition works directly where owners failed to comply, with cost recovery pursued where appropriate. <p>In smaller rural markets where demolition costs can exceed land value, financial barriers often prevent private action even where enforcement notices are issued. A structured, multi-year program that combines compliance measures with tipping fee subsidies or waste charge reductions could improve local amenity, and incrementally return vacant or damaged sites to productive residential use in Coonamble.</p>

4.2 How case studies could be refined to support housing delivery in Coonamble

The case studies reviewed demonstrate that regional councils facing constrained housing markets can move beyond a passive planning role and adopt a more active, enabling and, where necessary, delivery-focused approach. While no single model is directly transferable to Coonamble, the evidence indicates that elements of multiple approaches could be combined to form a practical housing delivery framework.

4.2.1 Leveraging modular and modern construction

The Simmons Modular Housing Project positions Coonamble well to build local capability in modern methods of construction. Case studies such as Lake Macquarie’s Built by Moov Modular program demonstrate that off-site construction can significantly reduce build times, improve quality control and provide cost certainty—critical advantages in a market where construction costs are high relative to achievable rents. In Coonamble, modular delivery could be refined by:

- prioritising Council-owned or serviced infill sites to reduce infrastructure costs
- standardising a small number of dwelling designs (1–3 bedroom) aligned with local demand
- staging delivery in small tranches to match funding availability and workforce capacity

This approach aligns with the Shire’s modest growth projections and reduces risk exposure compared to large-scale development

4.2.2 Introducing transitional and supported housing pathways

The East Kimberley Transitional Housing Program provides a strong model for addressing housing instability through integrated housing and support, rather than supply alone. Engagement in Coonamble highlighted a clear need for tenant education, life-skills development and coordinated support to sustain tenancies. A refined local model could:

- target households at risk of eviction or repeat homelessness
- integrate culturally appropriate support, particularly for Aboriginal households
- operate as a stepping-stone model between crisis accommodation and long-term social or private housing

Importantly, this model addresses systemic tenancy failure rather than simply increasing stock, making it well suited to Coonamble’s identified housing gaps

4.2.3 Council-led or Council-enabled delivery to stimulate the market

Case studies from Karoonda and Yarriambiack illustrate how small councils can directly stimulate housing supply where private development is unviable. For Coonamble, this suggests a role for selective, Council-led development, such as:

- delivering one or two “turnkey” dwellings per year on Council-owned land
- focusing on modest, affordable dwellings for council workers, downsizers, key workers or small households
- recycling capital through sale or lease to fund future stages.



This approach could meaningfully contribute to supply in a low-growth context, where even limited delivery has a disproportionate impact on housing availability and population stability.

4.2.4 Strategic use of Council land and assets

Examples from Warrnambool, Gosford and Wellington demonstrate how councils can unlock housing outcomes through non-disposal use of land, including long-term leasing, temporary activation or adaptive reuse. In Coonamble, this could include:

- leasing Council land to community housing providers or not-for-profits for affordable or key worker housing
- repurposing underutilised buildings for temporary workforce, crisis or transitional accommodation
- trialling movable, tiny or manufactured homes where servicing constraints limit conventional development

These models reduce upfront costs for delivery partners while allowing Council to retain long-term control of strategic assets, aligning with financial and governance constraints.

4.2.5 Planning and financial mechanisms to unlock diversity

Planning-led interventions from Wollondilly, Central Coast and Moreton Bay demonstrate how targeted regulatory and financial levers can improve feasibility without undermining character. For Coonamble, refined options could include:

- reducing minimum lot sizes in well-located R1 areas to enable smaller, more affordable lots
- fast-tracking approvals or offering fee remissions for priority housing types
- exploring development application fee relief or rate concessions where housing outcomes are secured over time.

These mechanisms are particularly relevant where market feasibility is marginal and can be applied selectively to minimise risk.

4.2.6 A hybrid, place-based delivery model

The strongest lesson from the case studies is that successful regional housing delivery rarely relies on a single tool. For Coonamble, the most effective approach is likely to be a hybrid model that combines:

- modular construction for speed and cost control
- Council land as an enabling asset rather than a barrier
- partnerships with community housing providers, service agencies and government
- targeted planning and financial incentives to support feasibility
- integrated support services to improve tenancy outcomes.

This refined, place-based approach reflects the scale of Coonamble's housing need, the limits of the private market, and the Shire's capacity to act as both facilitator and, where necessary, delivery partner.



STRATEGY



5.0 STRATEGY

5.1 Themes, directions and actions

This Strategy’s directions and actions have been grouped into four housing themes: diversify, educate, attract and align.

Theme 1: Diversify

Direction 1.1	Shift from land supply to housing delivery
Rationale	<p>The evidence demonstrates that Coonamble Shire has sufficient zoned residential land capacity (approximately 955 dwellings) to meet projected demand to 2041 (192 dwellings). However, historic delivery rates (7–9.6 dwellings per annum) indicate that market capacity and feasibility, not zoning, are the primary constraints, particularly in the towns. The development application evidence indicated that while there has been an uptake in buildings constructed in the R1 General Residential zone over the last few years, these were largely the result of government led projects and investment. Speaking with government housing delivery agencies, this extent of investment is unlikely to continue.</p> <p>To continue the supply of new housing in the townships, council may need to take a more active role.</p>
Actions	<ul style="list-style-type: none"> ■ 1.1.1 Investigate the feasibility of establishing a rolling, small-scale council housing delivery program (1-2 dwellings per year) to deliver new, quality housing stock to the market. This stock would be sold off with funds reinvested into the program (see Karoonda East Murray Council case study) ■ 1.1.2 Review council’s existing asset portfolio to determine if there is underutilised land that could be offered to deliver social and affordable housing projects in partnership with a CHP or government agency. ■ 1.1.3 Facilitate conversations with private landholders of the larger vacant premises in Coonamble to see if there is appetite for potential repurposing of assets for seniors housing or workforce accommodation.
Direction 1.2	Seek to unlock infill land capacity
Rationale	<p>Housing and employment challenges across the LGA are compounded by ageing and poorly maintained stock, which undermines suitability and attractiveness.</p> <p>Engagement undertaken with stakeholders reinforced that housing pressures are driven as much by quality, suitability and affordability as by total dwelling numbers. While most of the housing stock across the LGA is occupied, its condition and suitability vary considerably. Much of the existing stock is ageing and in need of repair, reducing its attractiveness to new residents and limiting options for existing households. Although some previously uninhabitable dwellings are now being purchased and upgraded, reinvestment remains inconsistent, particularly where properties are held by absentee investors with limited incentive to undertake substantial improvements.</p> <p>Importantly, housing availability and quality were also identified as critical constraints on workforce attraction and retention. Health services, government agencies and other essential employers reported ongoing difficulty securing suitable long-term accommodation for staff, often relying on short-term arrangements or substandard private rentals.</p>
Actions	<ul style="list-style-type: none"> ■ 1.2.1 Implement a Burnt and Derelict Housing Enforcement Program similar to Moree Plains Shire Council to seek to reduce the stock of derelict private dwellings and provide incentive to sell vacant, serviced land.



- 1.2.2 Investigate the feasibility of waiving the DA fee for alts and addition applications to incentivise landowners to improve the quality of assets.

Direction 1.3	Diversify housing types to better match household change
Rationale	<p>Housing in Coonamble is dominated by detached houses, and although these cater for much of the population, there is a need for increased dwelling diversity, particularly as the local population changes. Detached dwellings account for over 90% of the housing stock, yet the strongest projected household growth to 2041 is in lone-person households (+87) and couple-only households (+47). Without intervention, demand modelling indicates that 177 of 192 new dwellings would still be detached houses, reinforcing existing mismatches between dwelling types and household needs.</p> <p>With most new dwellings comprising separate houses, local rental stock has also declined, impacting affordability. This is reflected in the proportion of rental households in housing stress increasing from 5.6% to 19.7% between 2011 and 2021. Smaller forms of housing, which are more likely to be rented, could help to address this. Rental affordability is important particularly for young adults and key workers. The delivery of more diverse and denser housing stock can occur under the current planning controls, but feasibility is the biggest impediment.</p> <p>There are some areas in Coonamble that have access to a rear lane that could provide opportunity for additional dwelling infill.</p>
Actions	<ul style="list-style-type: none"> ■ 1.3.1 Through an amendment to the Local Environmental Plan, reduce the minimum lot size to 400sqm for R1 General Residential areas in Coonamble with access to a rear laneway. ■ 1.3.2 Encourage and promote short-term housing opportunity created through the Yarran Street subdivision. ■ 1.3.3 Actively advocate for the establishment of more seniors living communities and aged care providers to invest in the LGA. Investigate the opportunity for designating council owned land to incentivise investment. ■ 1.3.4 Seek to facilitate applications for manufactured home estates where appropriately located. ■ 1.3.5 Support alternative typologies such as modular, manufactured and transportable dwellings by flexibly applying the DCP controls.
Direction 1.4	Advocate for the expansion of social, affordable, crisis and transitional housing pathways
Rationale	<p>Evidence indicates significant pressure across the social and crisis housing system within the LGA. Social housing wait times are estimate at 5–10 years, with extremely low turnover limiting access for new applicants. At the same time, homelessness is increasing and becoming more visible. While some social and affordable housing has been delivered within the LGA, stakeholders indicate that current supply does not meet demand. Conversations with Land and Housing Corporation indicated that investment in Coonamble LGA is not a current priority, however Aboriginal Housing Office suggested they could be open to further investment under the right conditions.</p> <p>Stakeholder engagement with Mission Australia and Coonamble LALC highlighted:</p> <ul style="list-style-type: none"> ■ A critical shortage of crisis and transitional accommodation ■ An estimated demand for 15–20 crisis beds at any one time. ■ Increasing instances of people temporarily staying with friends or family (“couch surfing”), suggesting hidden homelessness. ■ Limited pathways for tenants who exit housing due to arrears, breaches or domestic violence. <p>Transitional housing stock can serve a socially beneficial role in the housing spectrum, often acting as a bridge to people engaging in the private rental market. Beyond meeting immediate need, these forms of accommodation provide a stepping stone into the private rental market and support workforce</p>



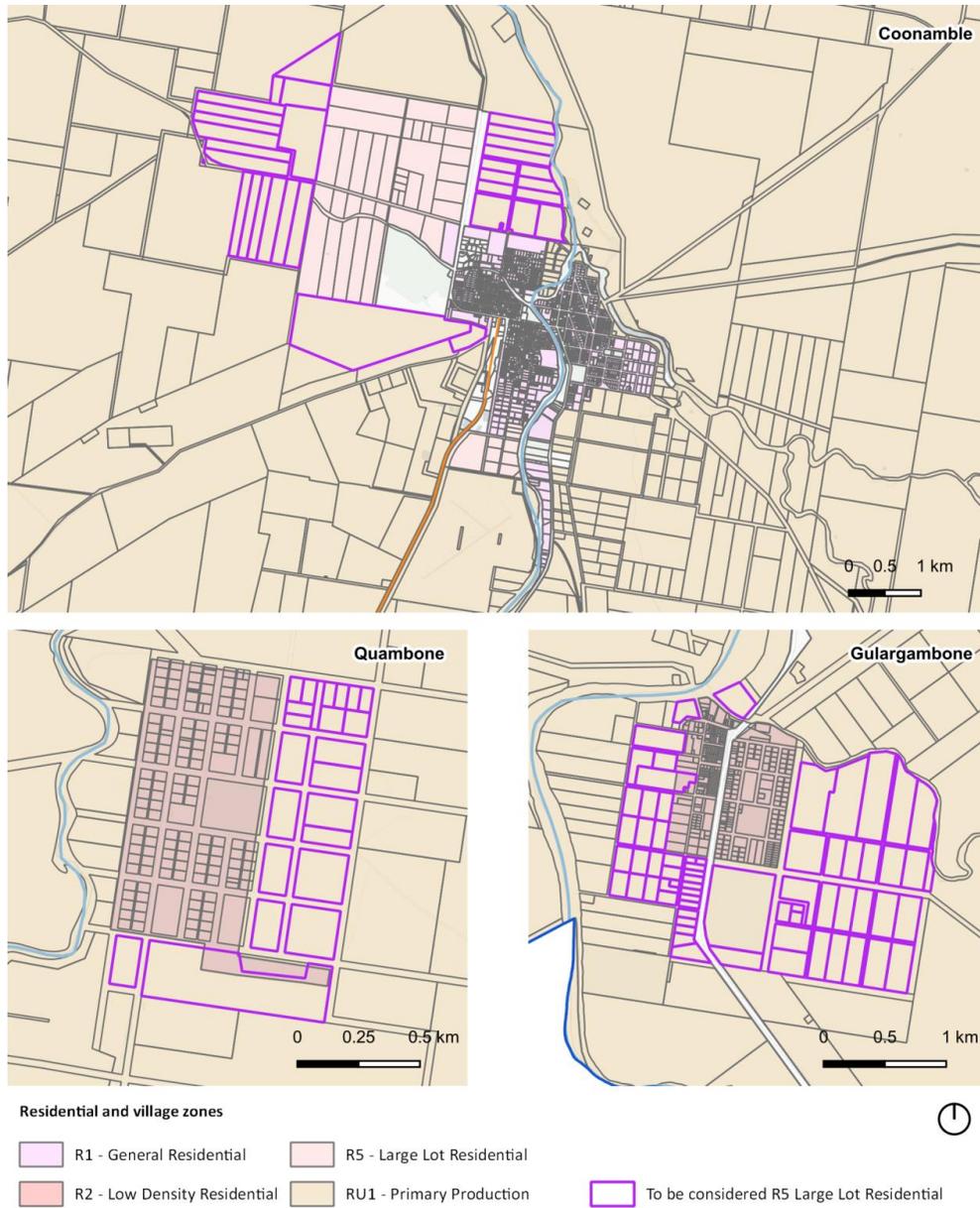
	<p>participation. In tight regional markets with low vacancy rates, such as Coonamble, affordable and transitional housing can improve overall housing mobility and relieve pressure across all tenures. Crisis housing options allow individuals to remain in one location, enabling structured engagement with support services. Service providers report significantly better outcomes in stabilising individuals and addressing the root causes of homelessness when crisis accommodation is available.</p> <p>Mission Australia also emphasised that crisis accommodation is essential not only for emergency shelter, but also to enable effective case management. When individuals are moving between temporary arrangements, it is extremely difficult for support services to maintain contact, assist with housing applications, coordinate medical appointments and address underlying health or financial issues.</p> <p>These housing option can be achieved through partnerships between governments and organisations such as Community Housing Providers, but investment structures may require provision of government land or resources to achieve viability. As such, there is potential for Council to test the feasibility of land stocks throughout the LGA for such housing. Council may also need to establish relationships with Community Housing Providers to the LGA, while also considering opportunities to reduce contributions costs to achieve viability.</p>
<p>Actions</p>	<ul style="list-style-type: none"> ■ 1.4.1 Seek to provide financial incentives for social and affordable housing development by waiving development application fees and infrastructure charges (see Moreton Bay Council Case Study). ■ 1.4.2 In partnership with the local LALC, investigate the interest of implementing a program similar to the East Kimberly Transitional Housing Program (see case study) in Coonamble LGA. ■ 1.4.3 Seek to liaise with Aboriginal Housing Office to determine opportunities for investment and housing delivery in Coonamble LGA.
<p>Direction 1.5</p>	<p>Support Aboriginal and culturally appropriate housing outcomes</p>
<p>Rationale</p>	<p>Coonamble LGA contains a range of indigenous residents and stakeholders, with Aboriginal and Torres Strait Islander residents comprising 33.9% of the LGA population. Engagement and evidence highlight overcrowding, extended family living needs, long waitlists and land tenure constraints affecting Aboriginal housing delivery. Addressing community housing need includes ensuring that housing is culturally appropriate for Aboriginal residents. This requires more specific Council collaboration with Aboriginal communities to determine specific needs and Council responses.</p>
<p>Actions</p>	<ul style="list-style-type: none"> ■ 1.5.1 Partner with the Local Aboriginal Land Council to identify priority sites and delivery opportunities within their land portfolio and seek to facilitate a desirable planning framework. ■ 1.5.2 Encourage dwelling designs that support extended family living, flexibility and cultural connection. ■ 1.5.3 In partnership with the LALC, advocate for funding models that address land title, servicing and maintenance constraints.
<p>Direction 1.6</p>	<p>Facilitate a planned release of additional rural lifestyle lots to respond to changing housing preferences</p>
<p>Rationale</p>	<p>Evidence indicates that population change within Coonamble Shire has been uneven, with population decline in townships and villages contrasted by a doubling of the population in the rural remainder of the LGA between 2011 and 2021. This trend suggests a clear and growing preference for rural lifestyle living, rather than township. Engagement further identified demand for 5, 10 and 20 acre lifestyle lots that offer space, privacy and a rural setting without the scale or cost of broadacre farming. While R5 Large Lot Residential land exists, its supply is limited.</p> <p>Providing more R5 Large Lot Residential zoned land would contribute to housing choice throughout the LGA and provide a transition zone between the towns and villages and RU1 Primary Production zone.</p>



The development application data demonstrated that around 38% of new dwellings were being delivered in the RU1 zone. The current minimum lot size in this zone is 1000ha, which is significantly higher than the minimum lot size applied in surrounding LGAs. Consultation indicated that there is a desire to review dwelling capability of the rural lands to deliver more housing opportunities.

- Action**
- 1.6.1 Through an amendment to the Local Environmental Plan, expand the opportunity for rural lifestyle blocks (R5 Large Lot Residential) by:
 - selectively rezoning land immediately adjoining the existing town and villages (see Figure 33). Adopt the minimum lot size of 2ha.
 - Introducing dual occupancy as a permissible land use
 - Introducing a clause that enables land subject to a dual occupancy subdivision application to result in a lot no less than 1ha in size.
 - Provide a condition with the DCP that development on R5 Large Lot Residential should only be approved where it can demonstrate capability of onsite water and sewer servicing or developer funded connection to existing trunk infrastructure.
 - 1.6.2 Seek grant funding to prepare a Rural Land Study to improve the opportunity for housing in rural areas by:
 - Calculating an appropriate minimum lot size for the RU1 zone in accordance with the Department of Primary Industry methodology – with the intent to maximise dwelling entitlement potential without jeopardising the economic and agricultural productivity of rural lands.
 - Exploring the opportunity to introduce an RU4 Primary Production Small Lots zone in areas outside of significant agricultural land, with the intent to create opportunity for less intensive farming. Desired minimum lot size would be 40 hectares.

Figure 33: R5 Large Lot Residential investigation area



Source: HillPDA 2026



Theme 2: Educate

Direction 2.1	Explore non-housing interventions to improve tenancy stability
Rationale	<p>Engagement consistently highlighted that housing challenges are not solely supply-driven. While increasing appropriate housing stock remains important, the sustainability of tenancies is equally dependent on tenant capability, coordinated support services, and ongoing property maintenance. Tenant education, life-skills support and coordinated service delivery are critical to sustaining tenancies, reducing evictions and preventing repeat homelessness.</p> <p>Consultation identified that many tenancies are failing not because of deliberate non-compliance, but due to factors such as:</p> <ul style="list-style-type: none"> ■ Limited life skills (cleaning, property care, minor maintenance) ■ Difficulty maintaining consistent rent payments. ■ Literacy and financial capability. ■ Intergenerational tenancy behaviours that have become ingrained ■ Domestic and family violence, incarceration, unemployment and social disadvantage ■ Limited early intervention before issues escalate to arrears or breach notices. <p>Without targeted support, minor issues compound into tenancy breaches, arrears, and eventual eviction. This contributes to repeat homelessness and increases pressure on crisis services.</p> <p>Stakeholders also identified a critical gap in transitional housing options for tenants who have exited properties due to arrears or tenancy breaches. Without short-term, supported accommodation pathways, households are unable to stabilise, address underlying issues, and re-enter secure housing.</p>
Action	<ul style="list-style-type: none"> ■ 2.1.1 Sponsor tenant education programs and forums (renting skills, property care) and provide opportunities to link vulnerable tenants with support services.

Theme 3: Attract

Direction 3.1	Activate village housing potential through place-based solutions
Rationale	<p>Gulargambone and Quambone have available land, spare bedrooms and physical capacity for additional residents. However, growth is constrained by servicing costs, infrastructure limitations and perceptions rather than zoning or land availability.</p> <p>Targeted place-based strategies are needed to overcome these barriers and unlock village housing potential. Small-scale investments in village renewal, streetscape improvements, and beautification projects can enhance the attractiveness. Moreover, marketing villages as affordable lifestyle destinations, particularly for remote workers, young families, or downsizers, addresses both demographic and workforce objectives. This approach can diversify the population base, support local services, and strengthen community resilience, while ensuring that growth aligns with local character and infrastructure capacity.</p>
Action	<ul style="list-style-type: none"> ■ 3.1.1 Promote Gulargambone and Quambone as affordable lifestyle destinations through targeted marketing campaigns. ■ 3.1.2 Support grassroots village renewal and beautification projects through grant funding programs. ■ 3.1.3 Develop a prospectus to show land availability, services, and investment opportunities.



Theme 4: Align

Direction 4.1	Align housing delivery with infrastructure capacity to support efficient, feasible and sustainable growth
Rationale	<p>The evidence demonstrates that while Coonamble Shire has sufficient zoned land to meet projected housing demand to 2041, infrastructure capacity and servicing costs are a key constraint on where and how housing can be delivered. Core water, sewer and stormwater infrastructure across the LGA is ageing (largely 50–60 years old), with systems in Coonamble and Gulargambone already under strain and Quambone reliant on on-site wastewater systems. Coonamble’s water treatment plant is operating at or near capacity and represents a critical constraint to housing growth. New housing in poorly serviced or infrastructure-constrained locations risks increasing development costs, undermining feasibility and placing additional pressure on Council assets. Conversely, targeted housing delivery in serviced infill locations, combined with staged infrastructure planning, can improve development viability, maximise use of existing infrastructure and support long-term financial sustainability.</p>
Actions	<ul style="list-style-type: none"> ■ 4.1.1 Seek funding and technical support to undertake an options appraisal and feasibility assessment for augmentation or replacement of the Coonamble water treatment plant, including staging options aligned with housing growth. Further infill development in Coonamble is constrained due to water infrastructure. ■ 4.1.2 Seek to refuse applications for R1 General Residential expansion to the eastern and southern extents of Coonamble township, where sewer servicing constraints, water pressure limitations and levee infrastructure increase cost and risk. ■ 4.1.3 Apply a precautionary approach to housing proposals in fringe locations, requiring proponents to demonstrate infrastructure feasibility (i.e no cost to council). ■ 4.1.4 If development interest increases in Quambone, within the village extent, seek funding to undertake an options appraisal and feasibility assessment of water infrastructure upgrades.



6.0 IMPLEMENTATION AND MONITORING

This section outlines an implementation plan to realise the strategic directions and actions of the Strategy and guide its delivery. For each action, the implementation plan indicates Council’s role, partners for collaboration, and the priority of the action.

6.1 Implementation

6.1.1 Council’s role

Council will play different roles in the implementation of this strategy. These will vary between the roles of planner, advocate, partner, deliverer, facilitator/educator and regulator. A description of these various roles is provided below.

Role	Activities and responsibility
Advocate	<p>Council represents community needs and interests to Commonwealth and State Governments and to the private sector. This can be achieved through:</p> <ul style="list-style-type: none"> ■ Lobbying state and federal governments for funding ■ Promote Coonamble Shire’s housing opportunities to potential residents and investors. ■ Representing Coonamble LGA’s housing needs at regional planning forums.
Plan	<p>Council undertakes strategic and statutory planning strategic planning initiatives, including:</p> <ul style="list-style-type: none"> ■ Statutory planning: <ul style="list-style-type: none"> – Reviewing and updating the LEP to support housing diversity. – Streamlining development application processes for priority housing projects. – Implementing zoning changes to facilitate appropriate housing development. – Enforce building codes and standards to ensure quality housing outcomes. ■ Strategic planning: <ul style="list-style-type: none"> – Identify potential sites for future housing developments. – Ensuring alignment of the housing strategy with other strategic documents, such as the Community Strategic Plan, Local Strategic Planning Statement, and other key documents.
Partner	<p>Council works closely with industry, developers, investors, government departments, and agencies to support housing outcomes. Key partnership activities include:</p> <ul style="list-style-type: none"> ■ collaborating with local groups and agencies to understand housing needs, preferences, and emerging trends. ■ partnering with neighbouring councils to coordinate regional housing strategies and initiatives. ■ working with businesses to identify and address workforce housing requirements. ■ partnering with housing providers, charities, and service organisations to ensure the availability of crisis accommodation and complementary support services.
Deliver	<p>Council coordinates the delivery of community facilities, services, works or products. They:</p> <ul style="list-style-type: none"> ■ facilitate or encourage housing developments.



- provide infrastructure such as roads, utilities, and community facilities.
- operate or support social and crisis housing programs.

Council ensure that that housing meets planning, building and public health regulations and expectations. This involves:

- Regulate
- assessing and approving building and development applications.
 - enforcing compliance with planning, zoning, and safety regulations
 - monitoring standards for quality, safety, and accessibility in housing

6.1.2 Partners for collaboration

Council will have a range of potential partners for collaboration in delivering the strategy, defined below.

- State Government: NSW government or agencies including NSW Departments of Planning, Housing and Infrastructure (DPHI); Department of Climate Change, Energy, the Environment and Water (DCCEEW); Department of Primary Industries and Regional Development (DPIRD); NSW Department of Communities and Justice (DCJ) and Transport for NSW (TfNSW).
- Service providers: public and private infrastructure providers
- Private sector: developers, community housing providers, businesses and landowners
- LALCs: Local Aboriginal Land Councils
- Other councils.

6.1.3 Priority

Actions have been identified as having the greatest priority and greatest impact on housing in Coonamble LGA and within the Strategy’s timeframe.

The following timeframes has been allocated to each delivery:

- Ongoing – should be undertaken on an ongoing basis
- Immediate - can be undertaken now (0-2 years)
- Short-term – undertaken in approximately 2-5 years
- Medium – can be undertaken in approximately 6-10 years



The following table provides the implementation plan for the housing strategy.

Table 20: Implementation Plan

Action	Council role	Timeframe (quick win, short term, medium term and ongoing).
Direction 1.1: Shift from land supply to housing delivery		
1.1.1 Investigate the feasibility of establishing a rolling, small-scale council housing delivery program (1-2 dwellings per year) to deliver new, quality housing stock to the market. This stock would be sold off with funds reinvested into the program (see Karoonda East Murray Council case study)	Deliver	Short term
1.1.2 Review council’s existing asset portfolio to determine if there is underutilised land that could be offered to deliver social and affordable housing projects in partnership with a CHP or government agency.	Deliver	Immediate
1.1.3 Facilitate conversations with private landholders of the larger vacant premises in Coonamble to see if there is appetite for potential repurposing of assets for seniors housing or workforce accommodation.	Deliver	Short term
Direction 1.2: Seek to unlock infill land capacity and improve quality		
1.2.1 Implement a Burnt and Derelict Housing Enforcement Program similar to Moree Plains Shire Council to seek to reduce the stock of derelict private dwellings and provide incentive to sell vacant, serviced land.	Regulate	Medium term
1.2.2 Investigate the feasibility of waiving the DA fee for alts and addition applications to incentivise landowners to improve the quality of assets.	Plan	Short term
Direction 1.3: Diversify housing types to better match household change		
1.3.1 Through an amendment to the Local Environmental Plan, reduce the minimum lot size to 400sqm for R1 General Residential areas in Coonamble with access to a rear laneway.	Plan	Short term
1.3.2 Encourage and promote short-term housing opportunity created through the Yarran Street subdivision.	Advocate	Short term
1.3.3 Actively advocate for the establishment of more seniors living communities and aged care providers to invest in the LGA. Investigate the opportunity for designating council owned land to incentivise investment.	Advocate	Medium term
1.3.4 Seek to facilitate applications for manufactured home estates where appropriately located.	Regulate	Ongoing
1.3.5 Support alternative typologies such as modular, manufactured and transportable dwellings by flexibly applying the DCP controls.	Regulate	Ongoing
Direction 1.4: Advocate for the expansion of social, affordable, crisis and transitional housing pathways		
1.4.1 Seek to provide financial incentives for social and affordable housing development by waiving development application fees and infrastructure charges (see Moreton Bay Council Case Study).	Regulate	Immediate
1.4.2 In partnership with the local LALC, investigate the interest of implementing a program similar to the East Kimberly Transitional Housing Program (see case study) in Coonamble LGA.	Partner (LALC)	Medium term
1.4.3 Seek to liaise with Aboriginal Housing Office to determine opportunities for investment and housing delivery in Coonamble LGA.	Partner (AHO)	Immediate
Direction 1.5: Support Aboriginal and culturally appropriate housing outcomes		
1.5.1 Partner with the Local Aboriginal Land Council to identify priority sites and delivery opportunities within their land portfolio and seek to facilitate a desirable planning framework.	Partner (LALC)	Medium term
1.5.2 Encourage dwelling designs that support extended family living, flexibility and cultural connection.	Advocate	Ongoing



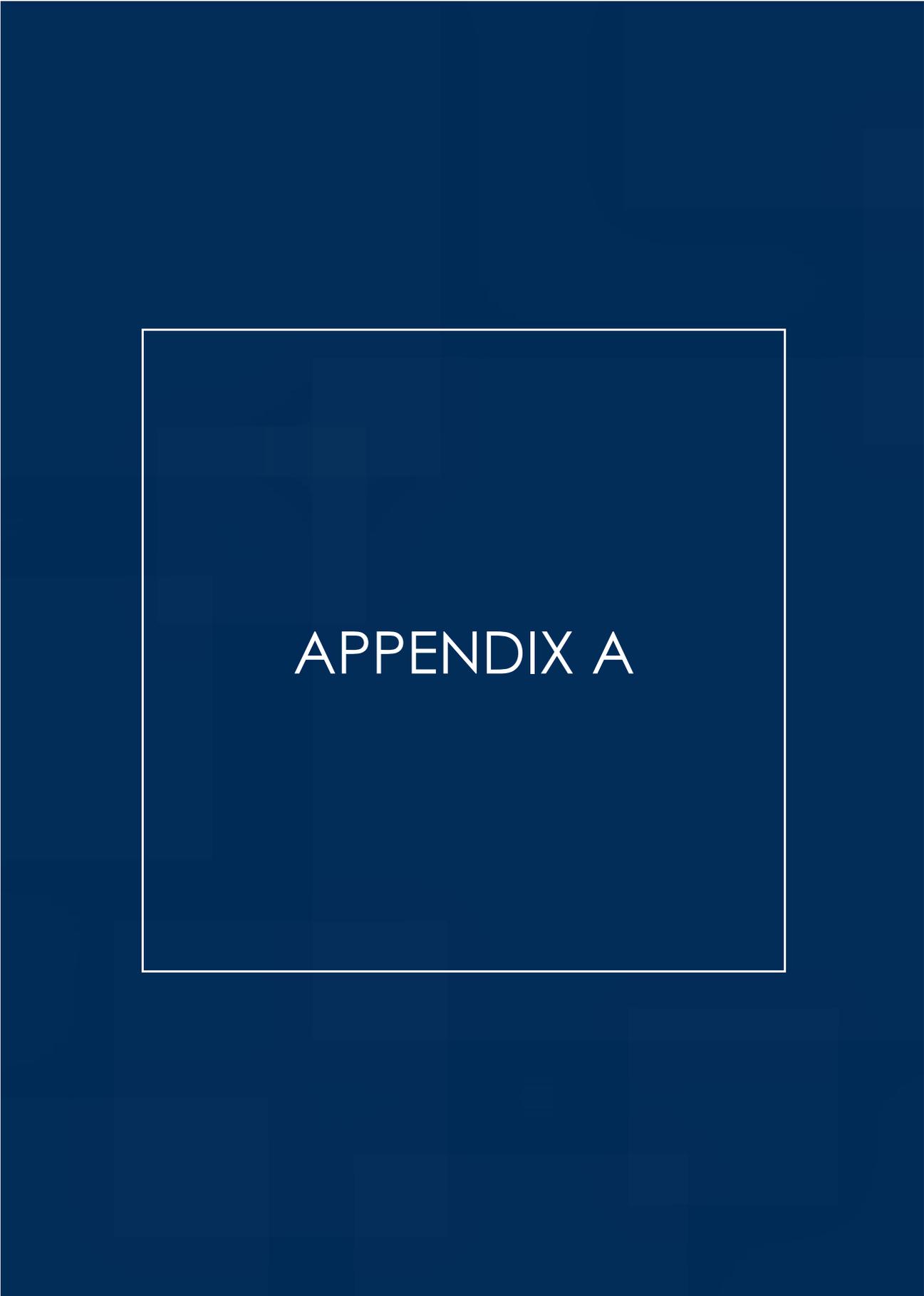
1.5.3 In partnership with the LALC, advocate for funding models that address land title, servicing and maintenance constraints.	Advocate	Short-term
Direction 1.6: Facilitate a planned release of additional rural lifestyle lots to respond to changing housing preferences		
1.6.1 Through an amendment to the Local Environmental Plan, expand the opportunity for rural lifestyle blocks (R5 Large Lot Residential) by:		
<ul style="list-style-type: none"> selectively rezoning land immediately adjoining the existing town and villages (see Figure x). Adopt the minimum lot size of 2ha. Introducing dual occupancy as a permissible land use Introducing a clause that enables land subject to a dual occupancy subdivision application to result in a lot no less than 1ha in size. Provide a condition with the DCP that development on R5 Large Lot Residential should only be approved where it can demonstrate capability of onsite water and sewer servicing or developer funded connection to existing trunk infrastructure. 	Plan	Immediate
1.6.2 Seek grant funding to prepare a Rural Land Study to improve the opportunity for housing in rural areas by:		
<ul style="list-style-type: none"> Calculating an appropriate minimum lot size for the RU1 zone in accordance with the Department of Primary Industry methodology – with the intent to maximise dwelling entitlement potential without jeopardising the economic and agricultural productivity of rural lands. Exploring the opportunity to introduce an RU4 Primary Production Small Lots zone in areas outside of significant agricultural land, with the intent to create opportunity for less intensive farming. Desired minimum lot size would be 40 hectares. 	Plan	Short term
Direction 2.1: Explore non-housing interventions to improve tenancy stability		
2.1.1 Sponsor as appropriate, initiatives by LALC and other housing providers, tenant education programs and forums (renting skills, property care) and provide opportunities to link vulnerable tenants with support services.	Partner (LALC)	Short term
Direction 3.1: Activate village housing potential through place-based solutions		
3.1.1 Promote Gulargambone and Quambone as affordable lifestyle destinations through targeted marketing campaigns.	Advocate	Short term
3.1.2 Support grassroots village renewal and beautification projects through grant funding programs.	Partner (local community organisations)	Ongoing
3.1.3 Develop a prospectus to show land availability, services, and investment opportunities.	Plan	Medium term
Direction 4.1: Align housing delivery with infrastructure capacity to support efficient, feasible and sustainable growth		
4.1.1 Seek funding and technical support to undertake an options appraisal and feasibility assessment for augmentation or replacement of the Coonamble water treatment plant, including staging options aligned with housing growth. Further infill development in Coonamble is constrained due to water infrastructure.	Deliver	Immediate
4.1.2 Seek to refuse applications for R1 General Residential expansion to the eastern and southern extents of Coonamble township, where sewer servicing constraints, water pressure limitations and levee infrastructure increase cost and risk.	Regulate	Ongoing



4.1.3 Apply a precautionary approach to housing proposals in fringe locations, requiring proponents to demonstrate infrastructure feasibility (i.e no cost to council).	Regulate	Ongoing
4.1.4 If development interest increases in Quambone, within the village extent, seek funding to undertake an options appraisal and feasibility assessment of water infrastructure upgrades.	Plan	Ongoing

6.2 Monitoring

It is intended that the Strategy be reviewed in 5 years’ time, with the priorities reassessed in line with available budgets, market conditions, resources and funding opportunities.



APPENDIX A



APPENDIX A : PLANNING AND POLICY CONTEXT

A.2 Planning and Policy context

Housing 2041: NSW housing strategy

Published by the NSW Department of Planning, Housing and Infrastructure (DPHI) in March 2021, Housing 2041: NSW Housing Strategy (NSW Housing Strategy) envisions that by 2041, “NSW will have housing that supports security, comfort, independence, and choice for all people at all stages of their lives.”

The NSW Housing Strategy acknowledges that housing is a key contributor to the socio-economic wellbeing and health of individuals and communities. To meet the diverse needs of the local communities at every stage of life, it is not enough to simply increase the supply of housing. People’s circumstances, lifestyle and culture influence their needs, and where and how they choose to live is about more than just the dwelling itself. In recognition of this, the NSW Housing Strategy provides a range of actions, focused around the following four ‘housing pillars’:

- Supply: housing supply delivered in the right location at the right time
- Diversity: housing is diverse, meeting varied and changing needs of people across their life
- Affordability: housing that is affordable and secure
- Resilience: housing that is enduring and resilient to natural and social change.

State Environmental Planning Policy (Housing) 2021

The NSW Government introduced the State Environmental Planning Policies (Housing) 2021 (the Housing SEPP) in November 2021, which repealed and replaced the following SEPPs:

- Affordable Rental Housing SEPP 2009
- Housing for Seniors and People with a Disability SEPP 2004
- SEPP 70 – Affordable Housing (Revised Schemes)
- SEPP 21 – Caravan Parks
- SEPP 36 – Manufactured Home Estates.

The Housing SEPP contains planning provisions, including bonus incentives, to encourage the delivery of diverse and affordable housing in the right locations, to meet the diverse needs of communities at every stage of life.

Local Housing Strategy Guideline

The former Department of Planning, Industry and Environment (DPIE) developed the Local Housing Strategy Guideline (Guideline) to provide a framework for the constituent development of local housing strategies across NSW. It provides methodology and source guidance around demographic factors, local housing supply and demand, and land-use opportunities and constraints. It provides a template for housing strategies. This housing strategy has been prepared in accordance with the Guideline.

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

The State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (Codes SEPP) aims to streamline development that is considered to have minimal environmental impacts. Works can either be



carried through exempt or complying development to enable a faster approval and construction process. Of particular relevance to this study is:

- Part 3 Housing Code, which sets development standards and permissibility for dwelling houses and attached development
- Part 3A Rural Housing Code, which applies to dwellings on land zoned for rural purposes or R5 Large Lot Residential
- Part 3B Low Rise Housing Diversity Code, which sets development standards and permissibility for certain medium density housing types including manor homes and dual occupancy

A.3 Regional context

Central West and Orana Regional Plan 2041

The Central West and Orana Regional Plan 2041 is a 20-year blueprint for the future of the Central West and Orana region. The Plan outlines a vision to grow and diversify the economy over the next 20 years by supporting jobs growth and strengthening the region’s cities, towns and villages. The Plan covers five main themes, including:

- Region shaping investment
- A sustainable and resilient place
- People, centres, housing and communities
- Prosperity, productivity and innovation
- Local government priorities.

Table 21 outlines the objectives and strategies of the Regional Plan that are particularly relevant to the development of Council’s UHS. It is the role of the UHS to align with or deliver the strategies.

Table 21: Relevant Regional Plan objectives and strategies

Objectives	Strategies
Objective 13: Provide well located housing options to meet demand	<ul style="list-style-type: none"> ● Strategy 13.1: To ensure an adequate and timely supply of housing, in the right locations, strategic and local planning should: <ul style="list-style-type: none"> – respond to environmental, employment and investment considerations, and population dynamics when identifying new housing opportunities – consider how proposed release areas could interact with longer term residential precincts – provide new housing capacity where it can use existing infrastructure capacity or support the timely delivery of new infrastructure. – Identify a pipeline of housing supply that meets community needs and provides appropriate opportunities for growth. ● Strategy 13.3: Use strategic planning and local plans to facilitate a diversity of housing in urban areas by: <ul style="list-style-type: none"> – creating flexible and feasible planning controls, including a greater mix of housing in new release areas – aligning infrastructure and service provision to housing supply needs – exploring public space improvements to encourage higher densities near town centres and transit orientated development along key passenger transport routes. – reviewing policies and processes to improve certainty and streamline development processes.
Objective 14: Plan for diverse, affordable, resilient and inclusive housing	<ul style="list-style-type: none"> ● Strategy 14.1: To improve housing diversity, strategic and local planning should: <ul style="list-style-type: none"> – allow a diversity of housing, including affordable housing, student housing, shop top housing, more dense housing types and housing choices for seniors close to existing services, and on land free from hazards – improve certainty of development outcomes and streamline development processes. ● Strategy 14.2: Plan for a range of sustainable housing choices in strategic planning and local plans including:



Objectives	Strategies
	<ul style="list-style-type: none"> – a diversity of housing types and lot sizes, through appropriate development standards, including minimum lot sizes, minimum frontage and floor space ratio – housing that is more appropriate for seniors, including low-care accommodation – considering development incentives or reduced contributions to boost construction of secondary dwellings – innovative solutions for older people, multigeneration families, group housing, people with special needs or people from different cultural backgrounds – sustainable housing solutions that can reduce costs and environmental impacts of household operations. ● Strategy 14.4: Use strategic planning and local plans to consider responses to homelessness, including the role of caravan parks, manufactured home estates, tiny homes, and manufactured homes on land in existing centres, new development areas and on publicly owned land. ● Strategy 14.5: Prepare UHSs and LEPs in consultation with Aboriginal communities, in addition to the AHO, the NSW Department of Communities and Justice and the Land and Housing Corporation.
<p>Objective 15: Manage rural residential development</p>	<ul style="list-style-type: none"> ● Strategy 15.1: When planning for new rural residential development consider: <ul style="list-style-type: none"> – proximity to existing urban settlements to maximise the efficient use of existing infrastructure and services – avoiding primary production zoned agricultural land and mineral resources and consider land use conflict when in proximity to such land – avoiding areas of high environmental, cultural or heritage significance, or areas affected by natural hazards – provision of a sustainable water supply through reticulated water supply, roof catchment and/or accessing water from a river, lake or aquifer in accordance with the Water Management Act 2000 – impacts on the groundwater system – future growth opportunities of the closest local centre, nearby urban land uses and any across LGA-boundary land use compatibility issues – context in terms of supply and demand across the subregion – cost effective service supply. ● Strategy 15.2: Enable new rural residential development only where it has been identified in a local strategy prepared by the relevant council and endorsed by the department. Avoid unplanned or unsupported rezoning of rural land.
<p>Objective 16: Provide accommodation options for seasonal, temporary and key workers</p>	<ul style="list-style-type: none"> ● Strategy 16.1: Strategic and statutory planning should consider: <ul style="list-style-type: none"> – the provision of housing for workers by employers, including state agencies, by providing flexible controls – the capacity of existing and planned infrastructure to service accommodation for workers – provision for workers’ accommodation sites such as caravan parks, manufactured home estates, tiny homes and manufactured homes on land in or adjoining existing centres, new development areas and publicly owned land.

Regional Housing Taskforce – Recommendations Report

The Regional Housing Taskforce was established in June 2021 in response to significant housing supply and affordability pressures across Regional NSW. It was instructed to identify technical barriers in the planning system that are preventing the delivery of housing supply, including affordable housing, and to formulate recommendations to improve housing outcomes in Regional NSW. It reported back in October 2021, with 5 key recommendations and 15 supporting targeted interventions. The key recommendations were:

- Support measures that bring forward a supply of “development ready” land. This includes expanding the Urban Development Program (UDP) to more areas to establish a clearer housing pipeline and supporting the delivery of critical infrastructure through reforms to developer contributions and infrastructure sequencing
- Increase the availability of affordable and diverse housing across regional NSW. This includes social, affordable and key worker housing through strategic use of government-owned land and coordinated partnerships with Land and Housing Corporation (LAHC), Landcom, councils and the community housing sector



- Provide more certainty about where, when and what types of homes will be built. Through supporting regional strategic planning initiatives and deploying the Planning Delivery Unit (PDU) to support regional councils and industry to resolve planning barriers to housing supply
- Investigate planning levers to facilitate the delivery of housing that meets short term needs, including standard planning pathways for temporary worker accommodation and investigating planning pathways for innovative housing options
- Improve monitoring of housing and policy outcomes and demand indicators, through improved benchmarking and monitoring.

A.4 Local context

Coonamble Shire Council Local Strategic Planning Statement

The Coonamble Shire Local Strategic Planning Statement (LSPS) identifies Council’s 20-year vision for land use planning in the Coonamble LGA. It identifies the overarching strategic direction (having regard to economic, social and environmental matters), and how change will be managed into the future and includes actions required to achieve the land use vision.

Key priorities and actions relating to housing in the LSPS are summarised in Table 22.

Table 22: Coonamble Local Strategic Planning Statement relevant priorities

Community and place	Planning Priority 1: Promote and enhance the identity and unique character of Coonamble and the villages of Gulargambone and Quambone
	Action 1.3: Develop master plans for Quambone and Gulargambone.
	Action 1.6: Engage with surrounding LGAs in discussions on reviewing the Western Subregional Land Use Strategy
	Action 1.7: Identify suitable locations for future rural residential housing development.
Community and place	Priority 2 - Encourage a connected, active and healthy community
	Action 2.9: Investigate a business case to operate or expand an integrated holistic age care service in Coonamble to improve aging in place options
	Priority 3 - Provide contemporary services and local infrastructure for the community to thrive
Community and place	Action 3.12: Identify opportunities for delivery of complimentary investments and infrastructure to leverage off the Inland Rail Project development
	Priority 8 - Promote business and development opportunities
Economy	Action 8.7: Undertake a housing strategy to locate new rural residential areas close to existing urban settlements to maximise the efficient use of existing physical, social and community infrastructure and services, avoiding the unnecessary fragmentation of productive agricultural land.
	Action 8.8: Undertake investigations into Aboriginal and Council land ownership and the potential land use opportunities

Moving Forward Together - Community strategic plan

The Moving Forward Together Community Strategic Plan outlines a shared vision for the future development of the Coonamble LGA, identifying community values, strengths, challenges and opportunities. It provides a long-term framework to guide Council’s decisions and align strategic goals with operational actions across five key themes: Our Community, Our Economy, Our Assets, Our Country and Our Leadership.

Under the theme “Our Assets”, the plan recognises safe, affordable and diverse housing as a key goal for the region’s sustainable growth.

Goal 11: *We have access to safe, affordable, and diverse housing options.*

Supporting Strategies:

- Strategy 19: Ensure land is appropriately zoned, sized, and located to support a variety of housing types.



- Strategy 20: Actively communicate development opportunities to the community.

Other local plans and strategies

Council has also developed a range of other strategic planning strategies, including:

- Delivery Program - Outlines the principal activities that Council will undertake over the next 4-years to address the vision and objectives of the Community Strategic Plan
- Operational Plan - Provides detailed actions and targets to measure the implementation of the Delivery Program.
- Resourcing strategy - Identifies how Council will achieve the objectives of the Community Strategic Plan and consists of the following:
 - Long Term Financial Plan (10-year plan) projecting Council’s financial position for at least 10 years and includes improvement strategies proposed by Council to improve sustainability.
 - The Statement of Revenue Policy, which provides information on Council’s rating structure, fees and charges, including a comparison of proposed modifications to the rate base.
 - The Workforce Management Plan, outlining Council’s strategies and actions for developing and maintaining a workforce to underpin the delivery of four-year objectives outlined in the Delivery Program.
 - Asset Management Plans (10-year plans) including: Transport, Water and Sewerage.
 - The Strategic Asset Management Plan 2022-2032.

A.5 Statutory context

The UHS aligns with the following items:

- Commonwealth and state legislation covering environmental protection, environmental planning and assessment, development and heritage
- Environmental planning instruments, including:
 - State Environmental Planning Policies (SEPPs) that apply across NSW, including the Coonamble LGA, covering a range of matters including housing, building design and development controls
 - Coonamble Local Environmental Plan (LEP).
- Development Control Plans (DCPs) including DCP1 Coonamble Township and Surrounds and DCP 2 Rural Small Holdings.

These are summarised below, as relevant to the UHS.

Legislation

Relevant legislation to the UHS is summarised in Table 23.

Table 23: Relevant legislation

Legislation	Relevance to UHS
Environmental Planning and Assessment Act 1979 (EP&A Act)	The EP&A Act institutes environmental planning and assessment in NSW, providing the framework within which the UHS functions.
Heritage Act 1977	The Heritage Act places requirements on development to protect heritage in NSW. Although heritage items are also identified at the local level, the Heritage Act uses a State Heritage Register; items included on the register can generally not be demolished.
Biodiversity Conservation Act 2016 (BC Act)	The BC Act outlines biodiversity considerations for development in NSW, including high biodiversity values, native vegetation and endangered species.



Legislation	Relevance to UHS
Biodiversity Conservation Regulation 2017 (BC Regulation)	The BC Regulation, alongside the BC Act, requires certain development in NSW to avoid, minimise or offset environmental impacts, and generally not to have serious and irreversible impacts on biodiversity values.
Environmental Protection and Biodiversity Conservation Act 1999 (EPBC Act)	The EPBC Act is a Commonwealth Act that outlines biodiversity-related rules and requirements at the federal level, facilitating lists of threatened species. As it covers similar matters to the BC Act and Regulation, the Australian and NSW Governments are in bilateral agreement to streamline relevant development assessment.

Environmental planning instruments

Table 24 summarises environmental planning instruments (EPs) governing land use within the Coonamble LGA.

Table 24: Environmental planning instruments

Instrument	Relevance to UHS
State Environmental Planning Policy (Housing) 2021 (Housing SEPP)	<p>The Housing SEPP repealed and replaced the following SEPPs in November 2021:</p> <ul style="list-style-type: none"> Affordable Rental Housing SEPP 2009 Housing for Seniors and People with a Disability SEPP 2004 SEPP 70 – Affordable Housing (Revised Schemes) SEPP 21 – Caravan Parks SEPP 36 – Manufactured Home Estates. <p>The Housing SEPP contains planning provisions, including bonus incentives, to encourage the delivery of diverse and affordable housing.</p>
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (Codes SEPP)	<p>Under the Codes SEPP, works can be carried through either exempt or complying development to enable a faster approval and construction process. Of particular relevance to the UHS is:</p> <ul style="list-style-type: none"> Part 3 Housing Code, which sets development standards and permissibility for dwelling houses and attached development Part 3A Rural Housing Code, which applies to dwellings on land zoned for rural purposes or R5 Large Lot Residential Part 3B Low Rise Housing Diversity Code, which sets development standards and permissibility for certain medium density housing types including manor homes and dual occupancy Part 3C Greenfield Housing Code, which sets development standards and permissibility for complying development in the Greenfield Housing Code Area.
Coonamble Local Environmental Plan 2011 (Coonamble LEP)	The Coonamble LEP establishes planning controls for in Coonamble LGA, including minimum lot sizes and land use zones (including R1, R2, R5, RU5, E1 and E2 residential or mixed-use zones).

Development Control Plans

Development standards are established in the LGA by various Development Control Plans (DCPs). These documents provide information on what is permissible development and the expected standard of development in an area. The DCPs are relatively outdated and in need of refinement. They include:

- DCP1 Annexure - Development Requirements for Industrial Land Use
- DCP1 Coonamble Township and Surrounds
- DCP2 Rural Small Holdings
- DCP3 Small Cattle Feedlots



A.6 References:

AHRI 'Overcoming the challenges of supplying regional housing' overview / policy evidence summary – based on AHURI Final Report

No.424: Disruption in regional housing: Policy responses for more resilient markets July 2024

<https://www.abc.net.au/news/2022-03-16/mallee-council-to-build-and-sell-affordable-home/100912020>

<https://www.yoursaywarrnambool.com.au/key-worker-and-affordable-housing-project>

<https://www.warrnambool.vic.gov.au/sites/warrnambool.vic.gov.au/files/documents/council/about/advocacy/2025/4016%20affordable%20housing%20advocacy.pdf>

https://doc.shoalhaven.nsw.gov.au/LinkGeneratorAPI/record/9512007/preview_latest_final_version_pdf

<file:///C:/Users/jrudolph/Downloads/DOC18-524852-Final-Endorsed-Case-Study-Aged-Care-Gilgandra.PDF.pdf>

<https://alga.com.au/wp-content/uploads/2025/11/Guide-for-Local-Councils-Delivering-Affordable-Housing-FINAL.pdf>



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Coonamble Waste Facility
Management and Operations Review
October 2025

Objectives

1. Review current plans of management.
2. Review current site operations.
3. Review operating costs and waste budgets.
4. Any future plans to align with NSW Waste and Sustainable Materials Strategy 2041.

Legislation

- **EPA Environmental Waste Guidelines**
- **Solid Waste Landfills (2nd edition 2016)**
- **Protection of the Environmental Operations Act 1997 and Regulations**

Council's Documents

1. Coonamble Waste Facility Operations Review – Prepared by Robert Bailey Consulting, dated October 2018.
2. Coonamble Waste Facility Operations Review – Prepared by Robert Bailey Consulting, dated November 2021.
3. Coonamble Waste Facility Long Term Plan of Management – Prepared by Robert Bailey Consulting, dated February 2022.
4. Review of Operations for the Coonamble Waste Management Facility (Draft) - Prepared by JS Regulatory Services, dated December 2022.
5. Asbestos Site Assessment – Prepared by EnviroScience Solutions, dated May 2022.

EPA Prevention Notice

The current prevention notice served on Council by the EPA has a number of items for Council to rectify. To Janelle's credit, the majority of items have been addressed with some profile earth works and batters to complete in accordance with the staging and filling plan. The asbestos cell is currently being developed.

Current Plans of Management

The proposed Long-Term Plan of Management (LTPoM) dated February 2022 was adopted by Council in October 2022.

The primary aims:

- To put measures in place that will maximise the residual life of the landfill.
- Adopt filling plans that will progressively remediate and restore degraded and disturbed areas of the landfill site.
- To identify improvements to existing practices that will translate into cost efficiencies and deliver better performance.
- To develop plans for the coordinated development of the facility over the longer term.
- To engage practices that will ensure responsible environmental performance is achieved.
- To comply with the requirements of the EPA Guidelines: Solid Waste Landfills (2nd edition 2016) together with other relevant legislation, regulations and codes where applicable.
- To address risk

The above aims are still relevant, and the plan requires some minor amendments and adjustments to align with current legislation. In regard to the prevention notice issued by the EPA, it is critical that Council implement and follow the LTPoM as adopted.

Review Site Operations

The last review of Council's operations was conducted by Robert Bailey Consulting in October 2018 and November 2021. At this time Council engaged a private contractor to operate the site and provide the kerbside collection. In December 2023 Council took control of the site. The kerbside collection with the private contractor finished in June 2024. Council gained control of the kerbside collection from July 2024. Currently site operations and kerbside collection are managed in house with Council employees.

Following a site inspection on 21/07/2025, the majority of the report and recommendations remain current and require attention.

Leachate Management

In line with the solid waste guidelines the generation of leachate is to be managed on site. The current landfill cell has a leachate issue as there is no process or provisions in place to remove the leachate from the active cell. It is proposed to construct a temporary bunded leachate dam adjacent to the current cell and use a sludge pump and lay flat hose to pump the leachate into the temporary dam to allow the leachate to evaporate. Another option is to pump the leachate into a tanker and dispose into Council's reticulated sewer system.

On the northwest corner of the site there is an existing dam. It's currently too far to pump from the active landfill cell. It is proposed to utilise this dam for future cells and leachate

management requirements as needed. As the staging and filling plan commences above ground, further planning will be required to manage leachate from each active cell.

Recommendation:

- Construct temporary bunded area to dispose of current leachate from active cell.
- Develop future plans to manage leachate.

Landfill Cell

The current cell is nearing its end-of-life capacity, and a new cell will be required to manage Council’s waste into the future. In the process of excavating a new asbestos pit, it was discovered that there is virgin ground in a section of the old landfill site. The proposed area is approximately 165m long x 60m wide. At a proposed depth of 8m, would yield approximately 80,000m³ of void space and capping material. Ground truthing has been carried out to confirm that it is virgin ground. See table 1 below:

Ground truthing

Test excavation	Coordinate	Coordinate	Depth	Result
A	30.96821°S	148.32327°E	4m	Clean soil
B	30.96815°S	148.32394°E	8m	Clean soil
C	30.96834°S	148.32401°E	8m	Clean soil
D	30.96876°S	148.32322°E	3m	Clean soil
E	30.96861°S	148.32361°E	2.5m	Clean soil
F	30.96869°S	148.32417°E	2.5m	Clean soil
G	30.96865°S	148.32449°E	2.5m	Clean soil
H	30.96816°S	148.32447°E	2.5m	Clean soil
I	30.96822°S	148.32479°E	2.5m	Clean soil

Table 1

It would be prudent for Council to excavate the proposed landfill cells in stages with each stage having a void space of around 20,000m³. The current active landfill cell was 9,690m³ and commenced filling in early 2024 (Less than 2 years). The projected life expectancy of the proposed new cell would be approximately four years based on current compaction rates for general waste. The additional benefit to Council is the excavated soil can then be utilised as top cover and capping material for the proposed staging and filling plan as nominated in the LTPoM. This would be a cost saving to Council as it negates the need to import fill at a substantial cost.

The above ground earth bunding on the northern side of the current active cell has a 2:1 batter and is too steep. The clay on site is known as dispersive clay and prone to erosion. It is recommended that an excavator is used to provide a batter of 3:1 to provide a safe batter which shredded mulch can be applied and seeded with grass to prevent further erosion.

Note: The current volume of waste going into landfill appears high for the population of the Coonamble Shire. It may be worth exploring residents of the Shire providing proof as they come through the gate to eliminate any external residents or contractors coming from another area.

It is critical that Council commences planning for a new land cell immediately.

Recommendation:

- Commence planning for stage one of a new landfill cell.
- Provide a batter of 3:1 to the northern bund wall. (nearing completion)

Self-Haul Skip Bin Drop Off

The current process for residents with self-haul waste is to stop at the weigh bridge and have the load inspected by staff. A fee may be required depending on the waste stream, residents are then directed to the appropriate tipping area for disposal.

There are two half skip bins for residents to dispose general waste adjacent to the concrete covered area. Once full, staff remove bins with a hook truck and dispose at the active tipping face. This process removes the general public from the active tipping area and any associated risk.

The current compaction of non-putrescible waste is carried out by staff with a Caterpillar Compactor. This is the appropriate item of plant for this task. It is recommended that any plant operators are appropriately trained in plant maintenance and operations.

Recommendation:

- Source appropriate training for each item of plant onsite with operations and maintenance.
- Ensure all items of plant onsite are listed in the plant replacement program.
- Ensure pre starts and maintenance are conducted on a regular basis.

Green Waste Management

Past practices have left the site with a number of areas where green waste was intermediately placed and mismanaged. It is proposed to hire a large dozer to compact an existing stockpile of logs in situ, which will provide additional void space in line with the staging and filling plan.

The current drop off area for green waste is not in line of site from the main gate and allows contamination to go undetected. The area adjacent to the skip bin drop off would be the preferred location with visual line of sight. This preferred location would require some cover material to raise the platform profile to provide ease of entry/egress. Existing stockpiles of clean fill will be utilised to raise the proposed green waste pad with a 1% grade. This can be achieved with contractors and staff with onsite plant.

Recommendation:

- Construct a new green waste pad with visual line of site from the main gate office. (Now complete)
- Green waste to be pushed up on a regular basis.
- Daily contamination picks to be carried out by staff.
- Continue with the regional shredding contract through NetWaste.
- Shredded mulch is to be retained on site for erosion control reuse.

Scrap Steel Pile

The current platform for self-haul drop off is functioning well and requires some minor adjustments to increase the area by removing the mattresses to a separate location.

Recommendation:

- Move mattresses to a separate location.

Mattresses/Tyres

Currently mattresses and tyres are stockpiled on site (fire hazard). It is imperative that mattresses are removed from landfill as they are unable to be compacted and get tangled in plant and equipment.

Council's FY25/26 fees and charges for mattresses are as follows:

- Mattress – Single/cot – each \$25.00
- Mattress – King single – each \$25.00
- Mattress – Double – each \$30.00
- Mattress – King – each \$45.00

Council's FY25/26 fees and charges for tyres are as follows:

- Car & Motor Tyre – per item \$20.00
- 4WD Tyre – per item \$35.00
- Light Truck Tyre – per item \$45.00
- Truck Tyre – per item \$80.00
- Tractor Tyre – per item \$235.00

As Council is a member of the regional NetWaste group, there are opportunities being missed with regional contracts. JLW collects tyres and mattresses as part of the regional contract through NetWaste.

JLW is a Cootamundra based business that specialises in the transport and management of hard to dispose of products including tyres and mattresses.

For mattresses, JLW have two cages for collection and transport:

- 6m long cage \$2,515.25
- 8m long cage \$3,355.00

Once filled onsite JLW will arrange pick up and transport back to Cootamundra for processing.

For tyres JLW have a rate of \$600 plus GST per tonne. A cage is also provided for collection and transport.

It is important that Council's fees and charges reflect the disposal cost of these problem wastes.

Recommendation:

- Engage with JLW to organise two cages – one for mattresses and one for tyres.

- Council's fees and charges be reviewed to reflect disposal cost.
- Staff onsite are to load and stack mattresses and tyres into cages on a daily/weekly basis.

Community Recycling Centre (CRC)

A Community Recycling Centre (CRC) is a critical service provided to the community to remove common household problem wastes that can't be collected via Council kerbside. The EPA undertakes the servicing of the CRC and provides stillages for the storage of the household problem waste to be collected and transported off site for recycling.

Household problem waste include:

- paints
- lead acid batteries
- gas cylinders
- fluorescent tubes
- fire extinguishers
- solvents, oils, etc

The CRC was commissioned on the 20-21 August 2025 by the EPA.

The current shed is small and enclosed which presents a number of operational issues with traffic flow and the potential buildup of toxic vapour. This presents a risk to Council staff and the general public. It is proposed to monitor daily operations at the front of the existing shed to allow drop off of problem waste in safe and user-friendly manner.

Recommendation:

- As budgets allow, expand on the existing roof structure.
- Provide a concrete slab as a hard stand area as budget allows.

Fire Safety Management Plan

The Coonamble Waste Management Facility is located in a rural area and is not serviced by a reticulated water supply. Currently there is no fire management plan in place for the site. It is essential to implement a fire management plan for the site. First priority is to install water storage tanks with Storz fittings, dedicated for firefighting. In February 2020, Fire and Rescue NSW developed Fire Safety Guidelines for fire safety in waste facilities. This document should be used to assist Council to develop a fire safety management plan for the site.

Also, a greater emphasis should be placed on lithium batteries with potential for thermal run away. A fire in the kerbside collection vehicle or landfill could occur at any time. A process needs to be developed to assist staff when these incidents occur. In addition, an education program for the community needs to be developed and communicated to provide an understanding of the risks.

Recommendation:

- Install dedicated water storage tanks with Storz fittings for firefighting purposes.
- Develop a fire safety management plan.
- Develop a community education program for lithium batteries.

Asbestos Management

As can be identified from the EPA prevention notice, asbestos disposal has not been managed well onsite. The EPA has not signed off on the facility to accept bonded asbestos. The pit that was excavated for asbestos disposal is dangerous and not suitable for staff or public access. This area has been identified as virgin ground and is now flagged as a potential new landfill cell. An alternate location has been identified for the asbestos pit and staff are in the process of developing it to accept bonded asbestos. Most Councils put bonded asbestos into the main landfill cell by placing the asbestos at the toe of the advancing waste and covering with soil.

The EPA has said no to this method as Council has not demonstrated that it can manage asbestos waste in an appropriate manner. This is something Council should be working towards in the future.

Recommendation:

- Develop a new asbestos area.(now complete)
- Develop an asbestos procedure to allow staff at the gate to be pre notified before asbestos is brought to the site, giving staff the ability to determine quantities and best method for safe disposal once onsite.
- Work towards compliance with the EPA to allow asbestos to be placed in the main land fill cell.

Deceased Animals

At present deceased animals are placed in a dedicated trench. This creates a number of issues on site including odour and a need to excavate new trenches. In line with the LTPoM it is acceptable that the deceased animals are placed at the toe of the advancing face of the general waste and covered with soil. This removes any odour issues and the need to excavate isolated trenches going forward.

Recommendation:

- Place deceased animals at the toe of the advancing waste and cover with soil.
- Develop a procedure with staff where animals can be placed in the loader bucket and delivered to the landfill cell safely without any manual handling involved.

Litter

Due to lack of any litter fencing on site, litter is prevalent throughout the site, mainly around the active landfill cell. Ideally daily litter picks are required based on resources. Temporary movable litter fences should be purchased and placed around the active landfill cell.

Recommendation:

- Develop or purchase movable temporary litter fences for the waste facility.

Concrete Pile

A portion of the concrete pile has been crushed and is currently being used as a base layer for internal roads which is an excellent reuse of this product. The remaining pile is substantial and would be financially unviable to crush the entire stockpile.

The remaining pile should be incorporated into the LTPoM staging and filling plan and left in situ. Should grants become available then Council would be in a position apply for funding to further crush additional concrete.

Recommendation:

- Leave remaining concrete in situ unless grant funding becomes available to process further.
- Deposited loads to be pushed up by staff on a regular basis.
- Daily contamination picks to be carried out by staff.

Traffic Management

With a portion of the crushed concrete onsite, staff have commenced spreading the product on internal roads to create all weather access around the site. The current internal road network is satisfying traffic flows onsite.

Recommendation:

- As time permits continue with spreading the crushed concrete.
- Monitor and review current traffic flows on site and provide appropriate signage to assist the general public to navigate the site.

Amenities

The current amenities on site are completely inadequate. There is one toilet in the office adjacent to the weigh bridge which is cramped and not easily accessible. There is also an external porta loo adjacent to the office which requires regular servicing.

A separate toilet amenities block, complete with a shower is required to meet the needs of staff onsite.

There is no lunch crib room for staff to eat meals in a clean and safe environment.

Recommendation:

- Explore options for a portable lunch crib room suitable for the number of staff onsite.
- Explore options for a portable amenities block suitable to the meet the needs of staff onsite.

IT and Comms

Staff have identified IT and comms issues onsite making daily operations difficult with sending and receiving emails and the Wi-Fi dropping out in the separate office. My understanding there is a satellite connection on site providing internet connection.

Recommendation:

- Council's network and system administrator to review and identify issues onsite with Janelle.
- Implement any upgrades identified.

Power

Currently there is single phase power to the site. With Council considering recycling options going forward, it is important to note that three phase power may be required to operate plant and equipment i.e. Presses.

A separate issues of low transmission lines above one earth bund near the boundary has been identified as major safety hazard. Discussions with Essential Energy are progressing with a view to Essential Energy installing a new pole on the boundary to alleviate the risk. This will take some time as a design will need to be prepared and approved. Staff onsite have been notified of the Hazard.

Recommendation:

- Council to determine power requirements at the completion of the waste review.
- Essential Energy to prepare a design and install pole to remove hazard.

Site history

It is important to survey the site and accurately record past and future landfill cells as the site is developed. This allows staff to plan future cells in line with the staging and filling plans going forward and reduce the risk onsite for any unforeseen excavations.

Recommendation:

- Engage a registered surveyor to survey the site based on historical knowledge and prepare a new landfill design ready for RFQ.
- Plan to be updated annually.

Hazardous Waste

The Coonamble Waste Facility is a domestic unlicensed waste facility that only accepts solid waste under the legislation. No liquid or hazardous waste is to be accepted, with the exception being bonded asbestos, in line with Safe Work requirements.

With any house fires in the community the contractor is to provide certification (clearance certificate) from a hygienist that the dwelling and loads don't contain any friable asbestos. Staff will have to be vigilant at the gate and refuse entry to contractors who don't comply.

Recommendation:

- Staff to be given appropriate training to request documentation from contractors demonstrating a clearance certificate for the loads as they enter the site.
- Local contractors to be notified of Council requirements.
- Staff to request location of waste origin.

Quambone Waste Facility

The Quambone Waste Facility is for local residents and only accepts domestic waste. Commercial, industrial, hazardous waste and tyres are not accepted at this facility. Currently there is an active landfill cell at the site. The main issue is there is no plant and

equipment onsite for compaction and covering of waste. Plant and equipment have to be floated out from Coonamble at considerable cost to Council.

NetWaste contractors have notified Council that they are not prepared to pick up or process smaller quantities of green waste and scrap steel from these smaller sites. This becomes an issue for Council as the green waste and scrap steel have to be brought back to the Coonamble Waste Facility for processing.

At present the Quambone Waste Facility operates three days per week:

Opening Hours

Tuesday: 2pm to 5pm

Friday: 2pm to 5pm

Saturday: 8am to noon

A blue bin is also onsite which is emptied as required, normally fortnightly. Based on the small number of residents at Quambone it is not financially sustainable long term to operate a small landfill site or transfer station. The residents currently receive a weekly kerbside collection for domestic waste.

Based on present and future operational costs, options should be explored to close the site and introduce a quarterly bulky waste service collection for the village of Quambone. The other factor to consider is Quambone location is on the edge of the Shire and only services a small percentage of the Shire.

Recommendation:

- Explore options to close the site in its entirety.
- Explore options for the introduction of a quarterly bulky goods collection.
- Close the current active landfill cell.

Gulargambone Waste Transfer Station

The Gulargambone Waste Transfer Station services the village of Gulargambone and surrounding area. The facility accepts domestic waste only. Commercial, industrial and hazardous waste are not accepted at the facility.

This facility does accept car tyres, mattresses, scrap steel, white goods, green waste and household waste. There is no active landfill cell at this site.

The opening hours for the site are:

Tuesday: 2pm to 5pm

Thursday: 2pm to 5pm

Saturday: 2pm to 5pm

As identified at the Quambone Waste Facility, NetWaste contractors are not prepared to pick up scrap steel or process green waste at the site, which requires transport back to the Coonamble facility for processing. The acceptance of these problem wastes creates a financial burden for the Council and the community.

Based on present and future operational costs, options should be explored to close the site and introduce a quarterly bulky waste service collection for the village of Gulargambone. The location of the Gulargambone site is also on the edge of the shire and

services a small percentage of the Shire. In effect the whole of the Shires residents subsidises these two facilities based on geographical location.

Recommendation:

- Explore options to close the site in its entirety.
- Explore options for the introduction of a quarterly bulky goods collection.

Recycling

Currently Coonamble Shire doesn't offer the community a kerbside recycling service apart from the container deposit scheme where containers are taken to the waste facility to be manually sorted. Council receives 4 cents per transaction.

With the introduction of the Return and Earn Scheme most Councils that currently have a kerbside recycling collection have noticed a decline of 15% to 18% of recycling product going into the yellow lidded bin. Thus, reducing the amount of recycling product for processing and transport.

It should be noted that the Challenge Community Service at Narrabri which provides a recycling processing facility with over 40 employees is closing down its kerbside recycling component due to financial pressures and returns. It intends to retain cardboard and Return and Earn side of the business.

A recent Service Report by Impact Environmental has highlighted that out of 10 regional Council's only 3 Council's provide a recycling service to the community.

In order for Council to provide a kerbside collection service to the communities of Coonamble, Quambone and Gulargambone with a yellow lidded bin. Council will need to establish whether the collected comingled recycling is to be processed in house or transported to an established recycling center. Both options require the purchase of and roll out of bins with a kerbside collection.

There are a number of challenges with both options. Establishing a Material Recovery Facility (MRF) at the Coonamble Waste facility would see millions of dollars spent in set up costs for infrastructure. With ongoing operational costs in staffing and maintenance. Once the materials are processed, markets still need to be established to on sell the product. These markets are prone to economic price fluctuations. For the low volumes generated it is not financially viable for Council and the community to establish a Material Recovery Facility.

Another option is to provide a kerbside collection service with the comingled recycling taken directly to an established recycling centre i.e. JR Richards in Dubbo. This includes transport and a processing fee. Based on 2000 assessments an estimate on the cost to Council to implement the service would be an estimate of \$316,900 with an ongoing operational cost of \$216,000 per annum.

Council service:	Estimate:
Purchase of bins	@ \$50 – based on 2000 assessments = \$100,000 Plus freight

Bin roll out	\$5,000
Kerbside collection fortnightly	\$100,000
Driver, Plant/Transport to Dubbo Plant rate \$122.78 per hour Labour per hour \$ 55.98 (including internal oncosts) Total per hour \$178.76	5hrs @\$178.76 =\$893.8 \$893.8 x 26 =\$23,238.80
Transport and processing fee to Sydney	\$295.54 per tonne Estimate 300tpa \$88,662

Other options include small MRF’s located at Gilgandra and Coonabarabran. Both are small facilities with limited capacity to process additional materials.

The third option is business as usual with recycling products going to landfill.

Recommendation:

- Community consultation to gauge the appetite for a kerbside recycling collection with an increase to the DWMC.
- Business as usual
- Explore cardboard and return and earn options.

Food and Organics

As part of the Waste and Sustainable Materials Strategy (WaSM) the NSW Government’s target is to halve the amount of organic waste sent to landfill by 2030. The NSW Government is mandating the separate collection of food and organics from all NSW households by 2030.

For commercial premises including supermarkets and hospitality businesses will be required to have a source separated food organics (FO) waste collection service in place from 1 July 2026.

Food Organics and Garden Organics (FOGO) is a kerbside collection service that allows food to be added to the green lid garden waste bin so it can be recycled into top quality compost.

Materials that go into FO or FOGO bins:

Food only

- Food
- Compostable plastic kitchen caddy liners that comply with Australian Standard AS4736-2006
- Fibre based kitchen caddy liners (e.g. paper or newspaper) used to collect and transfer food waste to the FO bin.

Food and garden organics

- Food
- Garden organics
- Compostable plastic kitchen caddy liners that comply with Australian Standard AS 4736-2006
- Fibre based kitchen caddy liners (e.g. paper or newspaper) used to collect and transfer food waste to the FOGO bin.

What this would mean for Coonamble Council is the introduction of an additional bin for kerbside collection. The EPA has stipulated a weekly service for the collection of food and organics. Based on the low volume of food and organics collected with no infrastructure onsite to process the food and organics. Council would need to transport the materials to an organics processing plant. The closest one being Whylandra organics processing facility located at Dubbo.

Council will be faced with the purchase of the bins and roll out, plus collection and transport cost, as well as a processing fee at the organics facility. The domestic waste management charge will need to be increased to reflect the additional cost.

The EPA does mention Council exemptions on their website being generic and custom exemptions. Further information will be available from the EPA in October 2025. Generally exemptions will be based on the following:

- Geographical and population constraints and the impact on processing availability.
- Availability of infrastructure
- Timing and expiration of waste contracts.
- Infrastructure impairments of certain building types (i.e. multi-unit dwellings or MUDS)

Currently NetWaste is working on exemption criteria on behalf of NetWaste Council's to allow Councils to lodge an exemption for FOGO introduction and requirements.

In addition, out of 10 Regional Councils, table 1 below represents the key FOGO challenges:

Barrier/Challenge	% of Councils Reporting	Notes
Limited or no local processing facility	100%	All Councils cited distance to existing processing facilities (such as Dubbo) as the key barrier.
Insufficient fleet capacity	91%	Most Councils have one truck; adding FOGO would require new vehicles.
Lack of dedicated staff/resources	82%	Waste staff time and skills for education/logistics are scarce or stretched.
Community not ready for FOGO	73%	Low awareness, especially in areas without any recycling.
High contamination risk	64%	Three Councils have kerbside recycling and all face contamination (some as high as 25%). General waste facility compliance – such as

		contamination with drop off organics – varies but is often low.
Small rate base/low population density	100%	Spread of cost across small communities will contribute to cost-of-living pressure.
Lack of accurate waste data	55%	Absence of weighbridges; reliance on visual volumetric estimates.
Rural logistics complexity	73%	Long rural routes and remote settlements add cost and complexity.
Political reluctance	64%	Large rate increase could lead to community backlash.

Table 1 – Impact Environmental: Organics Infrastructure Advisory Service Report, August 2025

Recommendation:

- Council to apply for an exemption for FOGO (both residential and commercial) as the population density wouldn't produce a beneficial or financially viable service to the community.

Waste Budgets and Operating Costs

As Council would be aware the current budgeted operational costs for the 25/26 financial year are estimated at **\$1,397,096**. The projected income is **\$1,551,363** giving an estimated surplus of **\$154,267**, minus any unplanned capital works. It should be noted that the estimated grant income for wages and trainees is \$244,500. As part of the domestic waste management charge, Council should be budgeting for a surplus of a minimum \$50k per annum, to be transferred to reserves.

Council's current Domestic Waste Management Charge is set out in the table below:

DWMC

Coonamble Domestic Waste	\$550
Coonamble Domestic Waste Vacant	\$110
Coonamble Commercial	\$550
Farmland	\$55

Based on all the DWMC for the whole Shire, the total yield is \$1,062,160, any shortfall from operational costs is funded by General Fund. A summary of surrounding Council's Domestic Waste Management charge is shown in the table below:

Council	DWMC (\$)
Bogan	\$532
Bourke	\$331

Brewarrina	\$520
Central Darling	\$721
Cobar	\$325
Coonamble	\$550
Gilgandra	\$493
Walgett	\$610
Warren	\$369
Warrumbungle	\$577

As can be seen from the table above Coonamble's DWMC is at the upper level when compared to surrounding Council's.

Recommendation:

- Prior to the adoption of the 26/27 budget, Council should review fees and charges associated with waste to reflect the true operational costs of all waste management.
- Review staffing structure for operational needs.

Conclusion:

Council would be aware of the EPA Prevention Notice currently in place. Over the last twelve (12) months Council staff have been working towards compliance with the EPA prevention notice and have improved site management and operational practices significantly.

The Long-Term Plan of Management sets out a clear framework going forward, it requires commitment from Council and staff to ensure its success as a management tool. Action plans should be broken up into short, medium and long term whilst identifying priorities as required. Plans to be reviewed annually with any amendments or adjustments.

The management of waste presents Council and the community a number of challenges going forward. There will always be legislative changes from higher tiers of government and meeting community expectations.

COONAMBLE SHIRE COUNCIL

MT MAGOMETON QUARRY

Independent Operational, Financial & Strategic Review

File Number: 2026CCXXX

Author: Greg Hill – General Manager

Authoriser: General Manager

Annexure: Manthey Consulting Engineers – Independent Operations Review (Feb 2026)

EXECUTIVE SUMMARY

Council commissioned Manthey Consulting Engineers to undertake an independent operational, financial and strategic review of Mt Magometon Quarry. The review confirms the quarry has a substantial remaining resource life in excess of 30 years at the current extraction limit.

The assessment concludes that the current Council-operated fixed-plant dominant operating model is not financially sustainable over the medium to long term. Incremental upgrades to the existing plant will not materially improve structural performance.

The review supports a transition toward mobile crushing-based production under a hybrid operating model incorporating contractor-operated mobile crushing and rationalised Council site operations.

BACKGROUND

Mt Magometon Quarry is a strategic infrastructure asset supplying basalt-based products to Council projects and external markets. Council engaged Manthey Consulting Engineers to provide an independent assessment of operational performance, financial sustainability, plant configuration and operating model options.

REPORT

1. Resource & Strategic Position

The quarry contains approximately 3.02 million tonnes of extractable basalt, equating to more than 30 years of remaining life at the current EPA licence limit of 100,000 tonnes per annum. Resource availability is not a constraint on future operations.

2. Operational Performance

The existing fixed crushing plant has a practical capacity of approximately 65 tonnes per hour and is materially below contemporary NSW hard-rock quarry benchmarks. The plant is feed-limited and maintenance intensive, contributing to production volatility.

Observed contractor-operated mobile crushing has demonstrated sustained daily outputs exceeding 1,100–1,500 tonnes per day, confirming throughput constraints can be materially removed under a mobile configuration.

3. Financial Performance

Historical data demonstrates significant variability in production and fully loaded operating costs, ranging from approximately \$12 per tonne to \$27 per tonne across assessed financial years. Higher production volumes do not consistently result in lower unit costs, confirming structural inefficiency.

Continued reliance on the fixed plant exposes Council to medium-term capital replacement risk estimated at approximately \$1.0 million.

4. Plant Configuration Assessment

Full mobile crushing provides the strongest long-term reduction in lifecycle risk, capital exposure and structural inefficiency. A hybrid operating model incorporating contractor-operated mobile crushing provides the most balanced governance outcome.

RELEVANCE TO INTEGRATED PLANNING AND REPORTING FRAMEWORK

The recommended transition aligns with Council's Community Strategic Plan, Delivery Program, Long-Term Financial Plan and Asset Management Strategy by strengthening financial sustainability, reducing lifecycle risk and ensuring continued reliable supply to support infrastructure delivery.

FINANCIAL CONSIDERATIONS

The Independent Review confirms that the existing fixed-plant dominant model embeds high fixed costs and exposes Council to capital replacement risk. Transition to a mobile-based hybrid model is expected to reduce unit costs, improve budget predictability and eliminate medium-term fixed-plant replacement exposure.

GOVERNANCE / POLICY IMPLICATIONS

Council retains ownership, planning and environmental compliance responsibilities. The hybrid model strengthens governance by formalising contractor performance arrangements while reducing direct operational exposure.

LEGAL IMPLICATIONS

Council remains responsible under the Local Government Act 1993, Work Health and Safety legislation, Environmental Protection Licence conditions and planning approvals. Contract arrangements will clearly allocate operational responsibility.

SOCIAL IMPLICATIONS

Improved operational reliability supports local infrastructure delivery and regional development. The hybrid model maintains opportunities for local employment while strengthening long-term sustainability.

ENVIRONMENTAL IMPLICATIONS

The recommended model does not increase environmental risk and may improve environmental performance through modern equipment standards, improved fuel efficiency and structured rehabilitation planning.

ECONOMIC / ASSET MANAGEMENT IMPLICATIONS

Transitioning away from ageing fixed infrastructure aligns with asset rationalisation principles and reduces lifecycle exposure while preserving the long-term quarry resource asset.

RISK IMPLICATIONS

The hybrid mobile-based model materially reduces lifecycle, capital, workforce and production volatility risks. Retention of the fixed plant would continue to expose Council to escalating refurbishment and compliance risk.

CONCLUSION

Mt Magometon Quarry remains a strategically valuable long-life asset. However, the former fixed-plant dominant operating model is structurally inefficient and financially unsustainable. Adoption of a mobile crushing-based hybrid model provides a credible and defensible pathway to improved financial sustainability, operational resilience and strengthened governance.

RECOMMENDATION

That Council:

1. Note the findings of the Independent Operational, Financial & Strategic Review.
2. Transition away from reliance on the existing fixed crushing plant.
3. Adopt mobile crushing as the dominant production strategy.
4. Formalise a hybrid operating model incorporating contractor-operated mobile crushing.
5. Cease discretionary capital investment in the existing fixed crushing plant beyond safe-operation requirements.



Statement of Approval

Water Management Act 2000

Approval details

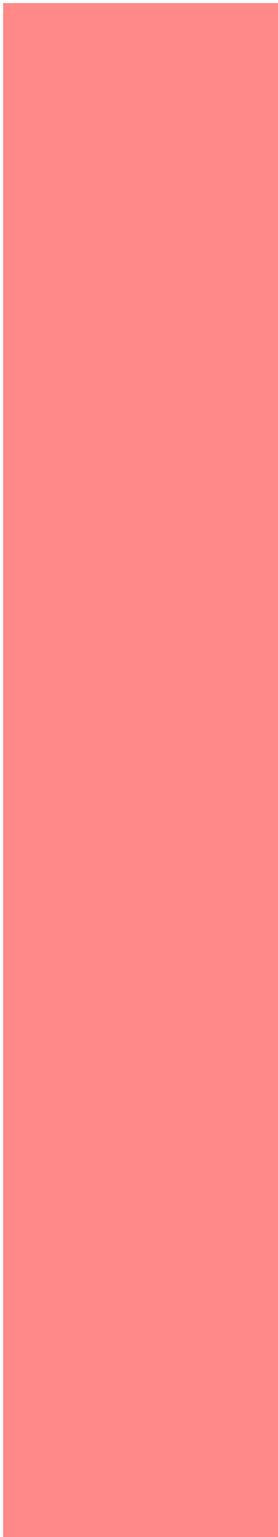
Approval number	50CA514989
Status	CURRENT*
Approval kind	Water Supply Works Water Use
Water sharing plan	NSW GREAT ARTESIAN BASIN GROUNDWATER SOURCES 2020
Date of effect	10/Feb/2026
Expiry date	09/Feb/2046
Approval holder(s)	Schedule 1
Water supply works	Schedule 2
Water use	Schedule 3
Conditions	Schedule 4

Contact for service of documents

Name	COONAMBLE SHIRE COUNCIL
Address	PO BOX 249 COONAMBLE NSW 2829

* **Note:** An approval has effect for such period as is specified in the approval, or if the period is extended under section 105, that extended period. If an application for extension of an approval is lodged before the approval expires, the term of the expiring approval is extended until either the date of the final decision on the application, or a date fixed by the Minister for the approval, whichever is the later date. An approval which has expired can be the subject of an application to extend it but it needs to be accompanied by a statutory declaration of the reasons for the delay in making the application. If the Minister accepts these reasons the term of the approval is taken to have been extended, and the application may be dealt with, as if the application had been made before the approval expired.

It is an offence under the Water Management Act 2000 to breach a term or condition of the approval or to construct and use works to which the approval does not relate. It is also an offence to use works the subject of an approval if the approval has expired, been surrendered or cancelled.



Schedule 1 - Approval holders

The holders of this approval are:

Approval holder(s)	ACN (if applicable)
COONAMBLE SHIRE COUNCIL	

Important notice - change of landholder or contact

Please advise the Office in the event of any of the following, as soon as practicable:

- If there is a change in the ownership or occupation of the land benefited by this approval (see Schedule 2). Under the Water Management Act 2000, an approval is typically held by the owner or lawful occupier of the benefited land. Consequently, a change in occupation may cause a change in your legal obligations as an approval holder.*
- If there is a change to the contact person. You will be required to lodge a written statement signed by all the holders.*
- If there is a change to the mailing address for the nominated contact person. This should be done by the contact person in writing.

* An updated Statement of Approval will be issued free of charge

Schedule 2 - Water supply works

Part A: Authorised water supply works

Subject to the conditions of this approval, in relation to each numbered work in the table, the holders of this approval are authorised to construct and use a water supply work of the type shown at the location specified:

Work 1

Work identifier	1000283531
ESID number	308965
Specified work	BORE
Classification	Take of water yet to be specified
Meter and/or reporting requirement	Metering and reporting is required unless an exemption applies
Diameter (specified) in millimeters	407
Specified location	212//754199 Whole Lot
Management zone (if applicable)	
Water source	SURAT GROUNDWATER SOURCE
Water sharing plan	NSW GREAT ARTESIAN BASIN GROUNDWATER SOURCES 2020

Schedule 3 - Water Use

Subject to the conditions of this approval, the holder(s) of this approval is authorised to use water for the following purpose(s) and location(s):

Purpose 1

Specified purpose

IRRIGATION

Specified location

212//754199

Schedule 4 - Conditions	
The approval is subject to the following conditions:	
Plan conditions	
Water sharing plan	NSW Great Artesian Basin Groundwater Sources 2020
Take of water	
MR9508-00001	<p>Under section 77 of the Water Management (General) Regulation 2025, it is a mandatory condition of an authority to which an exemption under section 75 applies in relation to a work under the authority, that the holder of the authority:</p> <p>A. for an exemption granted under section 76(2)(b), (c), (e), or (f) - must not take water using the work, or</p> <p>B. for an exemption granted under section 76(2)(d) - must not take water using the work other than in accordance with the holder's basic landholder rights.</p> <p>Note. This condition relates to metering requirements. More information on how to comply with this condition is available on the Department's website.</p>
Water management works	
MW7053-00001	<p>The approval holder must ensure:</p> <p>A. the construction of the water supply work is completed within three years of the approval being granted, and</p> <p>B. the water supply work is not used unless construction is completed within three years of the approval being granted.</p>
MW7043-00001	<p>If contaminated water is encountered during the construction of the water supply work, the approval holder must do the following:</p> <p>A. notify the Minister within 48 hours of becoming aware of the contaminated water,</p> <p>B. take all reasonable steps to minimise contamination and environmental harm,</p> <p>C. ensure that the contaminated water is sealed off by inserting casing to a depth sufficient to exclude the contaminated water from the water supply work,</p> <p>D. place an impermeable seal in the borehole annulus when and as directed by the Minister, and</p> <p>E. comply with any other written requirements specified by the Minister, which may include a requirement to provide a report in a specified form detailing the quality of any water obtained using the water supply work.</p> <p>This condition does not apply to a water supply work constructed for the purpose of monitoring or remediating contaminated water.</p>
MW7108-00001	<p>A water supply work with headworks installed to control artesian flow must be maintained to ensure those headworks are operational and, in the Minister's opinion, there is minimal loss of water.</p>

MA9486-00001	<p>A. Under section 101A of the Water Management Act 2000, metering equipment must be installed, used and properly maintained in connection with all water supply works authorised by this approval, except those works to which an exemption applies as described in the Water Management (General) Regulation 2025.</p> <p>B. The metering equipment must comply with the applicable metering equipment standards set out in the Water Management (General) Regulation 2025.</p> <p>Note. This is a 'mandatory metering equipment condition'. More information on how to comply with this condition is available on the Department's website.</p>
MW7077-00001	<p>The approval holder must ensure that the water supply work is constructed in such a way that ensures the following:</p> <p>A. the water supply work is situated in the location specified in the application for the water supply work,</p> <p>B. water is able to be taken through the water supply work only from the groundwater source specified in the share component of the access licence that nominates the water supply work,</p> <p>C. the water supply work is sealed off from all other water sources,</p> <p>D. all flowing water supply works are fitted with headworks in such a way as to enable the control of water flow,</p> <p>E. construction of the water supply work complies with the construction standards for that type of bore prescribed in the Minimum Construction Requirements for Water Bores in Australia,</p> <p>F. construction and use of the water supply work prevents contamination of the aquifer and between aquifers, and</p> <p>G. construction and use of the water supply work prevents the flow of saline water between aquifers.</p> <p>Monitoring and recording</p> <hr/>
MW6612-00001	<p>A logbook used to record water take information must be retained for five (5) years from the last date recorded in the logbook.</p> <p>Reporting</p> <hr/>
MW3858-00002	<p>A. When a water supply work authorised by this approval is no longer to be used permanently, the approval holder must:</p> <ul style="list-style-type: none"> i. notify the relevant licensor in writing of their intention to decommission the work at least 60 days before the start of decommissioning, and ii. include a work plan for decommissioning in accordance with the Minimum Construction Requirements for Water Bores in Australia 2020, as amended or replaced from time to time, and iii. decommission the work in accordance with the submitted work plan unless the approval holder receives notice in writing from the Minister within 60 days of notifying the relevant licensor, requiring that the work is either not to be decommissioned or be decommissioned in accordance with requirements other than those set in the work plan. <p>B. Within 60 days of the work being decommissioned, the approval holder must notify the relevant licensor in writing:</p> <ul style="list-style-type: none"> i. confirming that the work has been decommissioned, and ii. providing the name of the driller who decommissioned the work.

MR9510-00001	<p>A. This condition applies to an authority under which a work is used to take water in conjunction with metering equipment that:</p> <ul style="list-style-type: none"> i. complies with the applicable metering equipment standards set out in the Water Management (General) Regulation 2025, and ii. has telemetry capacity that transmits data relating to water measured by the meter in accordance with the approved telemetry specifications. <p>B. The authority holder must comply with the recording and reporting requirements set out in section 106 and 108 of the Water Management (General) Regulation 2025 unless an exemption applies.</p> <p>Note. More information on how to comply with this condition is available on the Department's website.</p>
MR9510-00002	<p>A. This condition applies to an authority under which a work is used to take water in conjunction with metering equipment that:</p> <ul style="list-style-type: none"> i. complies with the applicable metering equipment standards set out in the Water Management (General) Regulation 2025, and ii. does not have telemetry capacity to transmit data relating to water measured by the meter in accordance with the approved telemetry specifications. <p>B. The authority holder must comply with the recording and reporting requirements set out in section 107 and 108 of the Water Management (General) Regulation 2025 unless an exemption applies.</p> <p>Note. More information on how to comply with this condition is available on the Department's website.</p>
MW7042-00001	<p>If directed by the Minister by notice in writing, the approval holder must provide a report in the form specified in the notice detailing the quality of any water obtained using the water supply work, within the timeframe (if any) specified in the written notice.</p>
MW7052-00001	<p>The approval holder must submit a completed Form A to the relevant licensor within 60 days:</p> <ul style="list-style-type: none"> A. of completion of the construction of the water supply work, or B. after the issue of the water supply work approval if the approval is for the amendment of an existing water supply work.
MR9509-00001	<p>Under section 114 of the Water Management (General) Regulation 2025, it is a mandatory condition of an authority to which the mandatory metering equipment condition applies that the holder must give the Minister a copy of a certificate given by a duly qualified person to the holder under section 98 or 99 within 28 days of receiving the certificate.</p> <p>Note. This condition relates to metering requirements. The certificates relate to the design of open channel metering equipment (see section 98) and the validation of metering equipment (section 99). More information on how to comply with this condition is available on the Department's website.</p>

MR9510-00003

A. This condition applies to an authority under which a work is used without metering equipment to take water.

B. The authority holder must comply with the recording and reporting requirements set out in section 109 of the Water Management (General) Regulation 2025 unless an exemption applies.

Note. More information on how to comply with this condition is available on the Department's website.

MW6983-00004

A. Once the approval holder becomes aware of a breach of any condition on this approval, the approval holder must notify the Minister as soon as practicable.

B. If the initial notification was not in writing, written notice must be provided within seven days of becoming aware of the breach by emailing:

nrar.enquiries@nrar.nsw.gov.au

Other conditions

Take of water

DS7473-00016

An annual extraction limit of 126 ML/year applies to the work(s) authorised by this Approval.

The extraction limit may be revised at any time by the relevant licensor in the event of unanticipated impacts, or local impacts such as significant changes in water levels, water quality or sediment compaction in the area, and/or if there are any unacceptable impacts to neighbouring bores.

Water management works

DK5847-00001

A. Before commencing any work authorised by this approval, erosion and sediment control measures must be established and implemented in accordance with the requirements of the Managing Urban Stormwater Manual, Volume 1, Soils and Construction (2004) as amended or replaced from time to time.

B. These control measures must be maintained until the site is stabilised.

DK6745-00001

The approval holder must ensure that during the construction, operation and maintenance of the approved works, any activity that results in soil or vegetation disturbance is performed so as to prevent soil erosion and the entry of sediments into any river, lake, waterbody, wetland or groundwater system.

DK8134-00001

A. The water supply work authorised by this approval must be constructed in accordance with the Minimum Construction Requirements for Water Bores in Australia 2020, as amended or replaced from time to time. B. When a water supply work authorised by this approval is to be abandoned or replaced, the approval holder must: i. comply with the minimum requirements for decommissioning bores prescribed in the Minimum Construction Requirements for Water Bores in Australia 2020, as amended or replaced from time to time, and ii. notify the relevant licensor in writing within sixty (60) days of decommissioning the work.

DK3834-00038

The water supply work authorised by this approval must be constructed so that the first 350 m of the casing below ground level must be grout sealed.

DK3428-00033	<p>The water supply work, authorised by this approval, must be constructed to a depth not exceeding 670 m below ground level.</p> <p>Environmental matters</p> <hr/>
DS8253-00001	<p>If during the construction or use of the water supply work(s) authorised by this approval a threatened species is found, the approval holder must:</p> <p>A. Cease all construction or use immediately, and</p> <p>B. Advise the Department the location of the threatened species, and</p> <p>C. Consult with the Department on how to manage the threatened species, and</p> <p>D. Obtain a written notice from the Department before resuming any construction or use of the water supply work(s) authorised by this approval.</p> <p>Monitoring and recording</p> <hr/>
DS5807-00001	<p>If monitoring indicates that water quality is not suitable for the intended purpose, or the intended purpose changes, then the approval holder must implement water treatment to match use requirements or cease using the bore water.</p>
DS5806-00001	<p>The approval holder must undertake regular water quality monitoring to ensure water quality remains suitable for purpose over time.</p> <p>Reporting</p> <hr/>
DK0889-00001	<p>If during the construction of the water supply work(s) authorised by this approval an Aboriginal site is uncovered, the approval holder must:</p> <p>A. cease all construction operations immediately, and</p> <p>B. advise the relevant licensor's closest office in writing of the location and extent of the aboriginal site, and</p> <p>C. consult with the Office of Environment and Heritage and the Local Aboriginal Land Council, and</p> <p>D. obtain a written notice from the relevant licensor before resuming any construction on the site.</p>
Glossary	<p>form A - Form A is the form supplied to the approval holder by the driller at completion of the work. It includes details of location and construction of the bore, and quality of the bore water. All sections must be completed before the approval holder signs the form.</p> <p>licensor - WaterNSW or DPI Water, depending on which organisation administers your licences and/or approvals</p> <p>logbook - A logbook is a document, electronic or hard copy, that records specific required information.</p> <p>share component - The share component is the specified shares in the available water within a particular water management area.</p>

General Notes

All conditions on an approval require compliance. An appeal to the Land and Environment Court against a decision to impose certain conditions on an approval can be made within 28 days after the date the decision is made. Conditions identified with the first letter "D" are those that can be appealed during the appeal period.

The words in this approval have the same meaning as in the *Water Management Act 2000*

Note: The words in this approval have the same meaning as in the WMA

END OF STATEMENT

Department of Climate Change, Energy, the Environment and Water



Our ref : A033001

10 February 2026

Dear Approval Holder

Application for a water supply work(s) and/or use approval under the *Water Management Act 2000*

Your application for approval to construct a water supply work(s) and/or use water under s.95 of the *Water Management Act 2000* is granted. The Statement of Approval is enclosed. Please take the time to read the terms and conditions of the Approval.

Right of Appeal: If you are dissatisfied with the terms and conditions of this approval, the *Water Management Act 2000* provides for a right of appeal to the Land and Environment Court in certain circumstances. This approval will take effect 28 days from the date of this notice provided no appeals are lodged within this period. If an appeal is made against the decision within this appeal period, the approval can only take effect after disposal of the appeal. Subject to the appeals process and the approval subsequently taking effect, this approval provides you with a right to construct a water supply work(s) and/or to use water from the aquifer subject to the conditions in the enclosed approval and any water restrictions that may be in place.

Groundwater is a limited and valuable resource and the Department of Climate Change, Energy, the Environment and Water—Water encourages its efficient use.

Drilling the bore and providing information

Ensure that the works are drilled by a person who holds a current driller's licence and provide the driller with a copy of the approval to construct the bore and conditions sheets so that they are aware of any special construction requirements.

Within two months of completion, driller must send a detailed report of the construction of the bore to Water NSW to be recorded on the groundwater database, whether the bore is successful or not:

- The driller can access the Drillers Portal on the Water NSW website driller.watarnsw.com.au
- Alternatively, the attached Form A Particulars of Completed Work can be completed and sent to groundwater@watarnsw.com.au

Drilling records are collated in a database of groundwater works across New South Wales which provides information on the location, quantities and quality of water in the aquifer and the local geology. It also helps in managing the available water sustainably and to protect the water quality and groundwater dependent ecosystems. You can look up the records on this database by going to the Water NSW website.

Additional information

The extraction limit may be revised at any time by the Department in the event of un-anticipated impacts or local impacts such as significant changes in water levels, water quality or sediment compaction in the area and/or if there are any unacceptable impacts to neighbouring bores.

The extraction limit may be reviewed by the Department if any further applications are received to add additional works (bores) to this work approval, this review may include applying individual

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bore extraction limits if they do not already apply.

The applicant must ensure they have a linked water access licence and sufficient account water prior to extracting up to the extraction limit.

The applicant can hold more shares than the extraction limit volume, the extraction limit restricts how much groundwater can be pumped from authorised works on the approval.

The applicant may submit a new application requesting re -assessment via WaterNSW (subject to WaterNSW processes and fees). Re -assessment will be considered if the applicant provides site specific pumping test data from a pumping test/s conducted in strict compliance with the 'Minimum Requirements for Pump Testing of Water Bores in NSW' (NSW Government, 2019). Note that the requirements indicate minimum pumping test and recovery period durations (test periods depend on the proposed operational use of the bore).

The pumping test will inform local hydraulic parameters, bore capacity and other information that will be considered in the re -assessment assuming the test data are of sufficient quality.

It is noted there is no guarantee that re -assessment will result in an increase in the applied extraction limit.

The occurrence of groundwater is highly variable across the State, some locations may be naturally low -yielding or groundwater may not occur at all. Porous and fractured rock type geology is especially variable in terms of occurrence and yield of groundwater.

Being granted an approval to construct a work (bore) or being allocated an extraction limit condition does not mean groundwater will be available at your location or at the desired volume.

If you would like more information on your approval or on current water restrictions, you can contact the department at [waterlicensing.servicedesk.nsw.gov.au](https://www.waterlicensing.servicedesk.nsw.gov.au)

Yours faithfully



Alexander Klassen
Water Regulation Officer
Department of Climate Change, Energy, the Environment and Water

Sum of Total Water Pumped													Calendar Year	
Year	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total (kL)	Total (ML)
1994/1995												38053		
1995/1996	44688	79175	62475	96331	101517	111662	83592	129859	130300	122225	44920	39487	1046231	1046.2
1996/1997	38945						394376	130039	81219	113699	148148	67215	48244	
1997/1998	64027	71547	60882	73042	128435	132377	118546	109528	166417	108220	39500	48566	1121087	1121.1
1998/1999	34745	34670	45060	61700	76507	137194	127480	134348	86964	53693	68818	50831	912010	912.0
1999/2000	23670	52531	63458	69895	72895	111839	122162	160874	82461	57252	50839	44604	912480	912.5
2000/2001	39949	45714	86173	84623	52902	109759	182692	120557	97674	97801	60164	49878	1027886	1027.9
2001/2002	49335	54191	30668	140110	99603	140564	199072	123507	139632	86370	93063	57731	1213846	1213.8
2002/2003	86220	107978	81403	152274	186459	159945	173953	106823	123105	59330	63127	47858	1348475	1348.5
2003/2004	42465	44690	77928	96057	130484	135066	132463	132617	85211	106113	55842	39753	1078689	1078.7
2004/2005	48113	59723	81621	116636	117622	115314	166379	154991	146436	124306	83025	48983	1263149	1263.1
2005/2006	37839	48967	48735	65879	68758	145847	169835	132372	108467	58105	68390	49664	1002858	1002.9
2006/2007	40151	52190	56848	98255	93432	126413	118891	100987	74421	89161	58903	34920	944572	944.6
2007/2008	41694	54831	86385	103723	78314	68339	77739	50414	84358	78412	65566	39773	829548	829.5
2008/2009	42624	55660	40793	80639	66548	64467	130109	88890	72196	56019	49472	35423	782840	782.8
2009/2010	33997	49069	52048	79975	97089	116313	72763	58407	65744	43336	52183	42233	763157	763.2
2010/2011	40450	39117	42140	46634	50152	47925	100147	99698	80739	70567	58318	38555	714442	714.4
2011/2012	43327	47598	54001	52659	61269	46171	71253	43908	52535	60278	51207	36661	620867	620.9
2012/2013	37929	51671	66293	88077	107216	110320	166069	115926	69934	73247	75778	37445	999905	999.9
2013/2014	46067	67900	85112	111367	135345	138117	141705	106594	69903	49359	50745	40885	1043099	1043.1
2014/2015	43273	44623	60116	95918	130019	86643	103587	97707	119090	62558	57519	46012	947065	947.1
2015/2016	43199	56798	75366	110792	99702	132383	103227	105062	132391	109053	53690	41835	1063498	1063.5
2016/2017	41886	45284	38676	49280	89489	121007	128543	130307	82889	72415	62132	53056	914964	915.0
2017/2018	55429	61300	85893	65174	89394	104276	128639	110138	108154	98180	83764	68091	1058432	1058.4
2018/2019	69170	72061	78782	74044	87214	69060	171365	132754	118867	78619	68783	63882	1084601	1084.6
2019/2020	63414	75875	88706	103427	79476	142179	122508	76916	68236	53820	53296	58564	986417	986.4
2020/2021	50890	48118	62745	64963	99172	93410	99577	86676	74823	73625	61974	55128	871101	871.1
2021/2022	54482	57342	41724				35102							
Average Monthly (kL)	46592	56870	63617	87259	95961	121576	125090	107349	98256	80393	61471	46523	990955	kL/yr
Average Monthly(ML)	46.6	56.9	63.6	87.3	96.0	121.6	125.1	107.3	98.3	80.4	61.5	46.5	991	ML/yr

Bore Baths Allocation	126 ML/year
Coonamble Water Supply (Average)	991 ML/year
Total	1117 ML/year
WAL 15692	1200 ML/Year
WAL 21434	50 ML/Year
Total WAL allocation	1250 ML/Year
Difference	133 ML/Year

Bore Baths Allocation	126 ML/year
Coonamble Water Supply (Highest 2002/03)	1348.5 ML/year
Total	1474.5 ML/year
WAL 15692	1200 ML/Year
WAL 21434	50 ML/Year
Total WAL allocation	1250 ML/Year
Difference	-224.5 ML/Year

Water Reuse	126 ML/year
Evaporation (10%)	12.6 ML/year
Jockey Club (minimum)	35 ML/year
Golf Club (minimum)	20 ML/year
Bore Baths Facility (estimate)	20 ML/year
TOTAL	87.6 ML/year
Remaining for disposal	38.4 ML/year

Sum of Total Water Pumped													Calendar Year	
Year	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Nov	Dec	Total (kL)	Total (ML)
1995						38053	44688	79175	62475	96331	101517	111662		
1996	83592	129859	130300	122225	44920	39487	38945						394376	
1997	130039	81219	113699	148148	67215	48244	64027	71547	60882	73042	128435	132377	1118874	1118.9
1998	118546	109528	166417	108220	39500	48566	34745	34670	45060	61700	76507	137194	980653	980.7
1999	127480	134348	86964	53693	68818	50831	23670	52531	63458	69895	72895	111839	916422	916.4
2000	122162	160874	82461	57252	50839	44604	39949	45714	86173	84623	52902	109759	937312	937.3
2001	182692	120557	97674	97801	60164	49878	49335	54191	30668	140110	99603	140564	1123237	1123.2
2002	199072	123507	139632	86370	93063	57731	86220	107978	81403	152274	186459	159945	1473654	1473.7
2003	173953	106823	123105	59330	63127	47858	42465	44690	77928	96057	130484	135066	1100886	1100.9
2004	132463	132617	85211	106113	55842	39753	48113	59723	81621	116636	117622	115314	1091028	1091.0
2005	166379	154991	146436	124306	83025	48983	37839	48967	48735	65879	68758	145847	1140145	1140.1
2006	169835	132372	108467	58105	68390	49664	40151	52190	56848	98255	93432	126413	1054122	1054.1
2007	118891	100987	74421	89161	58903	34920	41694	54831	86385	103723	78314	68339	910569	910.6
2008	77739	50414	84358	78412	65566	39773	42624	55660	40793	80639	66548	64467	746993	747.0
2009	130109	88890	72196	56019	49472	35423	33997	49069	52048	79975	97089	116313	860600	860.6
2010	72763	58407	65744	43336	52183	42233	40450	39117	42140	46634	50152	47925	601084	601.1
2011	100147	99698	80739	70567	58318	38555	43327	47598	54001	52659	61269	46171	753049	753.0
2012	71253	43908	52535	60278	51207	36661	37929	51671	66293	88077	107216	110320	777348	777.3
2013	166069	115926	69934	73247	75778	37445	46067	67900	85112	111367	135345	138117	1122307	1122.3
2014	141705	106594	69903	49359	50745	40885	43273	44623	60116	95918	130019	86643	919783	919.8
2015	103587	97707	119090	62558	57519	46012	43199	56798	75366	110792	99702	132383	1004713	1004.7
2016	103227	105062	132391	109053	53690	41835	41886	45284	38676	49280	89489	121007	930880	930.9
2017	128543	130307	82889	72415	62132	53056	55429	61300	85893	65174	89394	104276	990808	990.8
2018	128639	110138	108154	98180	83764	68091	69170	72061	78782	74044	87214	69060	1047297	1047.3
2019	171365	132754	118867	78619	68783	63882	63414	75875	88706	103427	79476	142179	1187347	1187.3
2020	122508	76916	68236	53820	53296	58564	50890	48118	62745	64963	99172	93410	852638	852.6
2021	99577	86676	74823	73625	61974	55128	54482	57342	41724					
2022	35102									58497				
Average Monthly (kL)	125090	107349	98256	80393	61471	46523	46592	56870	63617	82962	88852	117073	975047	kL/yr
Average Monthly (ML)	125.1	107.3	98.3	80.4	61.5	46.5	46.6	56.9	63.6	83.0	88.9	117.1	975	ML/yr

Bore Baths Allocation	122 ML/year
Coonamble Water Supply (Average)	1059.1 ML/year
Total	1181.1 ML/year
WAL 15692	1200 ML/Year
WAL 21434	50 ML/Year
Total WAL allocation	1250 ML/Year
Difference	68.9 ML/Year

Bore Baths Allocation	122 ML/year
Coonamble Water Supply (Highest)	1473.7 ML/year
Total	1595.7 ML/year
WAL 15692	1200 ML/Year
WAL 21434	50 ML/Year
Total WAL allocation	1250 ML/Year
Difference	-345.7 ML/Year

Additional water licence required

78%

Sum of Total Water Pumped

Water Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total (kL)	Total (ML)
1995-96	83592	129859	130300	122225	44920	39487	44688	79175	62475	96331	101517	111662	1046231	1046.2
1996-97	130039	81219	113699	148148	67215	48244	38945					394376		
1997-98	118546	109528	166417	108220	39500	48566	64027	71547	60882	73042	128435	132377	1121087	1121.1
1998-99	127480	134348	86964	53693	68818	50831	34745	34670	45060	61700	76507	137194	912010	912.0
1999-00	122162	169487	82461	57252	50839	44604	23670	52531	63458	69895	72895	111839	921093	921.1
2000-01	182692	120557	97674	97801	60164	49878	39949	45714	86173	84623	52902	109759	1027886	1027.9
2001-02	199072	123507	139632	86370	93063	57731	49335	54191	30668	140110	99603	140564	1213846	1213.8
2002-03	178643	106823	123105	59330	63127	47858	86220	107978	81403	152274	186459	159945	1353165	1353.2
2003-04	132463	132617	85211	106113	55842	39753	42465	46352	77928	96057	130484	135066	1080351	1080.4
2004-05	166379	154991	146436	124306	83025	48983	48113	59723	81621	116636	117622	115314	1263149	1263.1
2005-06	169835	132372	108467	58105	68390	49664	38047	48967	48735	65879	68758	145847	1003066	1003.1
2006-07	118891	100987	74421	89161	58903	34920	40151	52190	56848	97371	93432	126413	943688	943.7
2007-08	77739	50414	84358	78412	65566	39773	41694	54831	86385	103723	78314	68339	829548	829.5
2008-09	130109	88890	72196	56019	49472	35423	42624	55660	41082	80639	66358	64035	782507	782.5
Average Monthly (kL)	138403	116829	107953	88940	62060	45408	45334	58733	63286	95252	97945	139481	1059623	kL
Average Monthly(ML)	138.4	116.8	108.0	88.9	62.1	45.4	45.3	58.7	63.3	95.3	97.9	139.5	1059.6	ML

Bore Baths Allocation	122 ML/year
Coonamble Water Supply (Average)	1059.1 ML/year
Total	1181.1 ML/year
WAL 15692	1200 ML/Year
WAL 21434	50 ML/Year
Total WAL allocation	1250 ML/Year
Difference	68.9 ML/Year

Bore Baths Allocation	122 ML/year
Coonamble Water Supply (Highest)	1353.2 ML/year
Total	1475.2 ML/year
WAL 15692	1200 ML/Year
WAL 21434	50 ML/Year
Total WAL allocation	1250 ML/Year
Difference	-225.2 ML/Year

Additional water licence required

