

APPLICATION NO. PP-2025-345

APPLICATION Rezoning of Old Sheep Yards for Industrial Land Uses

LOCATION Lot 240, DP 754199
Back Gular Road, Coonamble NSW 2829

APPLICANT Coonamble Shire Council

EXHIBITION PERIOD **9 February to 9 March 2026**

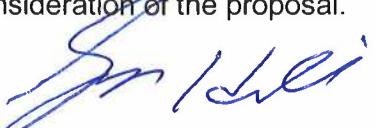
Notice is hereby given that Coonamble Shire Council has lodged a Planning Proposal, PP-2025-345 to amend the *Coonamble Local Environmental Plan 2011* to rezone the Old Sheep Yard site from RU1 Primary Production to E4 General Industrial and remove the minimum lot size on the land.

The consent authority for the Planning Proposal is the Director for Southern, Western and Macarthur Region, Local Planning and Council Support, Department of Planning, Housing and Infrastructure, who has delegated authority on behalf of the Minister for Planning and Public Spaces.

Plans and supporting documentation relating to this Planning Proposal may be inspected at the Coonamble Shire Administration Centre, 80 Castlereagh Street, Coonamble between the hours of 8.30am and 5.00pm, Monday to Friday, for the period **9 February to 9 March 2026**. Alternatively, plans and supporting documentation may be viewed at Council's website: www.coonambleshire.nsw.gov.au or on the NSW Planning Portal.

Any interested person may, within the aforementioned period, make written submission to the Coonamble Shire Council with respect to such proposed development. If your comments are an objection, then the grounds of the objection must be specified.

Any submissions that you wish to make on this proposal may be included without alteration (including names and addresses) in reports that are available to the public, in Council business papers (which are published on Council's Website) and also made available to the applicant for comment during consideration of the development application. Anonymous submissions may be given less (or no) weight in consideration of the proposal.


Greg Hill
GENERAL MANAGER

COONAMBLE SHIRE COUNCIL

PLANNING PROPOSAL
Industrial Land
PP002/2024

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PRELIMINARY

Context

This document is a planning proposal that aims to support the rezoning of Council owned land that is currently zoned RU1 Primary Production but is not currently utilised for agricultural uses. The land is adjacent to existing industrial land and the rail corridor. The primary aim of the planning proposal is to provide additional industrial land so that Council is in a position to encourage new industrial activities in Coonamble.

Current Zoning and Use

The land is currently zoned RU1 Primary Production. Located on the land is the former Council sheep yards that are no longer in use. To the east of the site is the council depot, GrainCorp silos and rail corridor. To the west is an area of Travelling Stock Route and Crown land. The current and proposed zoning are shown in Figures 2 and 3.

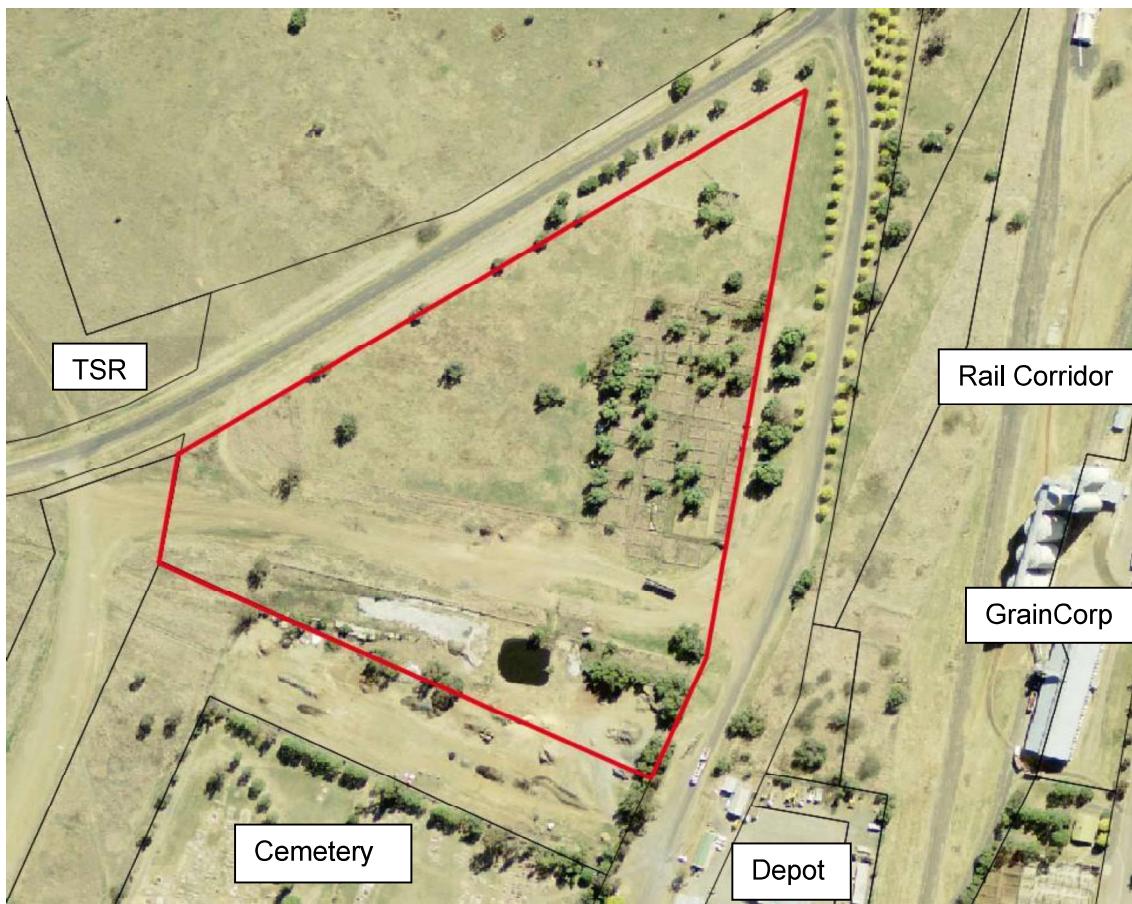


Figure 1: Context Map

Figure 2: Current Land Use Zoning

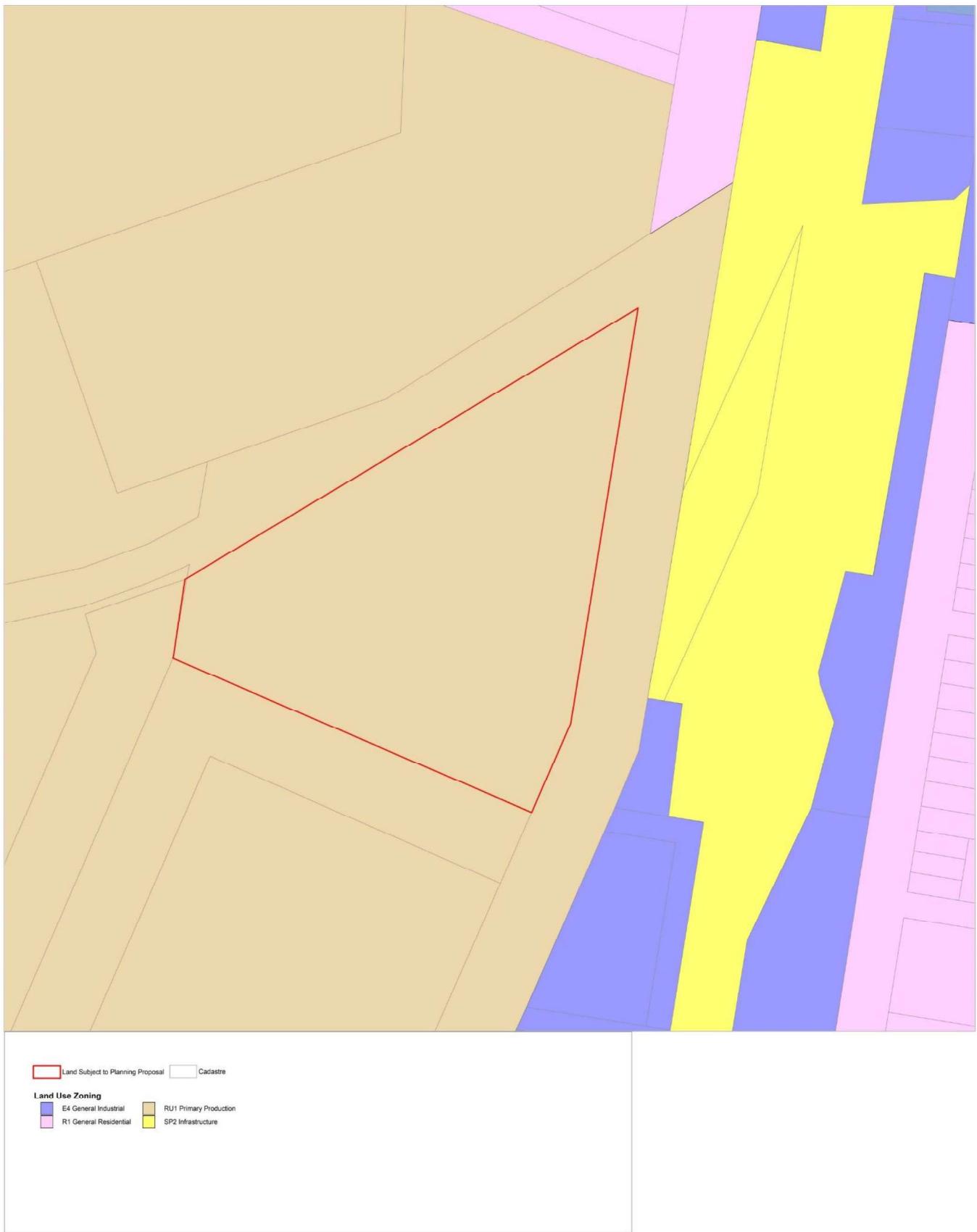
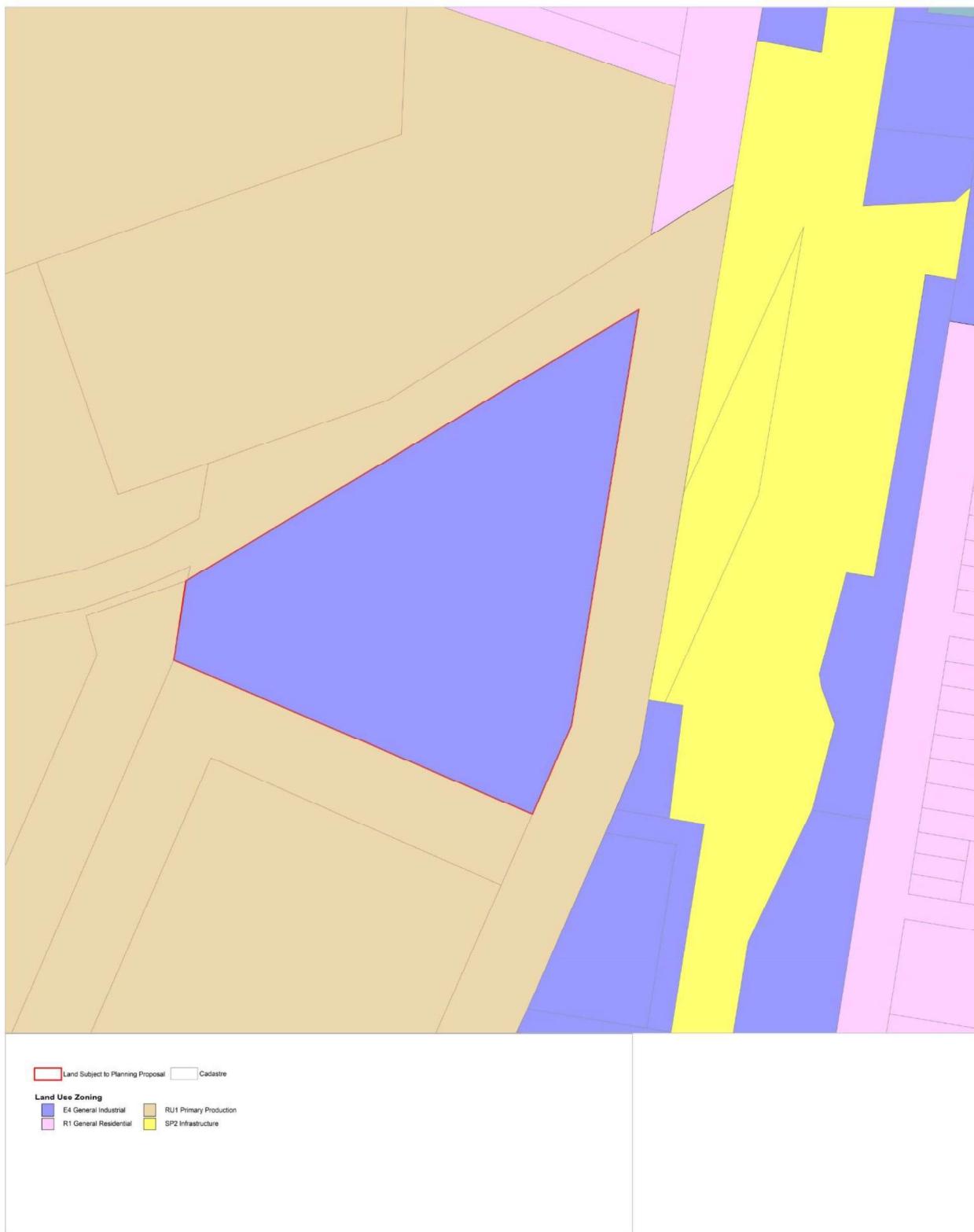


Figure 3: Proposed Land Use Zoning



PART 1 – OBJECTIVES AND INTENDED OUTCOMES

The intended outcome of the instrument proposed by this Planning Proposal is to make amendments to the Coonamble Local Environmental Plan 2011 to facilitate employment opportunities in Coonamble. The proposal will make amendments to map sheet LZN_006B and LSZ_006B.

PART 2 – EXPLANATION OF PROVISIONS

A description and explanation of each of the proposed changes to the Coonamble Local Environmental Plan 2011 is as follows:

- Rezone land being Lot 240 DP754199 from RU1 Primary Production to E4 General Industrial.
- Amend the minimum lot size for subdivision on the land being Lot 240 DP754199 from 1000 hectares to nil.

PART 3 – JUSTIFICATION

Section A – The Need for a Planning Proposal

Is the planning proposal a result of an endorsed LSPS, strategic study or report?

The planning proposal is not the result of a LSPS, strategic study or report.

Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

An amendment to the LEP is the only reasonable means of achieving the intended outcome. Coonamble Shire Council is endeavouring to attract manufacturing to the town and requires fully-serviced industrial zoned land to facilitate this.

The availability of industrial land is critical for industry and businesses to locate activities and expand their operations. Industrial land plays a crucial role in economic development and serves as the primary location for manufacturing facilities, warehouses, and other industrial operations.

Getting more land will support the growth of various industries, making it a driving force for economic development. Unlike residential or commercial land, industrial land has specific zoning regulations and permits that allow for industrial activities. These regulations ensure efficient use of space and proper infrastructure for industrial operations.

Investing in industrial land will improve economic growth and contribute to the Shire's socio-economic stability. Industrial land is a fundamental component of urban areas, driving economic progress and supporting various industries. Its strategic use and development are essential for our sustainable growth.

Section B – Relationship to the Strategic Planning Framework

Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?

The planning proposal is consistent with the Central West and Orana Regional Plan 2041, in particular, the following objective:

Objective 18

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

The town of Coonamble has a limited supply of industrial land available for new economic enterprises. There is no industrial land currently available for sale in Coonamble. Council has been working steadily toward attracting a new and innovative employment opportunities to the local government area that will provide benefit to the town of Coonamble as well as across the region.

Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GCC, or another endorsed local strategy or strategic plan?

Local Strategic Planning Statement

The planning proposal aligns with:

Priority 8 – Promote business and development opportunities.

Action 5 – Work with Government agencies and key stakeholders to develop actions and to oversee and coordinate activities relating to employment opportunities.

To implement this action Council has been working with Government agencies and industry stakeholders to undertake a joint venture to establish a manufacturing facility in Coonamble.

Community Strategic Plan

The planning proposal is consistent with:

Goal 6 of the Community Strategic Plan – *Our economy is sustainable, prosperous and diversified* – and in particular strategy ED1.1 (8) – *Grow our reputation as an LGA of choice to live, work and invest.*

Is the planning proposal consistent with any other applicable State and regional studies or strategies?

There are no further applicable State and regional studies or strategies, other than those addressed elsewhere within this planning proposal.

Is the planning proposal consistent with applicable SEPPs?

SEPP Title	Planning Proposal Consistency
SEPP (Biodiversity and Conservation) 2021	Yes - The planning proposal will not prevent the application of the provisions this SEPP.
SEPP (Exempt and Complying Development Codes) 2008	Yes - The planning proposal will not prevent the application of the provisions this SEPP.
SEPP (Housing) 2021	Yes - The planning proposal will not prevent the application of the provisions this SEPP.
SEPP (Industry and Employment) 2021	Yes - Chapter 2 relates to the Western Sydney employment area. Chapter 3 provides development standards for advertising and signage provisions. The planning proposal will not prevent the application of the provisions this SEPP
SEPP (Planning Systems)	Yes – State significant development would not be impacted by the proposed rezoning.
SEPP (Precincts – Central River City) 2021	Yes – Not applicable to the Coonamble LGA.
SEPP (Precincts – Regional) 2021	Yes – Not applicable to the Coonamble LGA
SEPP (Precincts – Western Parkland City) 2021	Yes – Not applicable to the Coonamble LGA
SEPP (Primary Production) 2021	Yes – The planning proposal does affect state significant agricultural land.
SEPP (Resilience and Hazards) 2021	Yes - The potential for the land being contaminated and a site investigation and report has been prepared to support this planning proposal.
SEPP (Resources and Energy) 2021	Yes - The planning proposal will not prevent the application of the provisions this SEPP.
SEPP (Sustainable Buildings) 2022	Yes - The planning proposal will not prevent the application of the provisions this SEPP.
SEPP (Transport and Infrastructure) 2021	Yes - The planning proposal will not prevent the application of the provisions this SEPP.

Is the planning proposal consistent with applicable Ministerial Directions?

Direction	Planning Proposal Consistency
Focus Area 1: Planning Systems	
1.1 Implementation of Regional Plans	<p>This direction applies to a relevant planning authority when preparing a planning proposal for land to which a Regional Plan has been released by the Minister for Planning. The planning proposal must be consistent with this regional plan.</p> <p>Coonamble falls under the Central West Orana Regional Plan 2041 Regional Plan. As outlined above in this section of the report, the planning proposal is consistent with the intent of the regional plan, the overall vision, goals, directions and actions.</p>
1.2 Development of Aboriginal Land Council Land	<p>This direction applies to all land identified on the Land Application Map in chapter 3 of the SEPP (Planning Systems) 2021. There are no areas in the Coonamble LGA mapped on the Aboriginal Cultural Significance Map.</p>
1.3 Approval and Referral Requirements	<p>This direction applies to planning proposals and aims to ensure LEP provisions encourage the efficient and appropriate assessment of development. The direction requires consent authorities minimise the requirement for concurrence, consultation or referral of development applications to a minister or public authority. The Planning Proposal will facilitate additional development along Quambone Road, which is a classified road. The anticipated impacts resulting from the Planning Proposal are considered to be of minor significance.</p>
1.4 Site Specific Provisions	<p>The aim of this Planning Proposal is to create additional industrial land to allow for future industrial development to take advantage of emerging stakeholder relationships to generate employment in Coonamble. This direction also requires that a planning proposal must not contain or refer to drawings that show details of the proposed development. It is considered that this planning proposal is consistent with this direction.</p>
1.4A Exclusion of Development Standards from Variation	<p>The aim of this direction is to maintain flexibility in the application of development standards by ensuring that exclusions from</p>

		<p>the application Clause 4.6 of a Standard Instrument Local Environmental Plan.</p> <p>The Planning Proposal does not seek to introduce or alter an existing exclusion to Clause 4.6.</p>
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Focus Area 1: Planning Systems – Place-based

1.5	Parramatta Road Corridor Urban Transformation Strategy	Not applicable to Coonamble LGA.
1.6	Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	Not applicable to Coonamble LGA.
1.7	Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable to Coonamble LGA.
1.8	Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable to Coonamble LGA.
1.9	Implementation of Glenfield to Macarthur Urban Renewal Corridor	Not applicable to Coonamble LGA.
1.10	Implementation of the Western Sydney Aerotropolis Plan	Not applicable to Coonamble LGA.
1.11	Implementation of Bayside West Precincts 2036 Plan	Not applicable to Coonamble LGA.
1.12	Implementation of planning principles for the Cooks Cove Precinct	Not applicable to Coonamble LGA.
1.13	Implementation of St Leonards and Crows Nest 2036 Plan	Not applicable to Coonamble LGA.
1.14	Implementation of Greater Macarthur 2040	Not applicable to Coonamble LGA.
1.15	Implementation of the Pyrmont Peninsula Place Strategy	Not applicable to Coonamble LGA.
1.16	North West Rail Link Corridor Strategy	Not applicable to Coonamble LGA.
1.17	Implementation of the Bays West Place Strategy	Not applicable to Coonamble LGA.
1.18	Implementation of the Macquarie Park Innovation Precinct	Not applicable to Coonamble LGA.
1.19	Implementation of the Westmead Place Strategy	Not applicable to Coonamble LGA.
1.20	Implementation of the Cameillia-Rosehill Place Strategy	Not applicable to Coonamble LGA.
1.21	Implementation of South West Growth Area Structure Plan	Not applicable to Coonamble LGA.
1.22	Implementation of the Cherrybrook Station Place Strategy	Not applicable to Coonamble LGA.

Focus Area 2: Design and Place		
At the time of writing this focus area was blank.		
Focus Area 3: Biodiversity and Conservation		
3.1	Conservation Zones	The subject land is not located in an environmentally sensitive area or environmental protection zone and therefore this direction is not applicable to the planning proposal.
3.2	Heritage Conservation	This direction aims to conserve items, areas, objects and places of environmental or indigenous heritage. As outlined in this report there are no items of cultural heritage significance on the subject site or in the vicinity listed under the CLEP 2011 and there are no objects or places of Aboriginal heritage identified in an AHIMS search for the subject site. Accordingly, it is considered that it is unlikely that the planning proposal will impact on items, areas, objects, or places of environmental, cultural or Indigenous heritage. The proposal is consistent with this direction.
3.3	Sydney Drinking Water Catchments	This direction is not applicable to the Coonamble Shire Council LGA.
3.4	Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	The subject site is not zoned C2 or C3 and therefore this direction is not applicable.
3.5	Recreation Vehicle Areas	The subject site is not located within a conservation area, near a beach or dune area. The planning proposal is to facilitate rezoning of land for industrial purposes and no recreational vehicle areas are proposed.
3.6	Strategic Conservation Planning	This direction applies to areas of high biodiversity value that are mapped as avoided land or land that is within a strategic conservation area in <i>State Environmental Planning Policy (Biodiversity and Conservation 2021)</i> . The subject land is not mapped as avoided land and is not within a strategic conservation area. Therefore this direction is not applicable.
3.7	Public Bushland	This direction does not apply to the Coonamble LGA.
3.8	Willandra Lakes Region	This direction does not apply to the Coonamble LGA.
3.9	Sydney Harbour Foreshores and Waterways Area	This direction does not apply to the Coonamble LGA.

3.10	Water Catchment Protection	The subject site is not located in a drinking water catchment area, accordingly this direction does not apply.
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Focus Area 4: Resilience and Hazards

4.1	Flooding	The subject site is not mapped as flood prone land.
4.2	Coastal Management	The subject site is not in a coastal zone.
4.3	Planning for Bushfire Protection	The subject site is not mapped as bushfire prone land in the Coonamble Shire.
4.4	Remediation of Contaminated Land	As outlined under <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i> , agricultural activities are listed in table 1 as an activity which may cause contamination. Contamination and the SEPP (formally SEPP 55) has been addressed in a preliminary site investigation and it is concluded that the land is suitable for its intended use. The report is attached in Appendix A.
4.5	Acid Sulfate Soils	There are no Acid Sulfate Soils in the Coonamble LGA.
4.6	Mine Subsidence and Unstable Land	The subject land is not located in mine subsidence area within the meaning of the <i>Coal Mine Subsidence Compensation Act 2017</i> .

Focus Area 5: Transport and Infrastructure

5.1	Integrating Land Use and Transport	<p>This direction requires all planning proposals which will create, alter or remove a provision relating to urban land including land zoned for employment uses.</p> <p>This direction requires consistency to the aims, objectives and principles of:</p> <ul style="list-style-type: none"> (a) Improving Transport Choices – Guidelines for planning and development (b) The Right Place for Business and Services – Planning Policy <p>Further commentary regarding consistency with these guidelines is provided below.</p>
5.2	Reserving Land for Public Purpose	There is no public open space identified for the subject site nor is any proposed.
5.3	Development Near Regulated Airports and Defence Airfields	The subject site is located approximately 2 kilometres from the Coonamble airport and is not mapped as being in an airport buffer or zone.
5.4	Shooting Ranges	There are no shooting ranges located in proximity to the subject land.

Focus Area 6: Housing		
6.1	Residential Zones	The subject land is currently zoned RU1 Primary Production and it is not proposed to rezone the land for residential uses. This direction is not applicable.
6.2	Caravan Parks and Manufactured Home Estates	The proposal does seek to amend provisions relating to caravan parks or manufactured home estates (MHEs). Caravan Parks and MHEs are prohibited in the E4 General Industrial zone.
Focus Area 7: Industry and Employment		
7.1	Employment Zones	This direction requires all planning proposals which will affect land within and existing or proposed employment zone. This planning seeks to rezone land E4 General Industrial, therefore this direction is applicable. The objectives of the direction are discussed below.
7.2	Reduction in non-hosted short-term rental accommodation period	This direction is only applicable to Byron Shire Council.
7.3	Commercial and Retail Development along the Pacific Highway, North Coast	This direction applies to land within North Coast LGAs that are traversed by the Pacific Highway.
Focus Area 8: Resources and Energy		
8.1	Mining, Petroleum Production and Extractive Industries	Mining, petroleum production and extractive industries are permissible in the E4 zone of the Coonamble LEP. The planning proposal is consistent with this direction.
Focus Area 9: Primary Production		
9.1	Rural Zones	The planning proposal seeks to rezone land from RU1 Primary Production to E4 General Residential. The area land proposed to be rezoned is approximately 7.8 hectares and is located adjacent to SP2 Rail Infrastructure facilities and existing E4 zoned land. The land is owned by Coonamble Shire Council and is not used for the purposes of agriculture. There is currently a truck wash facility and disused sheep saleyards on land. While the planning proposal is inconsistent with this direction the inconsistency is considered to be of minor significance.
9.2	Rural Lands	The planning proposal seeks to rezone land from RU1 Primary Production to E4 General Residential. The area land

		proposed to be rezoned is approximately 7.8 hectares and is located adjacent to SP2 Rail Infrastructure facilities and existing E4 zoned land. The land is owned by Coonamble Shire Council and is not used for the purposes of agriculture. There is currently a truck wash facility and disused sheep saleyards on land. While the planning proposal is inconsistent with this direction the inconsistency is considered to be of minor significance.
9.3	Oyster Aquaculture	The Coonamble LGA is not located within a 'Priority Oyster Aquaculture Area'.
9.4	Farmland of State and Regional Significance on the NSW Far North Coast	This direction is not applicable to the Coonamble LGA.

Commentary

Direction 5.1 – Integrated Land Use and Transport

Improving Transport Choices – Guidelines for Planning and Development (DUAP 2001)

The guideline embodies the critical objectives of:

- Reducing the growth in vehicle kilometres travelled (VKT);
- Improving air quality and reducing greenhouse gas emissions;
- Building more compact cities; and
- Promoting economic development and creating jobs.

The guidelines set out 10 principles of accessible development, which encourage and support development that is highly accessible by walking, cycling and public transport.

The guideline focuses on improved modes of transport which do not involve the use of private motor vehicles but, given the Coonamble population and settlement pattern it is not considered that this guideline is relevant to this proposal.

The Right Place for Business and Services (DUAP 2001)

The aims of this guideline are to ensure that:

- There are development opportunities in centres for businesses and services;
- Community investment in infrastructure is protected;
- Investor confidence in centres is maintained.

The guideline aims to reduce the need for trip generating development by grouping services and businesses in the one area and having available public transport. The subject land is located in proximity to other industrial land uses, however, there are no public transport services available in Coonamble. Given the small population this is unlikely to change in the immediate future.

Direction 7.1 Employment Zones

The objectives of Direction 7.1 Employment Zones are:

- (a) Encourage employment growth in suitable locations
- (b) Protect employment land in employment zones, and
- (c) Support the viability of identified centres.

The planning proposal will provide additional industrial land to enable Coonamble Shire Council to attract industrial and manufacturing opportunities to the town of Coonamble. There is insufficient suitably zoned land available to facilitate future development.

Section C – Environmental, Social and Economic Impact

Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal?

The planning proposal is unlikely to result in any significant impact to critical habitat or threatened species, populations or ecological communities or their habitats. The subject area is cleared of significant vegetation and the lands previous use for as sheep yards has left the land in a disturbed state.

There have been no endangered or critically endangered species known to occur on the land. The figure 4 identifies flora and fauna sightings on and near the site.

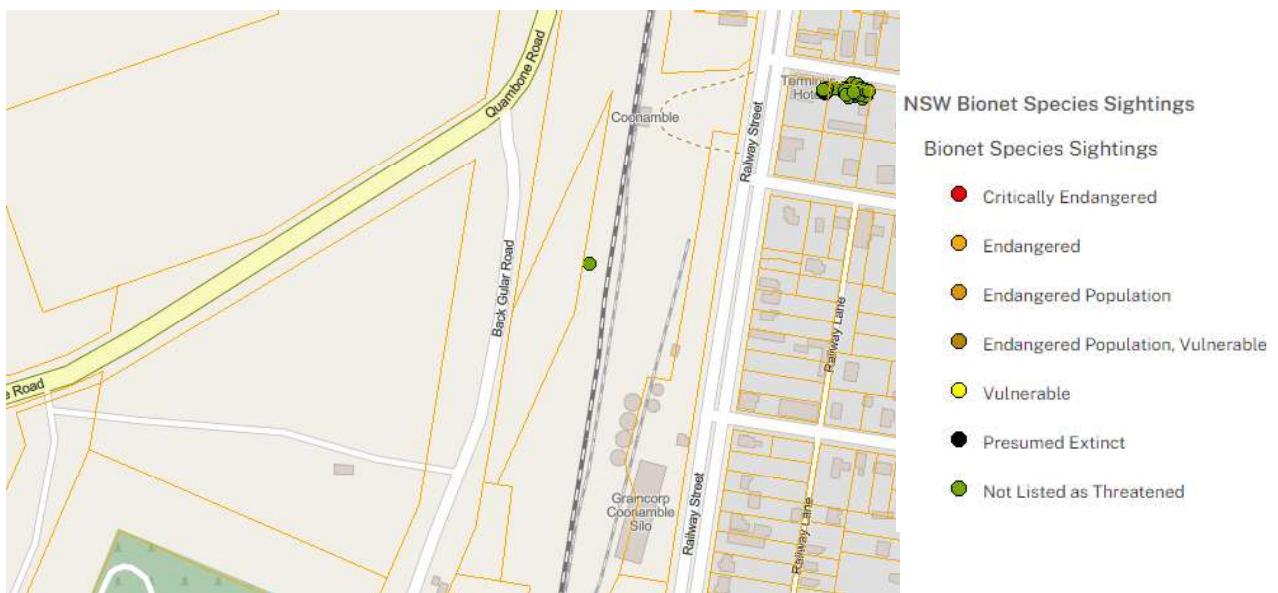


Figure 4: NSW Biotone Species Sightings

Are there any other likely environmental effects of the planning proposal and how are they proposed to be managed?

The planning proposal is unlikely to result in any environmental effects.

Has the planning proposal adequately addressed any social and economic effects?

There will be a positive social and economical effect for the Coonamble community from the planning proposal through the provision of industrial land that has the potential to increase employment opportunities and subsequently lead to population growth. This will result in an increase in both community and commercial services for Coonamble as well as increased investment in the local community through subdivision and industrial development.

Section D – Infrastructure (Local, State and Commonwealth)

Is there adequate public infrastructure for the planning proposal?

Water and sewer infrastructure is available in the vicinity of the site as shown in Figure 5. Subsequent development of the subject site will include the extension of the existing infrastructure to service the use and development of the land for industrial development.



Figure 5: Location of Infrastructure

Section E – State and Commonwealth Interests

What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination?

It is not considered that the amendments proposed via this planning proposal would conflict with any State or Commonwealth interests. The formal views of the State and Commonwealth public authorities would be ascertained following the Gateway determination.

PART 4 – MAPS

The planning proposal seeks to amend the following maps:

Land Zoning Map: LZN_006B

Lot Size Map: LSZ_006B

The current maps have been attached to this planning proposal in Appendix B.

PART 5 – COMMUNITY CONSULTATION

In accordance with Section 3.33(2)(e) of the *Environmental Planning and Assessment Act 1979*, community consultation will be required to be undertaken.

The proposed consultation strategy for this planning proposal will include:

- Written notification to adjoining landowners
- Notification of the proposal on Council's website
- Notification of the proposal on the Planning Portal
- Consultation with relevant Government departments and agencies, service providers and other key stakeholders as determined in the Gateway determination
- Static displays of the Planning Proposal and supporting material in Council's administration building.

At the conclusion of the public exhibition period Council staff will consider submissions made with respect to the Planning Proposal and prepare a report to Council.

It is considered unlikely, at this stage, that any public hearing would be required under the relevant provisions of the *Environmental Planning and Assessment Act 1979*.

APPENDIX A

Preliminary Site Investigation

Appendix B

Current Maps



Coonamble Local Environmental Plan 2011

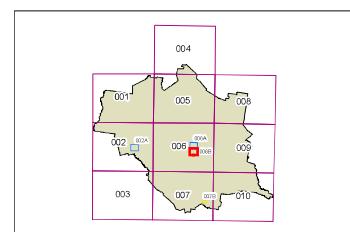
Lot Size Map - Sheet LSZ_006B

Minimum Lot Size (sq m)

- R 750
- V 2000
- X 8000
- Z 2 ha
- AI 1000 ha
- Refer to Clause 4.1 (4A) (750 sq m)

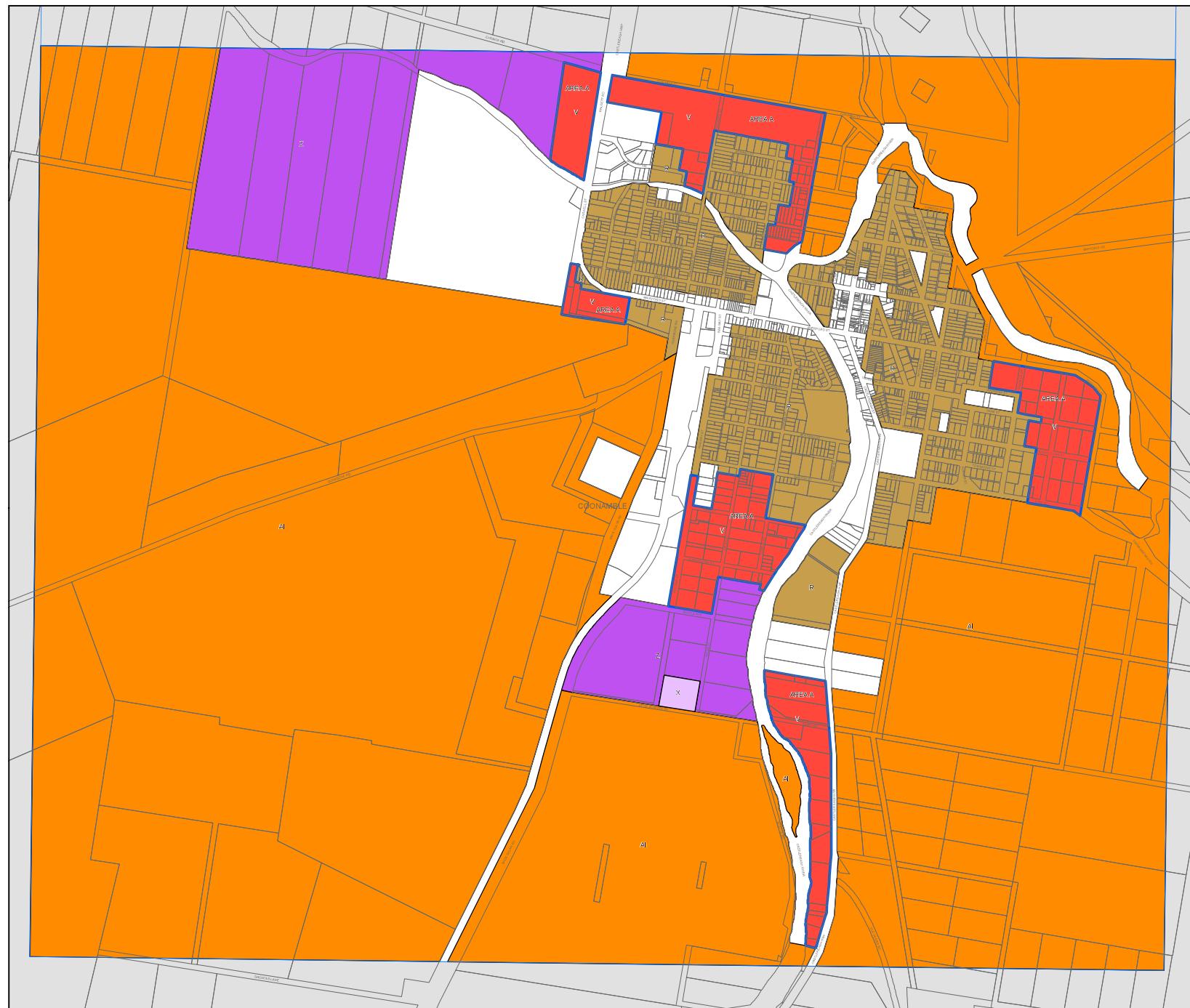
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Coonamble Local Environmental Plan 2011

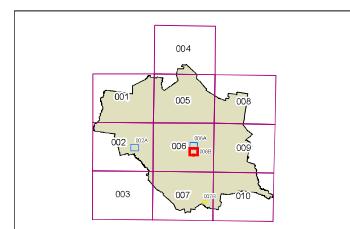
Land Zoning Map - Sheet LZN_006B

Zone

- B2 Local Centre
- B6 Enterprise Corridor
- E1 National Parks and Nature Reserves
- IN1 General Industrial
- R1 General Residential
- R5 Large Lot Residential
- RE1 Public Recreation
- RE2 Private Recreation
- RU1 Primary Production
- RU3 Forestry
- RU5 Village
- SP2 Infrastructure
- W2 Recreational Waterways

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0 200 400 600 800 Metres
Projection: GDA 1994
Scale: 1:20,000 @ A3
MGA Zone 55

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