



ACTION PLAN

Section 36 of the LG Act requires that a Plan of Management for community land details:

- the objectives and performance targets of the plan with respect to the land
- the means by which the council proposes to achieve the plan’s objectives and performance targets,
- the manner in which the council proposes to assess its performance with respect to the plan’s objectives and performance targets.

Table X4. Objectives and performance targets, means of achieving them and assessing achievement

Management Issues	s.36(3)(b) Objectives and Performance Targets	s.36(3)(c) Means of achievement of objectives	s.36(3)(d) Manner of assessment of performance
Management Environmental Protection	<p>Council Corporate Objectives are outlined in Council's Delivery Program 2022-2026 Natural Environment (3.3), Community Strategic Plan 2027, Themes and Goals and Operational Plan 2023/24 (1.2).</p> <p>It is Council's intention to encourage where possible the natural regeneration of the land to its natural state as a habitat for native flora and indigenous wildlife. To increase community participation in natural area conservation and restoration.</p>	<p>Undertake effective community education campaigns and workshops with respect to natural areas.</p> <p>Follow Council's Strategies for the containment of environmental hazards.</p>	<p>Council will measure how it has managed its community land in accordance with Council's various guidelines, maintenance schedules, policies and programs and reporting structures. Bush regeneration has been in line with growing seasons and water availability, and no evidence of disturbance of natural or heritage values of the land, and Bushfire Risk Management Plan adopted and implemented, and no illegal dumping of rubbish detected on land, and no reports of incidents associated with the reserve, and ongoing maintenance of land requires little effort and is cost effective. Number of people attending workshops and environmental events organised by the council.</p>
Bushfires	<p>Restrict fuel buildup to prevent bushfire outbreaks. Coordinate with relevant fire services to organise back burning if required</p>	<p>Mowing, and rubbish removal. Trim and remove overhanging branches. Fire Breaks and Bushfire Hazard Reduction Burns.</p>	<p>No fire outbreaks Reported or attended and a small number of easily contained outbreaks attended or Reported. Annual inspections by relevant fire authorities to determine fire risk.</p>



Management Issues	s.36(3)(b) Objectives and Performance Targets	s.36(3)(c) Means of achievement of objectives	s.36(3)(d) Manner of assessment of performance
Noxious Weeds	Control all Noxious Weeds and vegetation not native to the area.	Education Programs, Permits to Transport Noxious Goods and Weed Spraying,	Inspections and Monitoring of Council areas by weeds Officer. Advice from the Public.



APPENDICES

Appendix A1 – Community Land Covered by this Plan of Management.

Reserve	Location	Property Description	Owner	Category – Sub-Category	Purpose
89370 Gazettal 7/2/1975	4144 Canonba Rd CANONBA NSW 2825	Lot 7005 DP 1020526 4.538Ha Psh. Canonba Nth Cnty. Gregory	The State of New South Wales	Natural Areas - Bushland	Public Recreation
83945 Gazettal 3/8/1962	5520 Pangee Rd PANGEE NSW 2825	Lot 15,16 DP 752902, Lot 7007 DP 1115906 13.76Ha Psh. Panjee Cnty. Flinders	The State of New South Wales	Natural Areas - Bushland	Public Hall & Public Recreation
66078 Gazettal 19/6/1936	3068 Peisley Rd PANGEE NSW 2825	Lots 9,12 DP 752882 4.899Ha Psh. Hermitage Cnty. Flinders	The State of New South Wales	Natural Areas - Bushland	Public Recreation
73293 Gazettal 16/9/1949	3068 Peisley Rd PANGEE NSW 2825	Lot 11 DP 752882 6.572Ha Psh. Hermitage Cnty. Flinders	The State of New South Wales	Natural Areas - Bushland	Public Recreation
41634 Gazettal 15/5/1907	Barrier Highway HERMIDALE NSW 2831	Lot 10 DP 751322 7.5084Ha Psh. Hermitage Cnty. Canbelego	The State of New South Wales	Natural Areas - Bushland	Public Recreation
78483 Gazettal 13/4/1956	Reserve 78483 Bourke St GIRILAMBONE NSW 2831	Lot 49 DP 751336 1.485Ha Psh. Neilley Cnty. Canbelego	The State of New South Wales	Natural Areas - Bushland	Public Recreation
R.77128 Gazettal 01/10/1954	Arcturus St GIRILAMBONE NSW 2831	5,10/2,1-10/8 DP758441, 701-702 DP1025665,7002 DP1126311 Psh: Gidilambone Cnty: Canbelego 20.2369 Ha	The State of New South Wales	Natural Areas - Bushland	Public Recreation
26783 Gazettal 6/11/1897	9792 Henry Parks Way BOBADAH NSW 2877	Lot 7010 DP 1032821 4.9029Ha Psh. Cameron Cnty. Flinders	The State of New South Wales	Natural Areas - Bushland	Public Recreation



Appendix A2 – Maps & Extracts

Aerial View: Butterbone Park Reserve

Crown Reserve 89370

Buttabone Park Reserve

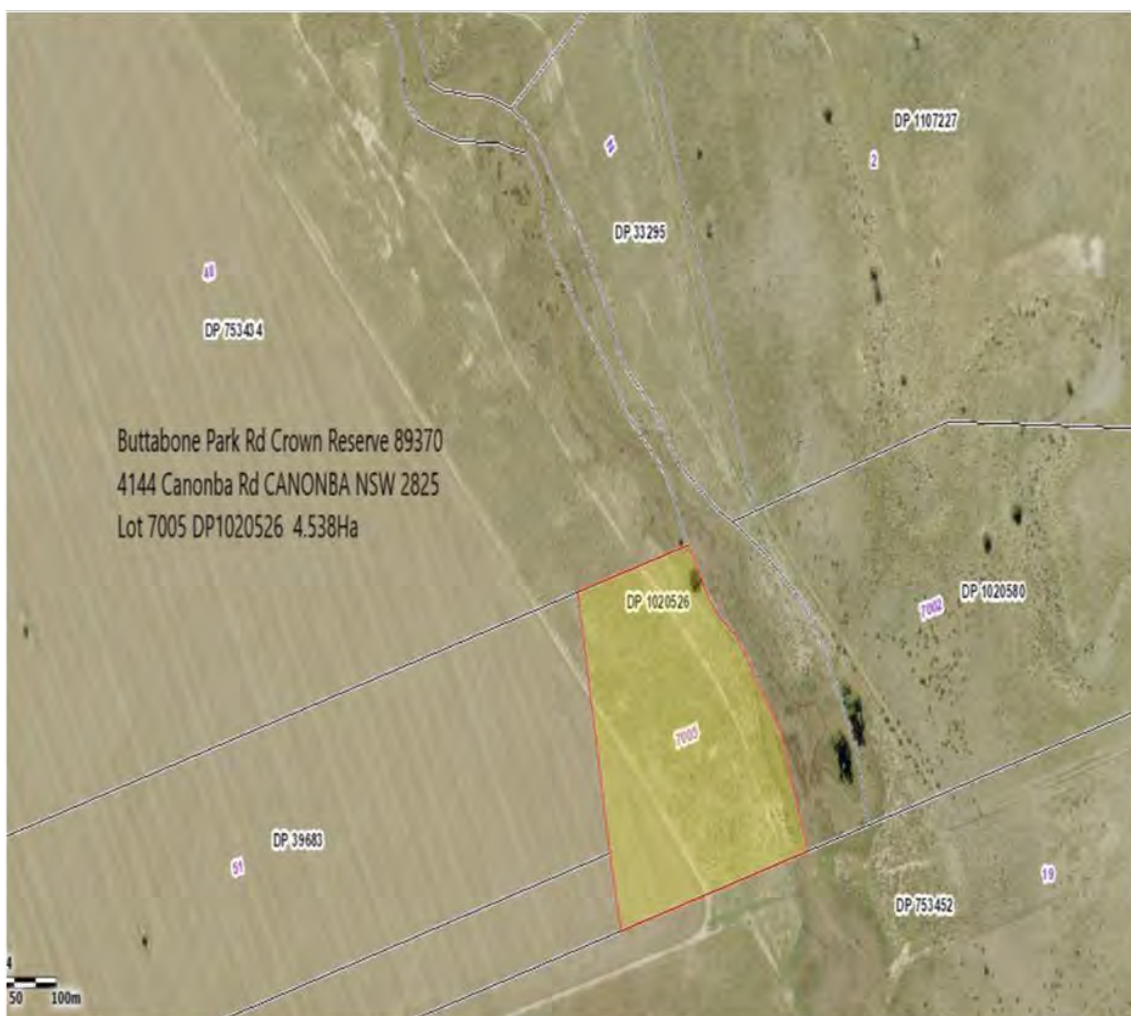
Owned by the State of New South Wales

The native vegetation and grasses are again plentiful however at the time of adoption of the Plan are starting to suffer from lack of water due to El Nino weather conditions. There are no permanent structures on the Reserves.

Natural Areas – Bushland

RU1 Primary Production

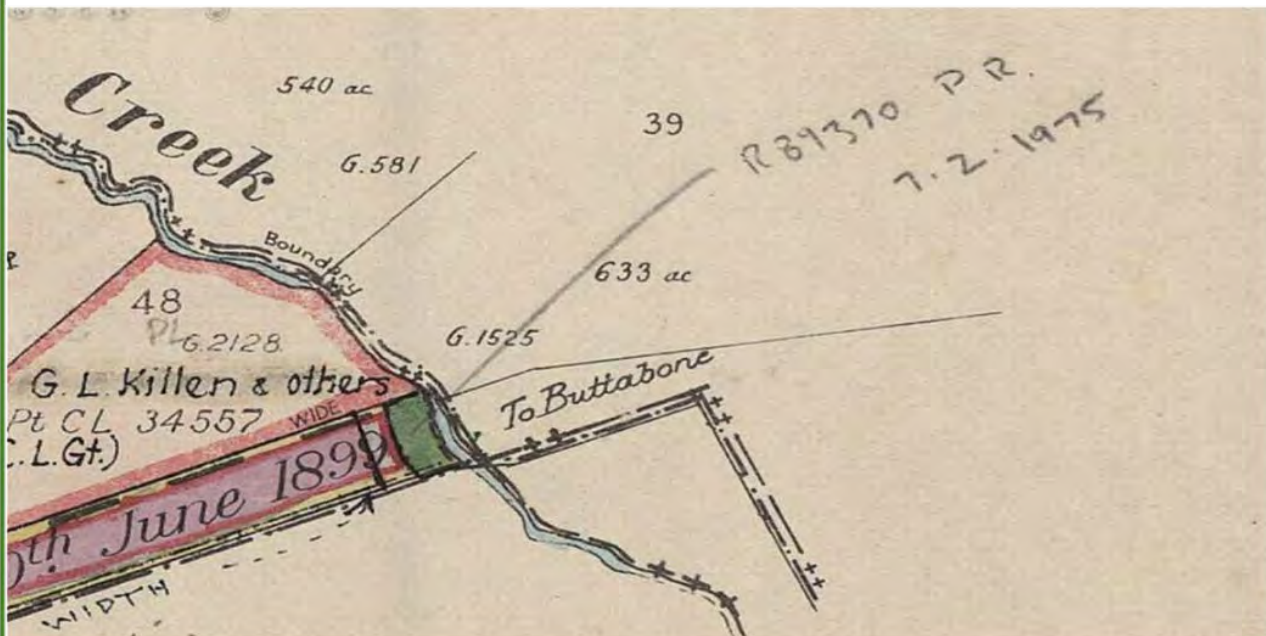
Under the Bogan LEP 2011 the parcel is Zoned: RU1 Primary Production (full details can be sought in Annexure 5 attached).





Extracts Parish Map

Crown Reserve 89370 – Butterbone Park Reserve



Extract Parish Maps Notations - 9

REFERENCE NOTES

Reference notes are shown within circle on face of map.

- (1) R.37088 for access Notified 23rd January, 1904.
- (2) Closed roads Pt. 181ac. 2r. J.F., G.I. & F.H. Mayger Vol. Fol.
- (3) T.S.R. 70635 Notified 17th July, 1942. Under Pastures Protection Board Control. Gazette 31st July, 1942.
- (4) T.S.R. 37797 Notified 4th June, 1904.
- (5) Pt. T.S.R. 29468 Notified 10th June, 1899.
- (6) Under Pastures Protection Board Control. Gazette 31st October, 1930. **Abt 74.2 ha Withⁿ 25.10.74.**
- (7) Pt. T.S.R. 26606 Notified 18th September, 1897.
- (8) Closed road Pt. 65ac. 3r. J.N. Garland Vol. 3185 Fol. 68
- (9) **R.89370 for Public Recreation (abt 2.2 ha) Not^d 7th February '75**
- (10) **R.94891 for Future Public Requirements Not^d 22-5-81 (Vol. 2803) NW. Rev^d Gaz 17-12-82 (Vol. 5898)**
- (11) **Closed road Gaz 19-8-83 (Vol. 3868) Lot 5 D.P. 46126 JA & NE. Bell (17-402ha) Vol 1514 Fol 200**

O F

From Pine Ridge



Reserve 83945

Panjee Public Hall and Recreation Reserve

Owned by the State of New South Wales

Natural Areas – Bushland

At the date of the adoption of this plan the natural vegetation has started to reclaim the areas once used for recreational purposes. These reserves are a considerable distance from any communities and any recreational use for the land has long since been abandoned. The native vegetation and grasses that suffered from a lack of water due to a prolonged drought have regenerated but as we enter an El Nino weather condition the vegetation will again start to suffer.

There are remnants of Cricket Pitches, Tennis Courts, Bar-B-Qs, Toilets and hall foundations, all are considered derelict and unusable.

RU1 Primary Production & Public Recreation

Under the Bogan LEP 2011 the parcel is Zoned: RU1 Primary Production and RE1 Public Recreation (full details can be sought in Annexure 5 attached).

Aerial View





Extracts Parish Map



Por.	Plan	Purchaser	Area A R P
9	F.501	R.56,154 P.S., R.56,155 fr. Lgnts for Pub. Rec. ^o Not ^d 18 th May 1923	10 0 0
10	F.502	R.56,156 P.S., R.56,157 fr. Lgnts for Public Hall Not ^d 18 th May 1923.	0 2 0
15	F.845	See Note ①	0 2 0
16	F.845	See Note ②	10 0 0

The Lot and D.P. number in the 700,000 scale (AUS) is the computer idio identifier and is shown (as 05/704703)

REFERENCE NOTES

- ① Under RP Board control, Gaz 169 32 25
- ② abt. 30a 7r R83945 for Public Recreation
- ③ R94193 for Future Public Requirements
- ④ Grahway State Forest No. 73 Ext. No. 4. De
- ⑤ P.R. 97540 For Timber. Not^d 13.12.85 (Vol. 6485)
- ⑥ P.R. 97538 For Timber Not^d 29.11.85 (Vol. 6274)
- ⑦ P^t Grahway State Forest N^o 73 (Ext. N^o 5) Dedd. 25



The lot and DP number in the 700,000 series (R173)
 in the computer file identify and is shown as 05/704703

REFERENCE NOTES

- ① Under PP Board control, Gaz 16/3/32
- ② Abt 30a 7r RB3945 For Public Recreation & Public Health, Not 3/8/62 2
- ③ R94193 for Future Public Requirements Metd 16-1-81 Fol 371
- ④ Grahway State Forest No. 73 Ext. No. 4. Dedd. 18/3/83 (Fol 1252)
- ⑤ P.A. 97540 For Timber. Notd 13/12/85 (Fol 6485)
- ⑥ P.A. 97538 For Timber Notd. 29/11/85 (Fol 6274)
- ⑦^{PT} Grahway State Forest N° 73 (Ext. N° 5) Dedd. 29/11/85 (Fol. 6230) Abt 800ha.
- ⑧ Pangee State Forest N° 1048 Dedd. 17/12/86 (Fol. 6192), (N.W.)
 Fol. Dec. 11/12/87 (Fol. 6302).

Reserve 66078 and Reserve 73293

Bogan Shire Council Peisley Road Reserves

Owned by the State of New South Wales

Natural Areas – Bushland

At the date of the adoption of this plan the natural vegetation has started to reclaim the areas once used for recreational purposes. These reserves are a considerable distance from any communities and any recreational use for the land has long since been abandoned. The native vegetation and grasses suffered from a lack of water due to a prolonged drought are again starting to suffer as the El Nino weather condition starts to take effect.

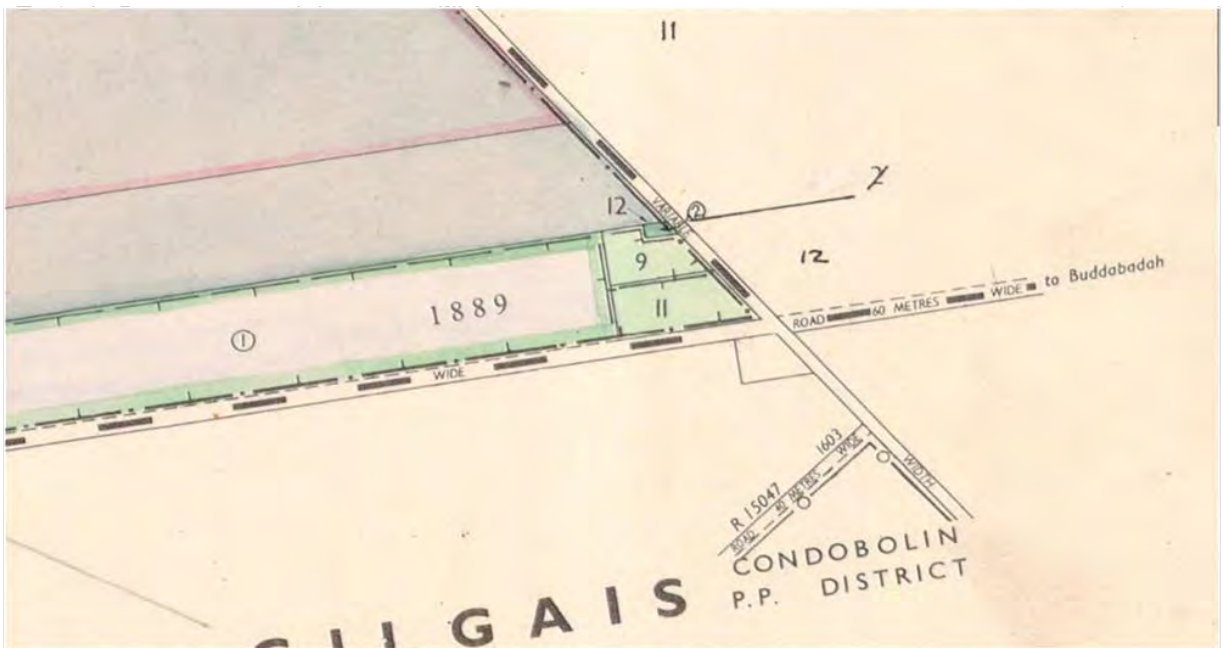
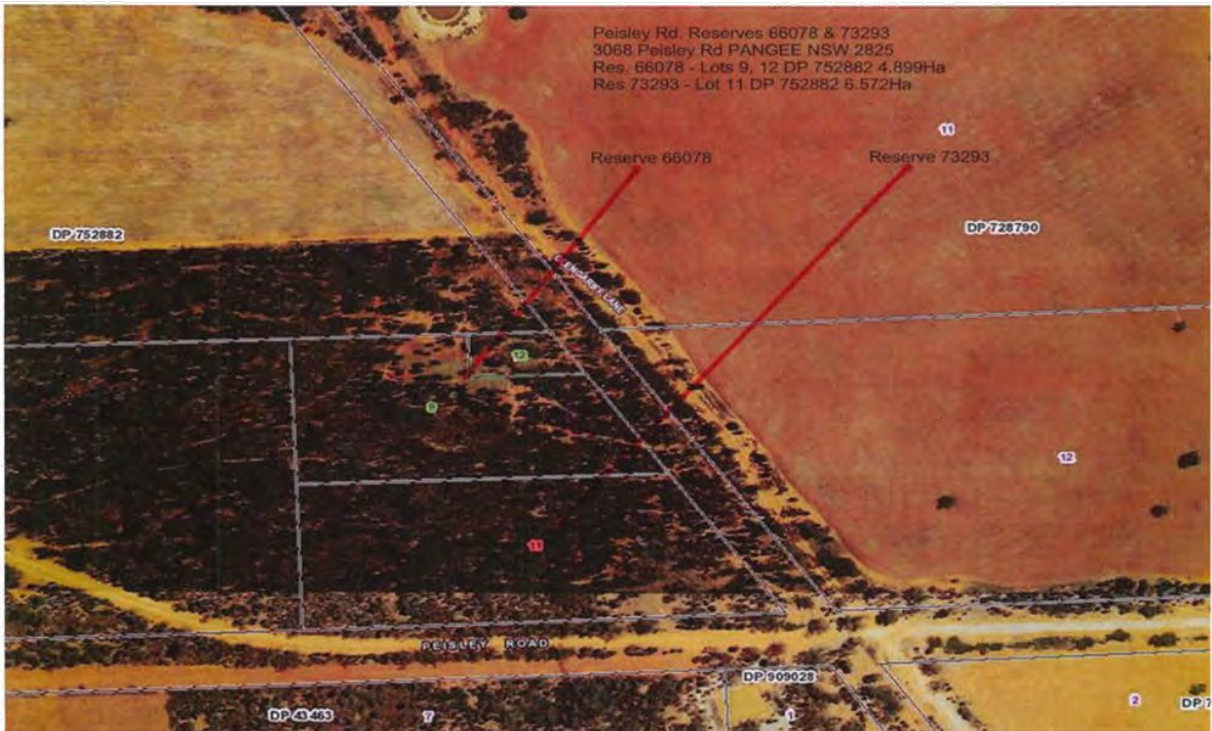
There are remnants of Cricket Pitches, Tennis Courts, Bar-B-Qs, Toilets, all are considered derelict and unusable.

RU1 Primary Production

Under the Bogan LEP 2011 the parcel is Zoned: RU1 Primary Production (full details can be sought in Annexure 5 attached).



Aerial View
Extract Parish Map Reserves 66078 & 73293





REFERENCE TO PORTIONS
Areas in hectares unless otherwise shown
Small number 1950 unless otherwise shown.

Por.	Plan	Loc.	Vol.	Fol.	Area	Purchaser etc.	Por.
1	F 115	B2	15409	194	204.0	J.A. Chamberlain Pt. H.F. 44.2	2, 10, 13, 14
2	369 R	D5	(C/F)		1375 ex. rd.	Lance Berryman Co. L. 68.1 (Subdn.) B.G. & E.A. Kitbo Pt. R. 80463 from Sale generally. Notd. March 21, 1958.	3
3	373 R	B4	15409	194	2726 ex. rd.	J.A. Chamberlain Pt. H.F. 44.2	2724 ha
4	399 R	C2			2724 ex. rd.	Eileen Lane Co. L. 17.1 R. 80722 from Sale generally. Notd. June 6, 1958. (Fol 2501) D.G. Norton	1
5	371 R	E3	14621	75	2182 ex. rd.	Commonwealth Bank of Australia Pt. ACP 53.2	
6	543	F2	13963	51	189.0 ex. rd.	③ E.G. Murray Pt. H.F. 37.7 D.G. Norton (Plc.)	
7	793 R	D1			380.9 ex. rd.	Eileen Lane Co. L. 35.2 R. 80721 from Sale generally. Notd. June 6, 1958. (Fol 2501). D.G. Norton	
8	52	F3	14621	75	16.19	Commonwealth Bank of Australia Pt. ACP 53.2	
9	795	H2			5.582	R. 65078 for Public Recn. Notd. June 19, 1936.	
10	808 R	F2	13963	51	543.9	③ E.G. Murray Pt. H.F. 37.7 D.G. Norton (Plc.)	
11	879	H2			8.726	R. 73293 for Public Recn. Notd. September 16, 1949.	
12	917	H2			4882 m ²	Dedicated for Public Sch. Site. Gaz. January 13, 1963.	Rev'd 14-3-75
13	923 R	D4	(C/F)		712.7	Lance Berryman Co. L. 65.2 (Subdn.) → ⑤ & ⑥	Rev'd 20-3-87 (Fol. 1452)
14	931	C5	(C/F)		645.1	Pt. R. 80463 from Sale generally. Notd. March 21, 1958. Lance Berryman Co. L. 12.12 (Subdn.) → ④	
15	13	F2	641	47	16.19	Pt. R. 80463 from Sale generally. Notd. March 21, 1958. T.W. Smith	
16	D.P. 42196	C2	15305	245	2702 ex rd.	E.N. Lane Pt. C.P. 80-8 State Bk. of N.S.W.	
17	D.P. 42196	A2			22	Access	
18	D.P. 42196	B1			3	Access	
19	D.P. 42196	D1	15305	245	387.9 ex rd.	E.N. Lane Pt. C.P. 80-8 State Bk. of N.S.W.	



Reserve 41634

Hermidale Recreation Reserve

Owned by the State of New South Wales

Natural Areas – Bushland

At the date of the adoption of this Plan the lot has an extensive coverage of trees and grasses. The vegetation is starting to recover from the effects of the El Nino weather condition present in the Council Area. There are no structures or remnants of structures on this lot.

Primary Production

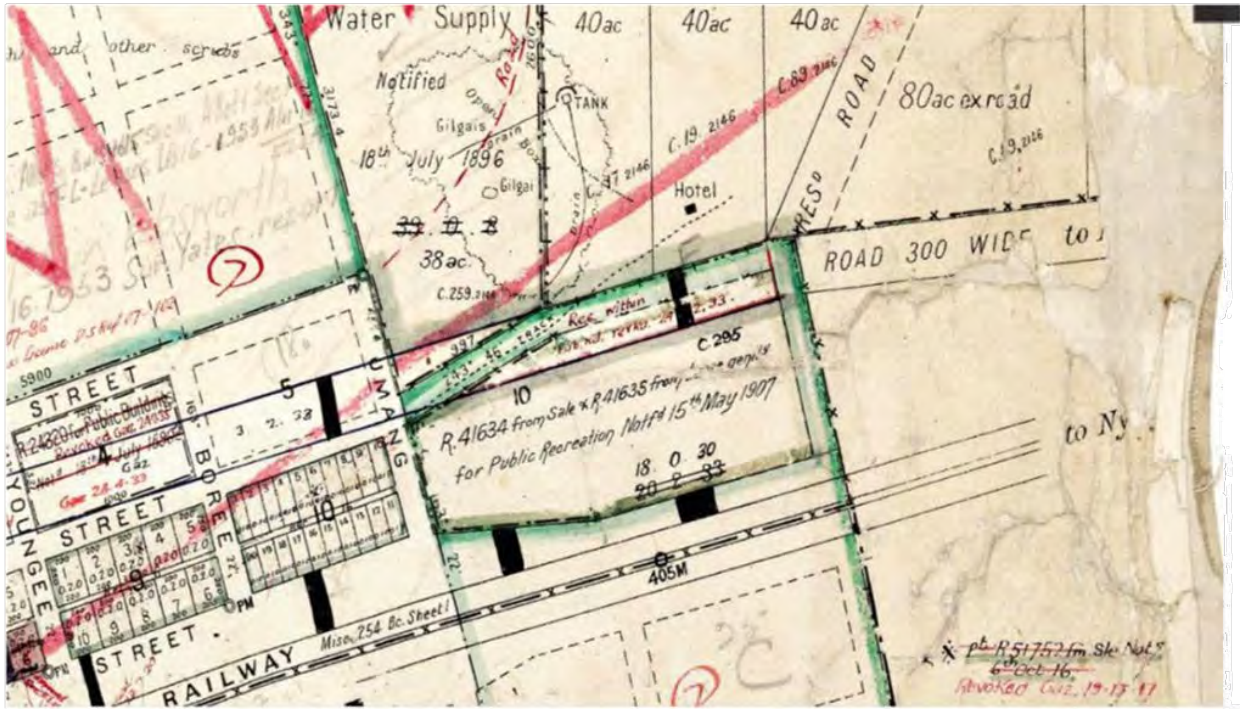
Under the Bogan LEP 2011 the parcel is Zoned: RU1 Primary Production (full details can be sought in Annexure 5 attached).

Aerial View





Extract Parish Map





Reserve 78483

Girilambone Public Recreation Reserve

Owned by the State of New South Wales

Natural Areas – Bushland

At the date of the adoption of this Plan the lot has an extensive coverage of trees and grasses. The vegetation is starting to recover from the effects of the El Nino weather condition present in the Council Area. There are no structures or remnants of structures on this lot.

RU1 Primary Production

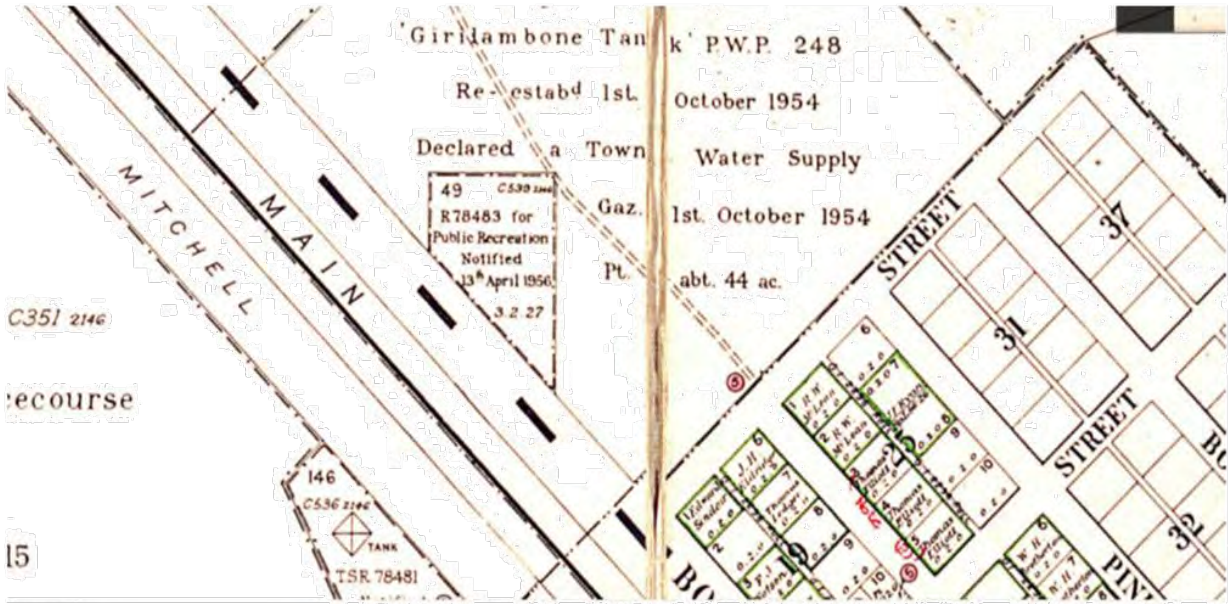
Under the Bogan LEP 2011 the parcel is Zoned: RU1 Primary Production (full details can be sought in Annexure 5 attached).

Aerial View





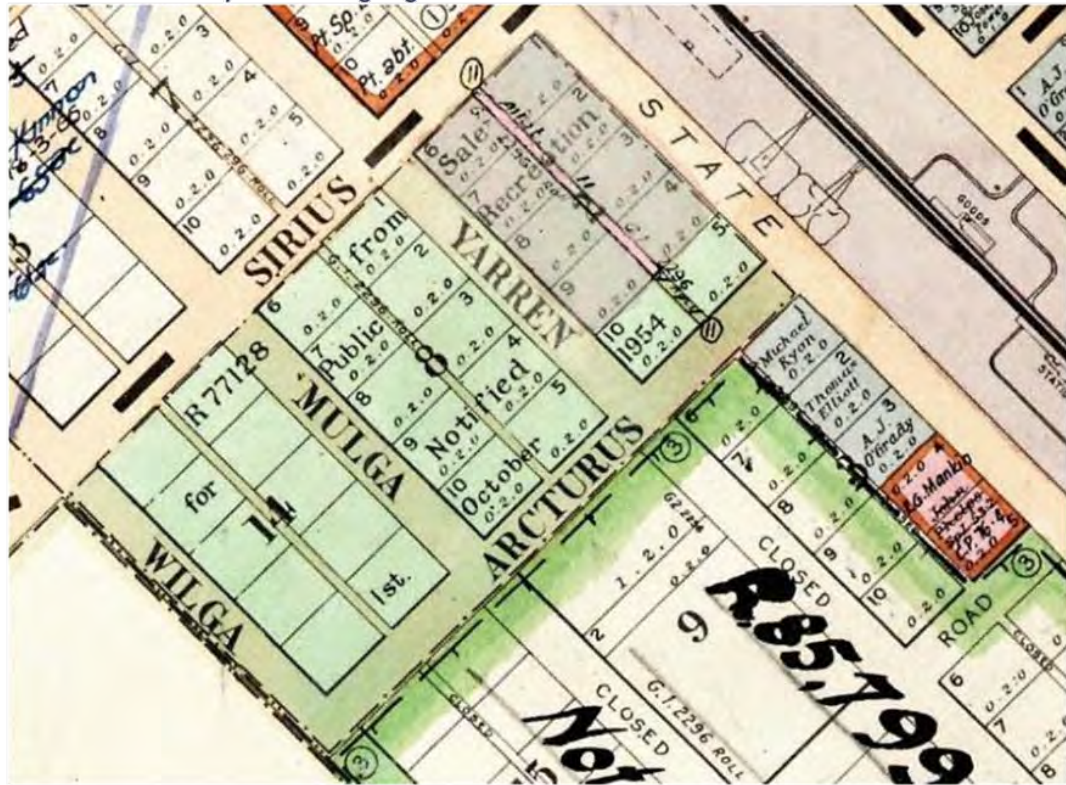
Extract Parish Map
Reserve 78483



Por	Plan	Loc.	Vol.	Fol.	Area	Purchaser etc	No.
PARISH OF NEILEY							
21	C 247 R	E3	(C/F)		1.411	T.J. Cottee Pt. Sp.L. 54.5	1
22	247 R	E3	(C/F)		9308 m ²	T.J. Cottee Pt. Sp.L. 54.5	2
23	247 R	E3	1195	52	1.012	Kenneth Murchison	3
24	247 R	E3	1195	52	1.012	Kenneth Murchison	4
25	247 R	E3	1195	52	1.012	Kenneth Murchison	5
26	247 R	E3	1191	193	1.012	John Gibson	6
27	247 R	E3	1308	61	1.012	John Conforti	7
28	247 R	E3	1308	61	1.012	John Conforti	8
29	247 R	E3	1308	61	1.012	John Conforti	9
30	247 R	E3	1308	61	1.012	John Conforti	
39	909	E3			1.619	R 45405 for Rubbish Depot. Notd. 22nd June, 1910.	
42	384	F3	13963	125	41.78	I.F. Larson Pt. A.H.F. 42.13 Gt.	
43	387	E2			17.20		
45	525 R	F3	13963	125	47.25	I.F. Larson Pt. A.H.F. 42.13 Gt.	
46	528	F2			34.70		
49	524	D4			1.485	R 78483 for Pub. Recn. Notd. 13th April, 1956	
146	536	C3			1.882	T.S.R. 78481 Notd. 13th April, 1956	
						Under P.P. Board Control. Gaz. 13th April, 1956	



Extract Parish Map – Lots Highlighted in Green



Extract Parish Map Notations 7

4	D3	Appropriated for Water Supply purposes. Gazette 28th March, 1958 980.1 m ² Ms. 1904 Do, R
5	D3, D4	Easements for Water Supply purposes. Ms. 1904 Do, R.
6	D3	Closed Road. Gaz. 16th September, 1955. Wallace and McGee Pty. Ltd. Pt. Sp. L. 55.2 Expired
7	D3	R. 77128 for Public Recreation. Notified 1st October, 1954.
8	D2	Road Closed by Alteration of Design Gaz 19.2.71.
9	C3	P.O. 66-1 S.C. McKinnon, D.M. Larsen, J.N. Fuller Terminated
10	C1	P.O. 75-5 Bogan Shire Council abt 1.518 ha
11	C2	Girilambone Pistol Club P.O. 79-3 Terminated 10.3.1986
12	C3	Per Occ 81-9 S.C. Mackinnon D.M. Larsen & J.N. Fuller



Reserve 26783

Bobadah Park Crown Reserve

Owned by the State of New South Wales

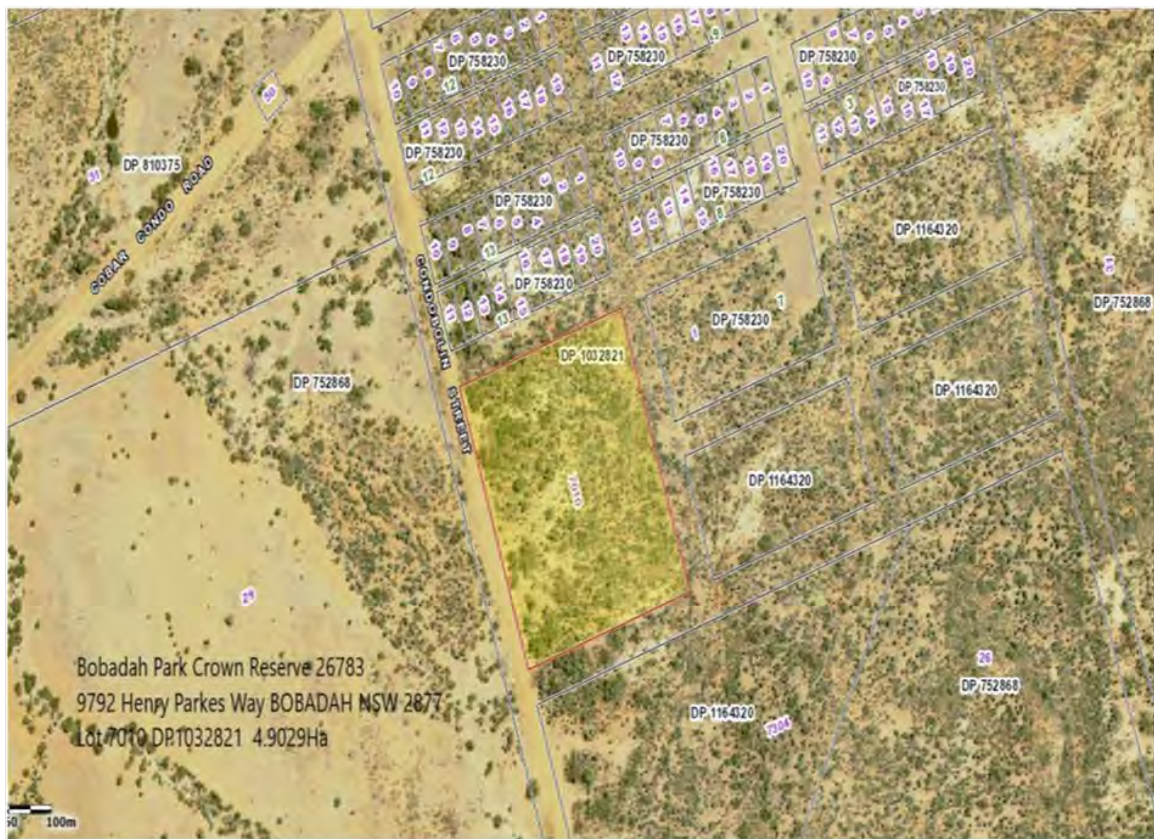
Natural Areas – Bushland

At the date of the adoption of this Plan the lot has an extensive coverage of trees and grasses. The vegetation is starting to suffer from the effects of the El Nino weather condition present in the Council Area. There are no structures or remnants of structures on this lot.

RU1 Primary Production

Under the Bogan LEP 2011 the parcel is Zoned: RU1 Primary Production (full details can be sought in Annexure 5 attached).

Aerial View of Highlighted Lot





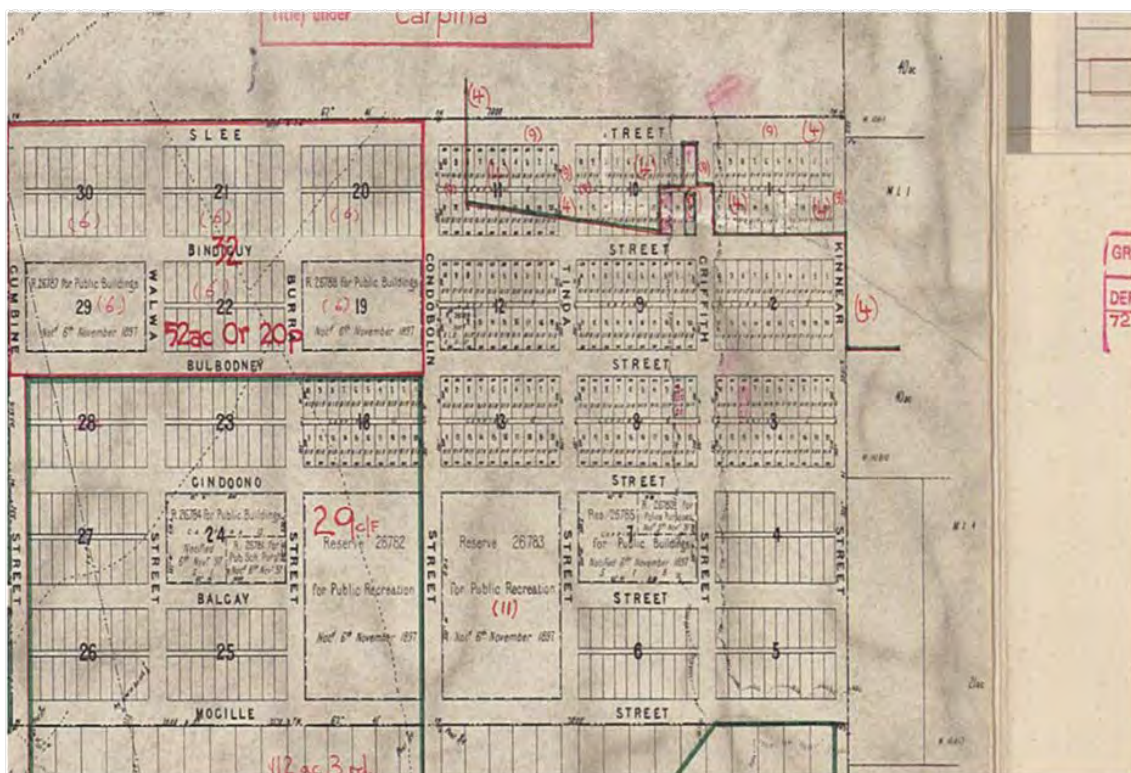
**Extract Parish Map
Reserve 26783**

NO	LOC	PARTICULARS
(7)	R22, E2	CLOSED ROAD (GAT. 12-7-91) POL. 1555. SEE N/R.
(8)	SW	DEDICATED AS PART OF BOBARAH STATE FOREST No. 104 No. 1 EXTENSION GAT. 11-10-91 POL. 8747
9	N.E.	ROAD & LAND CLOSED & VESTED IN CROWN GAT. 29-12-1983 Pol. 6407.
10	SW (SW)	DP 1032810 (LOT 10) Crown Land
11	NE	DP 1032811 (C) (LOT 10) CROWN LAND

MAP OF
VILLAGE OF
AND SUBURB
PARISH OF CAMERON
LAND DISTRICT OF NYNGAN — L
SMALL NO. 2771 UNLESS OTHERWISE NOTED

COVERED BY G.D.B. PARTITIONS 5233

05449





Appendix A3 – Plan of Management Legislative Framework

The primary legislation that impacts on how community land is managed or used is briefly described below. You can find further information regarding these acts at www.legislation.nsw.gov.au.

Local Government Act 1993

Section 35 of the LG Act provides that community land can only be **used** in accordance with:

- the plan of management applying to that area of community land, and
- any law permitting the use of the land for a specified purpose or otherwise regulating the use of the land, and
- the provisions of Division 2 of Chapter 6 of the Act.

Section 36 of the Act provides that a plan of management for community land must identify the following:

- a) the category of the land,
- b) the objectives and performance **targets** of the plan with respect to the land,
- c) the means by which the council proposes to **achieve** the plan's objectives and performance targets,
- d) the manner in which the council proposes **to assess its performance** with respect to the plan's objectives and performance targets,

and may require the prior approval of the council to the carrying out of any specified activity on the land.

A plan of management that applies to just one area of community land:

- a) must include a description of:
 - (i) the condition of the land, and of any buildings or other improvements on the land, as at the date of adoption of the plan of management, and
 - (ii) the use of the land and any such buildings or improvements as at that date, and
- b) must:
 - (i) specify the purposes for which the land, and any such buildings or improvements, will be permitted to be used, and
 - (ii) specify the purposes for which any further development of the land will be permitted, whether under lease or licence or otherwise, and
 - (iii) describe the scale and intensity of any such permitted use or development.

Land is to be categorised as one or more of the following:

- a) a natural area
- b) a sportsground
- c) a park
- d) an area of cultural significance
- e) general community use.

Land that is categorised as a natural area is to be further categorised as one or more of the following:

- a) bushland
- b) wetland
- c) escarpment
- d) watercourse



- e) foreshore
- f) a category prescribed by the regulations.

Additionally, under section 36 of the *Local Government Act 1993* (LG Act), a site-specific PoM must be made for land declared:

- as critical habitat, or directly affected by a threat abatement plan or a recovery plan under threatened species laws (sections 36A(2) and 36B(3))
- by council to contain significant natural features (section 36C(2))
- by council to be of cultural significance (section 36D(2)).

Classification of Public Land

The LG Act requires classification of public land into either 'community' or 'operational' land (Section 26). The classification is generally made for council-owned public land by the council's Local Environmental Plan (LEP) or in some circumstances by a resolution of the council (Section 27).

Crown reserves managed by council as Crown land manager have been classified as community land upon commencement of the *Crown Land Management Act 2016* (the CLM Act). Councils may manage these Crown reserves as operational land if written consent is obtained from the Minister administering the CLM Act.

Classification of land has a direct effect on the council's ability to dispose of or alienate land by sale, leasing, licensing or some other means. Under the LG Act, community land must not be sold (except for scheduled purposes), exchanged or otherwise disposed of by the council, and the land must be used and managed in accordance with an adopted PoM. In addition, community land is subject to strict controls relating to leases and licences (sections 45, 46, 46A and 47) of the LG Act.

By comparison, no such restrictions apply to operational land that is owned by councils. For example, operational land can be sold, disposed, exchanged or leased including exclusive use over the land, unencumbered by the requirements which control the use and management of community land. Crown reserves managed by council as operational land may generally be dealt with as other operational land but may not be sold or otherwise disposed of without the written consent of the Minister administering the CLM Act.

Operational land would usually include land held as a temporary asset or an investment, land which facilitates the council carrying out its functions or land which may not be open to the general public (for example, a works depot).

The classification or reclassification of council-owned public land will generally be achieved by a Local Environmental Plan (LEP) or by a resolution of council in accordance with sections 31, 32 and 33 of the LG Act. If land is not classified by resolution within a three-month period from acquisition it automatically becomes community land, regardless of whether it satisfies the objectives for community land as outlined in the LG Act.

For Crown land, Council cannot reclassify community land as operational land without consent of the Minister administering the CLM Act.

Crown Land Management Act 2016

Crown reserves are land set aside on behalf of the community for a wide range of public purposes, including environmental and heritage protection, recreation and sport, open space, community halls, special events and government services.



Crown land is governed by the CLM Act, which provides a framework for the state government, local councils and members of the community to work together to provide care, control and management of Crown reserves.

Under the CLM Act, as Council Crown land managers, councils manage Crown land as if it were public land under the LG Act. However, it must still be managed in accordance with the purpose of the land and cannot be used for an activity incompatible with its purpose – for example, Crown land assigned the purpose of 'environmental protection' cannot be used in a way that compromises its environmental integrity.

Councils must also manage Crown land in accordance with the objects and principles of Crown land management outlined in the CLM Act. The objects and principles are the key values that guide Crown land management to benefit the community and to ensure that Crown land is managed for sustainable, multiple uses.

Principles of Crown Land Management

- Environmental protection principles are to be observed in the management and administration of Crown land.
- The natural resources of Crown land (including water, soil, flora, fauna and scenic quality) will be conserved wherever possible.
- Public use and enjoyment of appropriate Crown land are to be encouraged.
- Where appropriate, multiple uses of Crown land should be encouraged.
- Where appropriate, Crown land should be used and managed in such a way that both the land and its resources are sustained.
- Crown land is to be occupied, used, sold, leased, licensed or otherwise dealt with in the best interests of the state of NSW, consistent with the above principles.

Crown Land Management Compliance

In addition to management and use of Crown reserves that is aligned with the reserve purpose(s), there are other influences over council management of Crown reserves. For example, Crown land managers may have conditions attached to any appointment instruments, or councils may have to comply with specific or general Crown land management rules that may be published in the NSW Government Gazette. Councils must also comply with any Crown land regulations that may be made.

Native Title Act 1993

The Commonwealth *Native Title Act 1993* (NT Act) recognises and protects native title rights and interests. The objects of the NT Act are to:

- provide for the recognition and protection of native title.
- establish ways in which future dealings affecting native title may proceed and to set standards for those dealings.
- establish a mechanism for determining claims to native title.
- provide for, or permit, the validation of past acts invalidated because of the existence of native title.

The NT Act may affect use of Crown land, particularly development and granting of tenure.

Specifically, the CLM Act makes it mandatory for council to engage or employ a native title manager. This role provides advice to council as to how the council's dealings and activities on Crown land can be valid or not valid in accordance with the NT Act.



Council must obtain the written advice from an accredited native title manager that Council complies with any applicable provisions of the native title legislation when:

- a) granting leases, licences, permits, forestry rights, easements or rights of way over the land
- b) mortgaging the land or allowing it to be mortgaged
- c) imposing, requiring or agreeing to covenants, conditions or other restrictions on use (or removing or releasing, or agreeing to remove or release, covenants, conditions or other restrictions on use) in connection with dealings involving the land.
- d) approving (or submitting for approval) a plan of management for the land that authorises or permits any of the kinds of dealings referred to in (a), (b) or (c).
- e)

Council plans and policies relating to this Plan of Management

Council has developed plans and policies that are concerned to some extent with the management of community land. These documents have been considered when preparing this PoM.

The following is a list of documents that have a direct association with this PoM:

- Bogan Shire Council Delivery Plan 2022 – 2026
- Bogan Shire Council Community Strategic Plan 2027
- Bogan Shire Council Operational Plans – Annually
- Bogan Shire Council Plan of Management of Natural Areas – Bushland 2024
- Bogan Shire Council Tree Preservation Policy
- Council Bush Care Program

Other State and Commonwealth Legislation

NSW State Legislation

Environmental Planning and Assessment Act 1979

The *Environmental Planning and Assessment Act 1979* (EP&A Act) provides the framework for planning and development across NSW and guides environmental planning instruments which provide a basis for development control.

The EP&A Act ensures that effects on the natural environment, along with social and economic factors, are considered by the council when granting approval for or undertaking works, developments or activities.

This Act is also the enabling legislation for planning policies which may have a direct influence on open space management. On a state-wide level there are State Environmental Planning Policies (SEPPs). On a regional level there are Regional Environmental Plans (REPs). On a local level there are Local Environmental Plans (LEPs) as well as Development Control Plans (DCPs).

Aboriginal Land Rights Act 1983

The *Aboriginal Land Rights Act 1983* (ALR Act) is important legislation that recognises the rights of Aboriginal people in NSW. It recognises the need of Aboriginal people for land and acknowledges that land for Aboriginal people in the past was progressively reduced without compensation. Crown land meeting certain criteria may be granted to an Aboriginal Land Council. This Act may affect dealings with Crown land that is potentially claimable.



National Parks and Wildlife Act 1974

Statutory responsibilities on the council arising from this Act specifically relate to the protection of sites of pre- and post-European contact archaeological significance. This Act may affect community land categorised as cultural significance, natural area or park.

Biodiversity Conservation Act 2016

Note: This Act repealed several pieces of legislation including the *Native Vegetation Act 2003*, *Threatened Species Conservation Act 1995*, the *Nature Conservation Trust Act 2001*, and the animal and plant provisions of the *National Parks and Wildlife Act 1974*.

This Act covers conservation of threatened species, populations and ecological communities, the protection of native flora and fauna. This Act primarily relates to community land categorised as natural area. However, other categories may also be affected.

The *Threatened Species Conservation Act 1995* has been repealed and superseded by the *Biodiversity Conservation Act 2016*. However, references to the former legislation remain in the LG Act and are therefore retained in this guideline.

The Department of Planning, Industry and Environment's Energy, Environment and Science division advises that recovery plans and threat abatement plans made under the *Threatened Species Conservation Act 1995* were repealed on the commencement of the *Biodiversity Conservation Act* in 2017. These plans have not been preserved by any savings and transitional arrangement under the Biodiversity Conservation Act or LG Act, meaning pre-existing plans have no legal effect.

For this reason, requirements relating to recovery plans and threat abatement plans for local councils preparing plans of management under section 36B of the LG Act are now redundant. Councils will be advised if future amendments are made to the LG Act to enable these mechanisms.

Certain weeds are also declared noxious under this Act, which prescribes categories to which the weeds are assigned, and these control categories identify the course of action which needs to be carried out on the weeds. A weed may be declared noxious in part or all of the state.

Fisheries Management Act 1994

The *Fisheries Management Act 1994* (FM Act) includes provisions for the management of state fisheries, including the conservation of fish habitats, threatened species, populations and ecological communities of fish and marine vegetation and management of the riparian zone, waterways and threatened marine/freshwater aquatic species. This relates to community land categorised as natural area (foreshore, watercourse or wetland).

Where an area of community land is declared to be critical habitat, or if that area is affected by a recovery plan or threat abatement plan under Part 7A of the FM Act, a site-specific plan of management will need to be undertaken.



Rural Fires Act 1997

This Act contains provisions for bushfire risk management and the establishment of a Bushfire Management Committee. It also includes direction on development in bushfire prone lands.

Water Management Act 2000

This Act is based on the concept of ecologically sustainable development, and its objective is to provide for the sustainable and integrated management of the water sources of the state for the benefit of both present and future generations. The Act recognises:

- the fundamental health of our rivers and groundwater systems and associated wetlands, floodplains, estuaries has to be protected
- the management of water must be integrated with other natural resources such as vegetation, native fauna, soils and land.
- to be properly effective, water management must be a shared responsibility between the government and the community.
- water management decisions must involve consideration of environmental, social, economic, cultural and heritage aspects.
- social and economic benefits to the state will result from the sustainable and efficient use of water.

Heritage Act 1977

This Act contains provisions for the conservation of items of heritage and may relate to community land categorised as cultural significance or natural area.

Commonwealth legislation

Environmental Protection and Biodiversity Conservation Management Act 1999

This Act enables the Australian Government to join with the states and territories in providing a national scheme of environment and heritage protection and biodiversity conservation. It incorporates threatened species on a national level and with relevance to Matters of National Environmental Significance.

Telecommunications Act 1997

This Act provides for telecommunication facilities being permitted on community land without authorisation in a PoM.

State Environmental Planning Policies

State Environmental Planning Policy no. 19 – Bushland in urban areas

This planning policy deals with bushland in urban areas, so is applicable to PoMs for community land categorised as Natural Area– Bushland.

**State Environmental Planning Policy (Transport & Infrastructure) 2021**

This planning policy lists development allowed with consent or without consent on community land.

State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011

This aims to protect quality of surface water and the ecosystems that depend on it and requires that any development would have a neutral or beneficial effect on water quality.

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017

This policy deals with clearing of native vegetation in urban areas and land zoned for environmental protection.

Other relevant legislation, policies and plans

Catchment Management Authorities Act 2003

Companion Animals Act 1998

Disability Discrimination Act 1992

Local Land Services Act 2013

Operations Act 1997

Pesticides Act 1999

Protection of the Environment Operations Act 1997

Retail Leases Act 1994

Rural Fires Act 1997

Soil Conservation Act 1938

NSW Invasive Species Plan 2008-2015

National Local Government Biodiversity Strategy

NSW Biodiversity Strategy

A Vegetation Management Plan for the Sydney Region (Green Web Sydney)

Australian Natural Heritage Charter



Appendix A4 – Aboriginal interests in Crown land

Crown land has significant spiritual, social, cultural and economic importance to the Aboriginal peoples of NSW. The CLM Act recognises and supports Aboriginal rights, interests and involvement in Crown land.

The management of Crown land can be impacted by the *Native Title Act 1993* (Cth) and the *Aboriginal Land Rights Act 1983* (NSW).

Native Title

Native title describes the rights and interests that Aboriginal and Torres Strait Islander people have in land and waters according to their traditional law and customs. Native title is governed by the Commonwealth *Native Title Act 1993* (NT Act).

Native title does not transfer the land to the native title holder but recognises the right to land and water by providing access to the land and, if applicable, compensation for any loss, diminution, impairment or other effect of the act on their native title rights and interests.

All Crown land in NSW can be subject to a native title claim under the NT Act. A native title claim does not generally affect Crown land where native title has been extinguished or it is considered excluded land.

When preparing a PoM, Council is required to employ or engage a qualified native title manager to provide advice and validate acts (developments and tenures) over the reserve, in line with the NT Act. The most effective way to validate acts under the NT Act is to ensure all activities align with the reserve purpose.

If native title rights are found to exist on Crown land, council Crown land managers may be liable to pay compensation for acts that impact on native title rights and interests. This compensation liability arises for local councils whether or not the act was validated under the NT Act.

For further information about native title and the future acts framework see the [Crown lands website](#).

Aboriginal Land Rights

The *Aboriginal Land Rights Act 1983* (ALR Act) seeks to compensate Aboriginal peoples for past dispossession, dislocation and removal of land in NSW (who may or may not also be native title holders).

Aboriginal land claims may be placed on any Crown land in NSW. The Department of Planning, Industry and Environment is responsible for investigating claims as defined in the ALR Act. If a claim is established, the land is transferred to the Aboriginal Land Council as freehold land.

At the time of preparing this plan of management, there are seven (7) reserves which are affected by an undetermined Aboriginal land claim. Council has considered the claim(s) in development of this plan of management.



Appendix 5 – Bogan LEP 2011 Zoning Information

PLANNING CERTIFICATE

PURSUANT TO SECTION 10.7

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

Applicant Name:	Bogan Shire Council	Certificate No.:	2020/MP1
Postal Address:	PO Box 4029	Fees:	
	Nyngan NSW 2825	Receipt No.:	
Reference:		Date Received:	

DESCRIPTION OF LAND

ADDRESS:	Bogan Shire Various Natural Areas
PROPERTY DESCRIPTION:	Various
COUNCIL ASSESSMENT NO.:	Various

OWNER:	Bogan Shire Council
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PART A: INFORMATION PROVIDED UNDER SECTION 10.7(2) OF THE ACT

1	Names of relevant planning instruments and DCPs	
(a)	The name of each environmental planning instrument that applies to the carrying out of development on the land.	<ul style="list-style-type: none"> Bogan Local Environmental Plan 2011 SEPPs – refer Attachment “A”
(b)	The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).	<ul style="list-style-type: none"> N/A
(c)	The name of each development control plan that applies to the carrying out of development on the land.	<ul style="list-style-type: none"> Bogan Shire Council Development Control Plan 2012



2	Zoning and land use under relevant LEPs	
	For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a SEPP or proposed SEPP) that includes the land in any zone (however described):	
(a)	the identity of the zone, whether by reference to a name (such as "Residential Zone" or "Heritage Area") or by reference to a number (such as "Zone R1")	<u>Bogan LEP 2011:</u> The land is zoned RU1 Primary Production & RE1 Public Recreation Zone .
(b)	the purposes for which the instrument provides that development may be carried out within the zone without the need for development consent	<u>Bogan LEP 2011:</u> Refer Attachment "B".
(c)	the purposes for which the instrument provides that development may not be carried out within the zone except with development consent	<u>Bogan LEP 2011:</u> Refer Attachment "B".
(d)	the purposes for which the instrument provides that development is prohibited within the zone	<u>Bogan LEP 2011:</u> Refer Attachment "B".
(e)	whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed	Bogan LEP 2011
(f)	whether the land includes or comprises critical habitat	No
(g)	whether the land is in a conservation area (however described)	No
(h)	whether an item of environmental heritage (however described) is situated on the land	No
2A	Zoning and land use under State Environmental Planning Policy (Sydney Region Growth Centres) 2006	
	To the extent that the land is within any zone (however described) under: (a) Part 3 of the <i>State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (the 2006 SEPP)</i> , or (b) a Precinct Plan (within the meaning of the 2006 SEPP), or (c) a proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the Act, the particulars referred to in clause 2 (a)–(h) in relation to that land (with a reference to "the instrument" in any of those paragraphs being read as a reference to Part 3 of the 2006 SEPP, or the Precinct Plan or proposed Precinct Plan, as the case requires).	N/A
3	Complying development	
	(1) The extent to which the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of State Environmental	Complying development may not be carried out because of the provisions of Clause 1.19. Land is reserved for public purpose.



	<p>Planning Policy (Exempt and Complying Development Codes) 2008.</p> <p>(2) The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses.</p> <p>(3) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.</p>	
4	Coast Protection	
	Whether or not the land is affected by the operation of section 38 or 39 of the <i>Coastal Protection Act 1979</i> , but only to the extent that the council has been so notified by the Department of Services, Technology and Administration.	N/A
4A	Certain information relating to beaches and coasts	
	(1) In relation to a coastal council—whether an order has been made under Part 4D of the <i>Coastal Protection Act 1979</i> in relation to emergency coastal protection works (within the meaning of that Act) on the land (or on public land adjacent to that land), except where the council is satisfied that such an order has been fully complied with.	N/A
	(2) In relation to a coastal council:	N/A
	(a) whether the council has been notified under section 55X of the <i>Coastal Protection Act 1979</i> that emergency coastal protection works (within the meaning of that Act) have been placed on the land (or on public land adjacent to that land), and	
	(b) if works have been so placed—whether the council is satisfied that the works have been removed and the land restored in accordance with that Act.	N/A
	(3) In relation to a coastal council—such information (if any) as is required by the regulations under section 56B of the <i>Coastal Protection Act 1979</i> to be included in the planning certificate and of which the council has been notified pursuant to those regulations.	N/A
4B	Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works	



	In relation to a coastal council—whether the owner (or any previous owner) of the land has consented in writing to the land being subject to annual charges under section 496B of the <i>Local Government Act 1993</i> for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act).	N/A
5	Mine subsidence	
	Whether or not the land is proclaimed to be a mine subsidence district within the meaning of section 15 of the <i>Mine Subsidence Compensation Act 1961</i> .	No
6	Road widening and road realignment	
	Whether or not the land is affected by any road widening or road realignment under: (a) Division 2 of Part 3 of the <i>Roads Act 1993</i> , or (b) any environmental planning instrument, or (c) any resolution of the council.	No
7	Council and other public authority policies on hazard risk restrictions	
	Whether or not the land is affected by a policy: (a) adopted by the council, or (b) adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council, that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).	No
7A	Flood related development controls information	
	(1) Whether or not development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls.	No
	(2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.	No
8	Land reserved for acquisition	
	Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act.	No
9	Contributions plans	
	The name of each contributions plan applying to the land.	Nil
9A	Biodiversity certified land	



	If the land is biodiversity certified land under Part 8 of the Biodiversity Conservation Act 2016, a statement to that effect.	The land is not land that is biodiversity certified land under Part 8 of the Biodiversity Conservation Act 2016, a statement to that effect.
10	Biodiversity stewardship sites	
	If the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act 2016, a statement to that effect (but only if the council has been notified of the existence of the agreement by the Chief Executive of the Office of Environment and Heritage).	The land is not subject to a biodiversity stewardship under under Part 5 of the Biodiversity Conservation Act 2016, and the council has not been notified of the existence of the agreement by the Chief Executive of the Office of Environment and Heritage.
10A	Native vegetation clearing set asides	
	If the land contains a set aside area under section 60ZC of the Local Land Services Act 2013, a statement to that effect (but only if the council has been notified of the existence of the set aside area by Local Land Services or it is registered in the public register under that section).	The land does not contain a set aside area under section 60ZC of the Local Land Services Act 2013, and council has not been notified of the existence of the set aside area by Local Land Services or that it is registered in the public register under that section).
11	Bush fire prone land	
	If any of the land is bush fire prone land (as defined in the Act), a statement that all or, as the case may be, some of the land is bush fire prone land. If none of the land is bush fire prone land, a statement to that effect.	The land is not bushfire prone.
12	Property vegetation plans	
	If the land is land to which a property vegetation plan under the <i>Native Vegetation Act 2003</i> applies, a statement to that effect (but only if the council has been notified of the existence of the plan by the person or body that approved the plan under that Act).	The land is not subject to a Property Vegetation Plan under the <i>Native Vegetation Act 2003</i> applies, and the council has not been notified of the existence of the plan by the person or body that approved the plan under that Act
13	Orders under <i>Trees (Disputes Between Neighbours) Act 2006</i>	
	Whether an order has been made under the <i>Trees (Disputes Between Neighbours) Act 2006</i> to carry out work in relation to a tree on the land (but only if the council has been notified of the order).	No
14	Directions under Division 3.1	
	If there is a direction by the Minister in force under section 3.1 of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect, a statement to that effect identifying the provision that does not have effect.	N/A
15	Site compatibility certificates and conditions for seniors housing	



	<p>If the land is land to which <i>State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004</i> applies:</p> <p>(a) a statement of whether there is a current site compatibility certificate (seniors housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:</p> <p>(i) the period for which the certificate is current, and</p> <p>(ii) that a copy may be obtained from the head office of the Department of Planning, and</p> <p>(b) a statement setting out any terms of a kind referred to in clause 18 (2) of that Policy that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land.</p>	<p>The land is land to which <i>State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004</i> applies.</p> <p>There is not a current site compatibility certificate (seniors housing) of which the council is aware.</p>
16	Site compatibility certificates for infrastructure, schools or TAFE establishments	
	<p>A statement of whether there is a valid site compatibility certificate (infrastructure), or site compatibility certificate (schools or TAFE establishments), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:</p> <p>(a) the period for which the certificate is valid, and</p> <p>(b) that a copy may be obtained from the head office of the Department.</p>	<p>There is not a valid site compatibility certificate (infrastructure) or site compatibility certificate (schools or TAFE establishments), of which Council is aware.</p>
17	Site compatibility certificates and conditions for affordable rental housing	
	<p>(1) A statement of whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:</p> <p>(a) the period for which the certificate is current, and</p> <p>(b) that a copy may be obtained from the head office of the Department of Planning.</p> <p>(2) A statement setting out any terms of a kind referred to in clause 17(1) or 38(1) of <i>State Environmental Planning Policy (Affordable Rental Housing) 2009</i> that have been imposed as a condition of consent to a development application in respect of the land.</p>	<p>There is not a valid site compatibility certificate (affordable rental housing) of which Council is aware.</p>
18	Paper subdivision information	
	<p>(1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed</p>	<p>N/A</p>



	<p>to be subject to a consent ballot.</p> <p>(2) The date of any subdivision order that applies to the land.</p> <p>(3) Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.</p>	
19	Site verification certificates	
	<p>A statement of whether there is a current site verification certificate, of which the council is aware, in respect of the land and, if there is a certificate, the statement is to include:</p> <p>a) the matter certified by the certificate, and</p> <p>b) on which the certificate ceases to be current (if any), and</p> <p>that a copy may be obtained from the head office of the Department.</p>	<p>There is not a current site verification certificate, of which the council is aware, in respect of the land</p>
20	Loose-fill asbestos insulation	
	<p>If the land includes any residential premises (within the meaning of Division 1A of Part 8 of the <i>Home Building Act 1989</i>) that are listed on the register that is required to be maintained under that Division, a statement to that effect.</p>	N/A
21	Affected building notices and building product rectification orders	
	<p>(1) A statement of whether there is any affected building notice of which the council is aware that is in force in respect of the land.</p> <p>(2) A statement of:</p> <p>(a) whether there is any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with, and</p> <p>(b) whether any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding.</p> <p>(3) In this clause:</p> <p>affected building notice has the same meaning as in Part 4 of the Building Products (Safety) Act 2017.</p> <p>building product rectification order has the same meaning as in the Building Products (Safety) Act 2017</p>	<p>There is not a building notice or building product rectification order of which the Council is aware, in respect of the land</p>
22	Contamination	
	<p>The following matters are prescribed by section 59(2) of the <i>Contaminated Land Management Act 1997</i> as additional matters to be specified in a planning certificate</p>	
	<p>(a) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act—if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued.</p>	No
	<p>(b) that the land to which the certificate relates is subject to a management order within</p>	No



	the meaning of that Act—if it is subject to such an order at the date when the certificate is issued.	
(c)	that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act—if it is the subject of such an approved proposal at the date when the certificate is issued.	No
(d)	that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act—if it is subject to such an order at the date when the certificate is issued.	No
(e)	that the land to which the certificate relates is the subject of a site audit statement within the meaning of that Act—if a copy of such a statement has been provided at any time to the local authority issuing the certificate.	No

Bogan Shire Council

Date of Issue: 2020



ATTACHMENT "A"

Table 1 - State Environmental Planning Policies applicable within the Shire of Bogan

SEPP No.	Name	Description
21	Caravan Parks	Ensures that where caravan parks or camping grounds are permitted under an environmental planning instrument, movable dwellings, as defined in the Local Government Act 1993, are also permitted. The specific kinds of movable dwellings allowed under the Local Government Act in caravan parks and camping grounds are subject to the provisions of the Caravan Parks Regulation. The policy ensures that development consent is required for new caravan parks and camping grounds and for additional long-term sites in existing caravan parks. It also enables, with the council's consent, long-term sites in caravan parks to be subdivided by leases of up to 20 years.
33	Hazardous and Offensive Development	The policy aims to provide clear and uniform definitions of offensive and hazardous industry and to ensure rigorous and comprehensive assessment.
36	Manufactured Home Estates	Helps establish well-designed and properly serviced manufactured home estates (MHEs) in suitable locations. Affordability and security of tenure for residents are important aspects. The policy applies to Gosford, Wyong and all local government areas outside the Sydney Region. To enable the immediate development of estates, the policy allows MHEs to be located on certain land where caravan parks are permitted. There are however, criteria that a proposal must satisfy before the local council can approved development. The policy also permits, with consent, the subdivision of estates either by community title or by leases of up to 20 years. A section 117 direction issued in conjunction with the policy guides councils in preparing local environmental plans for MHEs, enabling them to be excluded from the policy.
50	Canal Estate Development	Bans new canal estates from the date of gazettal, to ensure coastal and aquatic environments are not affected by these developments
55	Remediation of Land	Introduces state-wide planning controls for the remediation of contaminated land. The policy states that land must not be developed if it is unsuitable for a proposed use because it is contaminated. If the land is unsuitable, remediation must take place before the land is developed. The policy makes remediation permissible across the State, defines when consent is required, requires all remediation to comply with standards, ensures land is investigated if contamination is suspected, and requires councils to be notified of all remediation proposals.
64	Advertising and Signage	Aims to improve the amenity of urban and natural settings by managing the impact of outdoor advertising. The policy responds to growing concerns from the community, the advertising industry and local government that existing controls and guidelines were not effective. Also to permit advertisements on road and railway corridors, and to provide appropriate design and safety controls for advertisements on road and railway corridors
65	Design Quality of Residential Flat Development	Aims to improve the design quality of flats of three or more storeys with four or dwellings. The policy sets out a series of design principles for local councils or other consent authorities to consider when assessing development proposals for flats. It also creates a role for special design review panels and registered architects in the design and approval process.
	SEPP (Affordable Rental Housing) 2009	Establishes a consistent planning regime for the provision of affordable rental housing. The policy provides incentives for new affordable rental housing, facilitates the retention of existing affordable rentals, and expands the role of not-for-profit providers. It also aims to support local centres by providing housing for workers close to places of work, and facilitate development of housing for the homeless and other disadvantaged people.
	SEPP (Building Sustainability Index: BASIX) 2004	Aims to encourage sustainable residential development, SEPP relates to certain kinds of residential development which must be accompanied by a list of commitments by the applicant as to the manner in which development must be carried out and the resultant consent will be subject to a condition requiring such commitments to be fulfilled.
	SEPP (Concurrences and Consents) 2018	Refer to information available from NSW Planning - Legislation



SEPP (Educational Establishments and Child Care Facilities) 2017	The aim of this Policy is to facilitate the effective delivery of educational establishments and early education and care facilities across the State by improving regulatory certainty and efficiency through a consistent planning regime for educational establishments and early education and care facilities, simplifying and standardising planning approval pathways for educational establishments and early education and care facilities (including identifying certain development of minimal environmental impact as exempt development), establishing consistent State-wide assessment requirements and design considerations for educational establishments and early education and care facilities to improve the quality of infrastructure delivered and to minimise impacts on surrounding areas, allowing for the efficient development, redevelopment or use of surplus government-owned land (including providing for consultation with communities regarding educational establishments in their local area), providing for consultation with relevant public authorities about certain development during the assessment process or prior to development commencing, aligning the NSW planning framework with the National Quality Framework that regulates early education and care services, ensuring that proponents of new developments or modified premises meet the applicable requirements of the National Quality Framework for early education and care services, and of the corresponding regime for State regulated education and care services, as part of the planning approval and development process, and encouraging proponents of new developments or modified premises and consent authorities to facilitate the joint and shared use of the facilities of educational establishments with the community through appropriate design.
SEPP (Exempt and Complying Development Codes) 2008	Streamlines assessment processes for development that complies with specified development standards. The policy provides exempt and complying development codes that have State-wide application, identifying, in the General Exempt Development Code, types of development that are of minimal environmental impact that may be carried out without the need for development consent; and, in the General Housing Code, types of complying development that may be carried out in accordance with a complying development certificate as defined in the <i>Environmental Planning and Assessment Act 1979</i> .
SEPP (Housing for Seniors or People with a Disability) 2004	Encourage the development of high quality accommodation for our ageing population and for people who have disabilities - housing that is in keeping with the local neighbourhood. Note the name of this policy was changed from SEPP (Seniors Living) 2004 to SEPP (Housing for Seniors or People with a Disability) 2004 effective 12.10.07
SEPP (Infrastructure) 2007	Provides a consistent planning regime for infrastructure and the provision of services across NSW, along with providing for consultation with relevant public authorities during the assessment process. The SEPP supports greater flexibility in the location of infrastructure and service facilities along with improved regulatory certainty and efficiency. More details about the SEPP, including a guide, are available here.
SEPP (State and Regional Development) 2011	Defines certain developments that are major projects to be assessed under Part 3A of the Environmental Planning and Assessment Act 1979 and determined by the Minister for Planning. It also provides planning provisions for State significant sites. In addition, the SEPP identifies the council consent authority functions that may be carried out by joint regional planning panels (JRPPs) and classes of regional development to be determined by JRPPs. Note: This SEPP was formerly known as State Environmental Planning Policy (Major Projects) 2005.
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	Aims to provide for the proper management and development of mineral, petroleum and extractive material resources for the purpose of promoting the social and economic welfare of the State, to facilitate the orderly and economic use and development of land containing mineral, petroleum and extractive material resources, and to establish appropriate planning controls to encourage ecologically sustainable development through the environmental assessment, and sustainable management, of development of mineral, petroleum and extractive material resources.
SEPP (Miscellaneous Consent Provisions) 2007	Provides for the erection of temporary structures and the use of places of public entertainment while protecting public safety and local amenity. Note the name of this policy was changed from SEPP (Temporary Structures) 2007 to SEPP (Miscellaneous Consent Provisions) 2007 effective 22.2.2014.
SEPP (Vegetation in Non-Rural Areas) 2017	The aims of this Policy are to protect the biodiversity values of trees and other vegetation in non-rural areas of the State, and to preserve the amenity of non-rural areas through the preservation of trees and other vegetation.



Attachment “B”

BOGAN LOCAL ENVIRONMENTAL PLAN 2011

RU1 Primary Production Zone

- (2) the purposes for which the instrument provides that development may be carried out within the zone without the need for development consent.**

Environmental protection works; Extensive agriculture; Forestry; Home-based child care; Home occupations; Roads

- (3) the purposes for which the instrument provides that development may not be carried out within the zone except with development consent.**

Air transport facilities; Airstrips; Animal boarding or training establishments; Aquaculture; Bed and breakfast accommodation; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Camping grounds; Cellar door premises; Cemeteries; Community facilities; Correctional centres; Depots; Dwelling houses; Eco-tourist facilities; Environmental facilities; Extractive industries; Farm buildings; Farm stay accommodation; Freight transport facilities; Hazardous industry; Hazardous storage establishments; Helipads; Home businesses; Home industries; Home occupations (sex services); Industrial training facilities; Information and education facilities; Intensive livestock agriculture; Intensive plant agriculture; Jetties; Moorings; Mooring pens; Offensive industry; Open cut Mining; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Roadside stalls; Rural industries; Rural worker’s dwellings; Veterinary hospitals; Water recreation structures; Water supply systems

- (4) the purposes for which the instrument provides that development is prohibited within the zone.**

Any development not specified in Item 2 or 3

Zone RE1 Public Recreation

1 Objectives of zone

- *To enable land to be used for public open space or recreational purposes.*
- *To provide a range of recreational settings and activities and compatible land uses.*
- *To protect and enhance the natural environment for recreational purposes.*

2 Permitted without consent

Environmental protection works; Roads

3 Permitted with consent



Aquaculture; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Charter and tourism boating facilities; Community facilities; Environmental facilities; Heliports; Information and education facilities; Jetties; Kiosks; Mooring pens; Moorings; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Waste or resource transfer stations; Water recreation structures; Water recycling facilities; Water reticulation systems; Water storage facilities

4 Prohibited

Any development not specified in item 2 or 3

13 INFRASTRUCTURE SERVICES REPORTS

13.1 DEPARTMENTAL ACTIVITY REPORT

1. Introduction

The purpose of this report is to provide Council with information regarding the activities of the Infrastructure Services Department.

2. Background

A regular activity report is provided for the information of Councillors.

3. Discussion

Roads

Road work undertaken for the reporting period 14 August 2025, to 10 September 2025 consisted of the following:

No.	Name	Comments
	Local Roads	
24	Canonba Road	Maintenance grading completed
25	Merryanbone Road	Maintenance grading commenced
8	Bobadah Road	Maintenance grading completed
38	Billandry Road	Maintenance grading commenced
48	Fords Road	Maintenance grading completed
	Vermont Hill Road	Sign installation & maintenance completed
76	Cox's Road	Maintenance grading completed
5	Piesley Road	Sign maintenance
10	Pangee Road	Sign maintenance
21	Gongolon Road	Sign maintenance
63	Westlyn Road	Sign maintenance
22	Moonagee Road	Sign maintenance
92	Colane Road	Sign maintenance
8	Bobadah Road	Sign maintenance
16	Yarrandale Road	Sign maintenance

No.	Name	Comments
	Local Roads	
15	Kallara Road	Sign maintenance
48	Fords Road	Sign maintenance
49	Temples Lane	Sign maintenance
22	Moonagee Road	Minor culvert repairs completed
24	Canonba Road	Minor culvert repairs completed
26	Old Warren Road	Minor culvert repairs completed
1	Mulla Road	Minor culvert repairs completed
92	Colane Road	Minor culvert repairs completed

	Regional Roads	
MR 461	Cobar Condo Road	Maintenance grading completed
MR 424	Monkey Bridge Road	4km of re-sheeting under Regional Emergency Road Repair Fund continuing

	State Highways	
HW8	Barrier Highway	Sign Maintenance
HW8	Barrier Highway	Pothole repairs
HW7	Mitchell Highway	Sign Maintenance
HW7	Mitchell Highway	Pothole repairs
HW70	Arthur Hall VC Way	Sign Maintenance

Council has completed pothole repairs on the following roads:

• Nyngan Town Streets	• Canonba Road
• Mulla Road	• Colane Road
• Old Warren Road	• Buckiinguy Road
• Coolabah Village streets	

The upcoming Road Works Program includes, but is not limited to, the following works:

- Maintenance grading on the following roads: Mulla, Buddabadah, Gibson's, Dandaloo, Gongolon, Doney's, Plummers, Shannonvale, Warrah, Logan's & Piesley Roads.
- Regional Emergency Road Repair Fund 1km of resheeting on Monkey Bridge Road
- Resources for Regions 6km of Construction on Coffils Lane
- Re sheeting on Dandaloo Road

Works and Services

The work undertaken during this reporting period consisted of the following:

Civil Works

- Completed modifications to Gravel/Material Bunkers at the Depot.
- Installed a pedestrian bridge at Terangion Street to access St Joseph's Parish School
- Commenced construction of additional concrete to the access at the Senior Citizens Hall
- Commenced installation of drainage to the Bogan Shire Youth Centre carpark
- Replaced a section of decorative fence at Wambiana Street Park
- Reinstalled bin surrounds at the Jack Hargreaves Park

Building Works

- Repaired locks & latches to the doors on the Walker Pavilion & RMS shed. The latches were damaged as a result of break ins
- Installed a new refrigeration unit to the cool room at the Nyngan Showground in the Walker Pavilion
- Replaced Timber on the loading Dock at the Railway Museum
- Completed works on the deck & blackboard at the Bogan Shire Early Learning Centre

Community Facilities

- Mowing/slashing and maintenance of the Ovals, Reserves and the Highway which approaches Nyngan
- Cleaning of town facilities
- Cleaning and sweeping of the Nyngan CBD
- Removal of trees at Hoskin & Derrybong streets
- Preparation for the Long Table Lunch Event
- Preparing and cleaning the Nyngan Memorial Pool for reopening
- Spraying of Parks, Cemetery at Hermidale & Girilambone
- Cleaned Pigeon droppings from the Helicopter at Vanges Park
- Street tree replacement in Pangee Street

Water & Wastewater

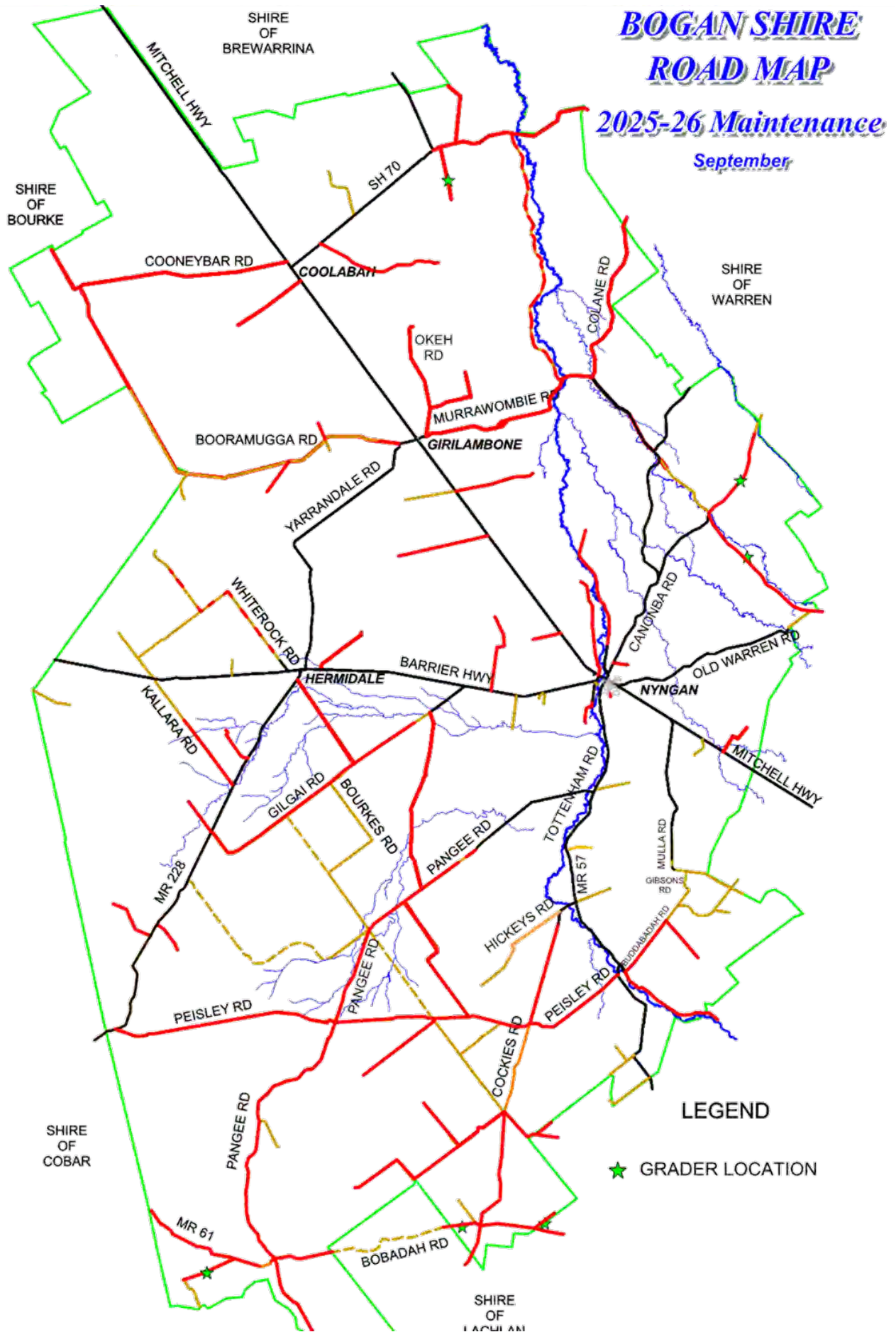
- Cut in stop valve in Oatley Street, in preparation for subdivision works
- Pumping from Wilga Tank to Coolabah ground tank. Coolabah & Girilambone storages both currently at 50% capacity: Hermidale storage is empty
- Albert Priest Channel flow commenced on the 25th August and is planned to run until 30th September 2025.
- The Cobar Water Board's (CWB) pipeline(s) had a rupture during the period, with subsequent shut down of the pumps and pipeline(s). Monitoring of the Hermidale water supply continues whilst repair works are being carried out by CWB. Water restrictions are in place at the village until supply is back to normal
- Unblocked sewer main and cut-in inspection port at 35 Flashman avenue
- Continued flushing of reticulation system

4. Attachments

1. Roads Maintenance Map

5. Recommendation

That the Infrastructure Departmental Report be received and noted.



13.2 TRAFFIC COMMITTEE MEETING REPORT

1. Introduction

The purpose of this report is to present the discussions of the Traffic Committee meeting held on Wednesday 10 September 2025 and for Council to consider any recommendations.

2. Background

The Traffic Committee meets quarterly to discuss traffic and pedestrian facilities and related issues, and to make recommendations to Council.

3. Discussion

The following issues were discussed:

Safety Concerns Youngee Street, Hermidale

Concerns had been raised regarding the turn from the Barrier Highway onto Youngee Street, Hermidale. The concern related to the absence of a slip lane for vehicles making the turn.

Update. TfNSW confirmed that there is no traffic crash history at this location.

Speed Zone review, Girilambone

Concerns had been raised about compliance with the current 70 km/h speed limit on the Mitchell Highway through the village. It was suggested that the speed zone be reviewed and potentially reduced to 50 km/h.

Update. TfNSW expect that traffic counters will be installed in the near future.

Complaint regarding narrow section of Mitchell Highway south of Girilambone

During the Council's Village Tour, concerns were raised about a narrow section of road on the Mitchell Highway, south of Girilambone. This area was identified as high-risk for heavy vehicles, with previous accidents having occurred.

Update. TfNSW to provide a copy of the Central West Planning document.

Yarrandale Road intersection – Accident

Concerns have been raised regarding a recent incident on Yarrandale Road, where a vehicle failed to observe the intersection signage and continued through the T-intersection, ultimately entering nearby bushland.

Update. The correspondent has been advised that TfNSW can offer a Road Safety in the Workplace presentation. Additional intersection warning signage to be installed.

Nyngan Preschool Safety Concerns

The preschool has raised concerns of the potential for vehicle intrusion into the front of their facility, located on the corner of Moonagee Street and Mitchell Highway. The committee noted the width of the road pavement, width of verge, existing infrastructure (including pedestrian footpath, signage and power poles) and sight distance. The committee was not supportive of a barrier within the road reserve, and is of the opinion that if the preschool

deems vehicle intrusion a risk, that any barrier should be within the property, or on the boundary.

Mitchell Highway Bus Stop

Council received a customer request regarding possible widening the shoulder/bus stop area as the school bus cannot pull right off the road safely. The stop location is near no. 2980 Mitchell Highway (north). TfNSW to provide a copy of their policy for school bus stops, and Council's Infrastructure Services Directorate to undertake further investigations.

Transport for NSW Authorisation and delegation

Committee advised that TfNSW has updated the 2025 Instrument of Delegation - a Factsheet is attached. Council staff will review the new Instrument and provide further information to the Committee and/or Council as required.

Canonbar Road Speed Limit Review

Pertains to a request to extend the 50km/h on Canonbar Road towards the levee.

Update. TfNSW identified in their final review that the speed limit on Moonagee Road is currently 100km/h and this should be lowered to 50km/h on the approach to Canonbar Road. The Committee was supportive of this proposal.

4. Attachments

1. Factsheet Implementing the 2025 Instrument

5. Recommendation

That the Traffic Committee Meeting Report be received and noted.

Implementing the 2025 Instrument

What do councils need to do?

transport.nsw.gov.au | July 2025

- The new 2025 Authorisation and Delegation Instrument **replaces previous delegations**
- The Instrument gives councils **streamlined options** for the management of unclassified roads
- It is **up to councils** whether to **choose** to use the new streamlined options

Key changes from the 2011 Delegation to Councils

- *Local Traffic Committee (LTC)* is renamed *Local Transport Forum (LTF)*
- Councils may sub-delegate functions to staff
- Fewer matters now need to be referred to the LTF
- Greater scope for councils to use roadwork speed limit signs

What choices does Council now have?

- Council can decide which proposals to send to the LTF, noting referral is only mandatory where:
 - regulating traffic for >6 months
 - public transport is negatively affected for >24 hours
- Council can determine the frequency of LTF meetings, and invite any additional participants

First steps

- Officers should familiarise themselves with the 2025 Instrument, Guide, and supporting materials
- Advise LTF members and any other interested parties of the changes
- Update LTF meeting materials (e.g. templates, meeting agenda, etc.) as needed
- Update Council meeting materials and procedures (e.g. templates, meeting agendas, etc.) as needed
- Develop procedures (e.g. checklists) to ensure compliance with conditions of the 2025 instrument

Making it work

- Focus the LTF on advice and collaboration, not voting
- Ensure proposals not sent to the LTF in advance are:
 - where relevant, sent to bus operators for consultation
 - where prescribed traffic control devices are used, subsequently recorded at the LTF
- Give NSW Police and Transport 7 days' notice of on-road public events

Managing disagreement

- Where LTF discussion is unable to resolve concerns, the Statement of Concern process documents issues and makes time for further discussion. Council should:
 - wait 7 days if Transport informs the LTF meeting of its intent to file a Statement of Concern
 - respond in writing (to all LTF members) to any Transport-issued Statement of Concern
 - wait a further 7 days after responding before proceeding

Additional related references for practitioners

[NSW Design of Roads and Streets Manual \(DORAS\)](#)
 [Guides](#)
 [More resources](#)
 [Cycleway Design Toolbox](#)
[Bus Route Map](#)
[Road classifications](#)
[Transport Standards Portal](#)
[Traffic Signs Register](#)



This note is intended to aid practitioners using the Authorisation and Delegation Instrument. To ensure legal and technical compliance, please refer to the Instrument itself, the associated Guide, and Transport's [website](#).

13.3 AERODROME LANDING FEES

1. Introduction

The aim of this report is to present information on landing fees at aerodromes.

2. Background

The business paper to Council’s August 2025 meeting presented information on the likely cost of a Pilot Activated Landing (PAL) system, and also stated that ‘Council does not charge landing fees and therefore there are no direct revenues associated with aerodrome usage’.

3. Discussion

Many local governments and other bodies own and operate aerodromes, which are significant and high value assets. The Nyngan aerodrome currently has a value of almost \$2.7m, and an annual operational cost of between \$80,000 - \$120,000.

Information has been sought from nearby Councils on their charging regime, with the information presented below;

Cobar	Per passenger for charter flights. Landing fees for other flights. (see attachment)
Narromine	No landing fees
Bourke	No landing fees

A number of other aerodromes use Avdata to track and charge landing fees on their behalf. It is understood that Avdata receives a commission, based on the billing. A summary of airport charging rates from www.avdata.com.au is attached.

Due to the unmanned nature of Nyngan aerodrome, limited records of usage, or types/tonnage of aircraft are available. It is estimated, however, that eight aircraft per week weighing 1 – 2 tonnes (on average) could be used for developing a projection of potential revenue.

As part of any revenue projection Council would also need to consider whether any exemptions would be offered.

4. Attachments

- 1. Summary of Airport charging rates

5. Recommendation

For noting.

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Summary of airport charge rates

Airports billing through Avdata

Below is a list summarising charge rates for airports that have engaged Avdata Pty Ltd to bill users on their behalf. Where rates are expressed as \$/tonne (ie \$/1000kg), the normal charge is determined by multiplying the certified maximum take-off weight of an aircraft by the charge rate. In many cases a minimum charge equivalent to that for one tonne applies.

This list is intended as a brief summary only. Charges at some airports are more complex than described here and may include charges that are not listed specifically. Charges for training activity, parking, night usage etc may apply even if not specified. Only charges billed through Avdata are included; additional charges billed through other agencies may also apply.

While we endeavour to keep this document current, Avdata accepts no responsibility for the accuracy, currency or completeness of this information. Parties who rely on this list do so at their own risk; actual rates should be checked with the owner of each facility.

* Charges may also apply for training activity.

These rates are expressed exclusive of GST; 10% GST applies in addition to the rates shown.

Summary of airport charge rates

Code	Name	State	Charge Rate (ex GST)
YMAY	Albury Airport	NSW	BEFORE 2025-07-01 Landing* \$16.36 per tonne or part thereof. Circuit charges additional \$15.82 per tonne or part thereof (07:00-21:00). Each circuit after curfew \$37.27. FROM 2025-07-01 Landing* \$17.2727 per tonne or part thereof. Circuit charges additional \$15.82 per tonne or part thereof (07:00-21:00). Each circuit after curfew \$37.27. BEFORE 2025-07-01 Parking GA Apron \$15.09 per day or part day, Main RPT Apron \$210.00 per day or part day. FROM 2025-07-01 Parking GA Apron \$15.82 per day or part day, Main RPT Apron \$210.00 per day or part day.
YBAS	Alice Springs Airport	NT	See https://www.alicespringsairport.com.au/business/partner-us/aviation for conditions of use. BEFORE 2025-07-01 Landing* \$36.39 per tonne, minimum \$36.39. FROM 2025-07-01 Landing* \$37.26 per tonne, minimum \$37.26. BEFORE 2025-07-01 RPT apron parking >2hrs \$1,069.63 per day; GA apron parking \$4.86 per tonne (minimum \$25.00) per day. FROM 2025-07-01 RPT apron parking > 2hrs \$1,095.30 per day; GA apron parking \$4.98 per tonne (minimum \$25.00) per day.
YARM	Armidale Regional Airport	NSW	BEFORE 2025-07-01 Landing* \$9.09 per tonne, minimum \$9.09. FROM 2025-07-01 Landing* \$15.45 per tonne, minimum \$15.45. BEFORE 2025-07-01 Parking Grass \$9.09 per night; Light Aircraft Apron > 4hrs \$21.82 or \$32.73 per night; Heavy Aircraft Apron > 2hrs \$260.00 or \$520.00 per night. FROM 2025-07-01 Parking Grass \$9.09 per night; Light Aircraft Apron > 4hrs \$22.73 or \$34.55 per night; Heavy Aircraft Apron > 2hrs \$270.91 or \$540.91 per night.
YAUR	Aurukun Airport	QLD	Landing \$20.9090 per tonne.
YMAV	Avalon Airport	VIC	See https://avalonairport.com.au/operations/fees-charges/ Landing* <=45,000kg \$23.54 per tonne, minimum \$50.00, >45,000kg \$10.16 per tonne. Training Flight Fee <=45,000kg \$37.45 flat per approach, >45,000kg \$4.28 per tonne per approach; <=45,000kg \$23.54 per tonne per touch and go, >45,000kg \$10.16 per tonne per touch and go. Parking <=45,000kg \$50.00 flat per day or part thereof, >45,000kg \$100.00 per hour or part thereof (first 2 hours free).
YBSS	Bacchus Marsh Airport	VIC	Landing* \$15.00 flat.
YBAU	Badu Island Airport	QLD	BEFORE 2025-07-01 Landing* \$10.00 per tonne, minimum \$10.00. FROM 2025-07-01 Landing* \$10.4545 per tonne, minimum \$10.45.
YBGO	Balgo Hill Airport	WA	Landing \$25.00 per tonne.
YSBK	Bankstown Airport	NSW	FROM 2025-07-01 8.35% pa interest on overdue invoice(s). See https://aeria.co/bankstown/ for Conditions of Use. FROM 2025-07-01 Landing <5,000kg \$20.43 per tonne for first on day, \$9.95 flat for each subsequent; >=5,000kg \$25.10 per tonne. FROM 2025-07-01 Parking <5,000kg \$17.28 per tonne per day, no charge if landed on same date; >=5,000kg \$9.95 per tonne per day.
YBAB	Baralaba Airport	QLD	Passenger charges apply for aircraft >2,000kg. BEFORE 2025-07-01 Landing* 1,501kg-4,000kg \$6.64 per tonne, 4,001kg-20,000kg \$12.00 per tonne, >20,000kg \$17.09 per tonne; training circuits >=1,500kg \$2.18 per tonne. FROM 2025-07-01 Landing* 1,501kg-4,000kg \$6.91 per tonne, 4,001kg-20,000kg \$12.55 per tonne, >20,000kg \$17.82 per tonne; training circuits >=1,500kg \$2.27 per tonne.
YBTH	Bathurst Airport	NSW	Landing* <=2,000kg \$11.36 flat, >2,000kg \$17.7272 per tonne. Apron parking <=2,000kg \$8.96 per day, 2,001-9,999kg \$38.37 per day, >=10,000kg \$153.51 per day; grass parking \$5.15 per day.

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Summary of airport charge rates

Code	Name	State	Charge Rate (ex GST)
YBIE	Bedourie Airport	QLD	See https://www.diamantina.qld.gov.au/council-services/aerodromes . Landing <3,500kg \$9.09 per tonne, >=3,500kg \$13.6363 per tonne. Special rates apply during Birdsville Races week and for pavement concession at all times.
YBDG	Bendigo Airport	VIC	BEFORE 2025-07-01 Landing* \$11.6363 per tonne, minimum \$11.64. FROM 2025-07-01 Landing* \$12.00 per tonne, minimum \$12.00. BEFORE 2025-07-01 Parking hardstand \$12.73 per day; grass \$5.82 per day. FROM 2025-07-01 Parking hardstand \$13.27 per day; grass \$6.00 per day.
YBDV	Birdsville Airport	QLD	See https://www.diamantina.qld.gov.au/council-services/aerodromes . Landing <3,500kg \$9.09 per tonne, >=3,500kg \$13.6363 per tonne. Special rates apply during Birdsville Races week and for pavement concession at all times.
YBCK	Blackall Airport	QLD	Passenger charges apply for aircraft > 5,700kg. BEFORE 2025-07-01 Landing* \$8.41 per tonne. FROM 2025-07-01 Landing* \$8.68 per tonne.
YBOI	Boigu Island Airport	QLD	BEFORE 2025-07-01 Landing* \$10.00 per tonne, minimum \$10.00. FROM 2025-07-01 Landing* \$10.4545 per tonne, minimum \$10.45.
YBRL	Borrooloola Airport	NT	BEFORE 2025-08-01 Landing \$23.6363 per tonne, minimum \$68.18. FROM 2025-08-01 Landing \$24.3636 per tonne, minimum \$68.18.
YBWN	Bowen Airport	QLD	BEFORE 2025-07-01 Landing* <=2,000kg \$12.02 per tonne, minimum \$12.02; >2,000kg \$17.17 per tonne. FROM 2025-07-01 Landing* <=2,000kg \$12.6181 per tonne, minimum \$12.62; >2,000kg \$18.0272 per tonne.
YBWW	Brisbane West Wellcamp Airport	QLD	Landing* <50,000kg & helis \$17.00 per tonne minimum \$17.00, >=50,000kg \$12.00 per tonne. Parking \$8.00 per tonne per day, minimum \$30.00 per day.
YBHI	Broken Hill Airport	NSW	BEFORE 2025-07-01 Landing* <=2,500kg \$19.09 flat, 2,501kg-5,000kg \$19.0909 per tonne, 5,001kg-15,000kg \$32.7272 per tonne, >15,000kg \$49.0909 per tonne. FROM 2025-07-01 Landing* <=2,500kg \$20.00 flat, 2,501kg-5,000kg \$20.00 per tonne, 5,001kg-15,000kg \$33.6363 per tonne, >15,000kg \$50.00 per tonne.
YDEA	Bulman Delara Airport	NT	BEFORE 2025-08-01 Landing \$23.6363 per tonne, minimum \$68.18. FROM 2025-08-01 Landing \$24.3636 per tonne, minimum \$68.18.
YBUD	Bundaberg Airport	QLD	Landing 1,000kg-40,000kg \$14.48 per tonne, first tonne exempt, min \$14.48; >40,000kg \$568.18 flat. Parking \$8.13 per day, \$27.27 per week, \$83.64 per month on GA apron; \$163.64 per day on RPT apron; additional charges for unauthorised use.
YBKT	Burketown Airport	QLD	Landing \$20.00 per tonne.
YBLN	Busselton Airport	WA	BEFORE 2025-07-01 Landing* <1,000kg \$4.55 flat, 1,000kg-1,999kg \$8.64 flat, 2,000kg-5,699kg \$16.82 per tonne, 5,700kg-19,999kg \$19.09 per tonne, >=20,000kg \$21.82 per tonne. FROM 2025-07-01 Landing* <1,000kg \$4.55 flat, 1,000kg-1,999kg \$8.64 flat, 2,000kg-5,699kg \$18.18 per tonne, 5,700kg-19,999kg \$21.82 per tonne, >=20,000kg \$25.45 per tonne. BEFORE 2025-07-01 Parking General Aviation hardstand \$10.91 per day (first 24 hours free); Apron \$38.64 per day (first 3 hours free). FROM 2025-07-01 Parking General Aviation hardstand \$11.36 per day (first 24 hours free); Apron \$40.91 per day (first 3 hours free).
YBCS	Cairns Airport	QLD	BEFORE 2025-07-01 See https://www.cairnsairport.com.au/business/aviation/conditions-of-use for conditions of use. GA Landing* heli \$9.03 per tonne; others \$18.06 per tonne. FROM 2025-07-01 See https://www.cairnsairport.com.au/business/aviation/conditions-of-use for conditions of use. GA Landing* heli \$9.30 per tonne; others \$18.60 per tonne. BEFORE 2025-07-01 GA Parking \$18.06 per tonne per day or part thereof. FROM 2025-07-01 GA Parking \$18.60 per tonne per day or part thereof.
YCDR	Caloundra Aerodrome	QLD	Landing* \$10.00 per tonne, minimum \$10.00.
YSCN	Camden Airport	NSW	FROM 2025-07-01 8.35% pa interest on overdue invoice(s). See https://aeria.co/camden/ for Conditions of Use. FROM 2025-07-01 Landing gliders \$12.32 flat, other aircraft \$17.28 per tonne. Balloons \$102.67 per day for any activity or parking. FROM 2025-07-01 Parking \$2.95 per tonne.
YSCB	Canberra Airport	ACT	See https://www.canberraairport.com.au/corporate/about/corporate-terms-conditions for conditions of use. BEFORE 2025-07-01 Daily Access Charge Light Recreational <=2,500kg \$36.47 per day, 2,501-4,000kg \$85.10 per day, 4,001-5,700kg \$137.79 per day, 5,701-15,000kg \$30.28 per tonne per day; discount on 4th and subsequent consecutive days. Daily Access Charge Light Commercial <=2,500kg \$47.43/day, 2,501-4,000kg \$110.64/day, 4,001-5,700kg \$179.18/day, 5,701-15,000kg \$39.39/tonne/day. FROM 2025-07-01 Daily Access Charge Light Recreational <=2,500kg \$37.75 per day, 2,501-4,000kg \$88.08 per day, 4,001-5,700kg \$142.61 per day, 5,701-15,000kg \$31.34 per tonne per day; discount on 4th and subsequent consecutive days. Daily Access Charge Light Commercial <=2,500kg \$49.09/day, 2,501-4,000kg \$114.52/day, 4,001-5,700kg \$185.45/day, 5,701-15,000kg \$40.77/tonne/day.

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Summary of airport charge rates

Code	Name	State	Charge Rate (ex GST)
YCAS	Casino Airport	NSW	BEFORE 2025-07-01 Landing* <1,000kg \$4.32 flat, 1,000kg-2,999kg \$8.6818 per tonne, >=3,000kg \$14.6363 per tonne; training circuits \$1.5454 per tonne, minimum \$1.55. FROM 2025-07-01 Landing* <1,000kg \$4.45 flat, 1,000kg-2,999kg \$8.9545 per tonne, >=3,000kg \$15.0909 per tonne; training circuits \$1.5909 per tonne, minimum \$1.59.
YCDU	Ceduna Airport	SA	BEFORE 2025-08-01 Landing* \$18.9636 per tonne, minimum \$18.96. FROM 2025-08-01 Landing* \$19.78 per tonne, minimum \$19.78.
YCNK	Cessnock Airport	NSW	BEFORE 2025-07-01 Landing* Day (07:00-18:00): <2,000kg \$13.6363 per tonne, minimum \$13.63; >=2,000kg \$13.6363 per tonne, minimum \$22.71. Landing* fee for night use: \$22.7272 per tonne, minimum \$22.71. Circuits after 22:00 additional \$272.72. FROM 2025-07-01 Landing* Day: <4,000kg \$11.8181 per tonne, minimum \$9.09; >=4,000kg \$13.6363 per tonne. Landing* fee for night use: <4,000kg \$12.7272 per tonne, minimum \$13.64; >=4,000kg \$13.6363 per tonne. Circuits outside published hours additional \$100.00. BEFORE 2025-07-01 Parking Casual \$19.18 per day; Grass \$109.09 per month; Hard Stand (if available) \$22.72 per day, \$545.45 per month, Non-prearranged East or Western Apron \$48.18 per night. FROM 2025-07-01 Parking Grass \$9.09 per day; Grass \$159.09 per month; Hard Stand (if available) \$31.82 per day, \$600.00 per month, Non-prearranged East or Western Apron \$74.55 per night.
YBCV	Charleville Airport	QLD	Monthly interest on overdue invoice(s): 18% pa or \$40.00 (whichever is greater). FROM 2025-07-01 Passenger charges apply for aircraft > 5,700kg. BEFORE 2025-07-01 Landing* <=1,000kg \$11.82 flat, 1,000-5,700kg \$11.8181 per tonne, >5,700kg \$14.5454 per tonne. FROM 2025-07-01 Landing* <=1,000kg \$13.64 flat, 1,000-5,700kg \$13.6363 per tonne, >5,700kg \$17.00 per tonne. BEFORE 2025-07-01 Parking \$11.82 per day. FROM 2025-07-01 Parking \$12.73 per day.
YCHT	Charters Towers Airport	QLD	BEFORE 2025-07-01 Landing* heli \$9.0909 per tonne; others <5,700kg \$10.3181 per tonne, minimum \$10.32, => 5,700kg \$12.3636 per tonne. FROM 2025-07-01 Landing* heli \$9.4545 per tonne; others <5,700kg \$10.7272 per tonne, minimum \$10.73, => 5,700kg \$12.7272 per tonne.
YCGO	Chillagoe Airport	QLD	BEFORE 2025-08-01 Landing* <2,000kg \$6.8181 per tonne; >5,700kg \$18.1818 per tonne; 2,000kg-5,700kg heli \$10.00 per tonne, others \$11.8181 per tonne. FROM 2025-08-01 Landing* <2,000kg \$7.0454 per tonne; >5,700kg \$19.0909 per tonne; 2,000kg-5,700kg heli \$10.00 per tonne, others \$11.8181 per tonne.
YCCA	Chinchilla Aerodrome	QLD	Passenger charges apply for aircraft >=5,000kg. BEFORE 2025-07-01 Landing* <=5,700kg \$9.0909 per tonne, minimum \$9.09; >5,700kg \$13.1818 per tonne. Parking charges may apply. FROM 2025-07-01 Landing* <=5,700kg \$9.5454 per tonne, minimum \$9.55; >5,700kg \$13.6363 per tonne. Parking charges may apply.
YCMT	Clermont Aerodrome	QLD	Landing* \$23.1818 per tonne.
YCEE	Cleve Airport	SA	Landing* \$15.46 per tonne.
YCCY	Cloncurry Airport	QLD	BEFORE 2025-07-01 Landing* <=2,000kg \$6.5090, minimum \$6.51; >2,000kg \$14.4090 per tonne. FROM 2025-07-01 Landing* <=2,000kg \$6.7727 per tonne, minimum \$6.77; >2,000kg \$14.9818 per tonne.
YCBA	Cobar Airport	NSW	BEFORE 2025-08-01 Landing* 800kg-1,700kg \$10.7272 per tonne, >1,700kg \$20.4545 per tonne. FROM 2025-08-01 Landing* 800kg-1,700kg \$11.6363 per tonne, >1,700kg \$22.2727 per tonne.
YCCT	Coconut Island Airport (Poruma)	QLD	BEFORE 2025-07-01 Landing* \$10.00 per tonne, minimum \$10.00. FROM 2025-07-01 Landing* \$10.4545 per tonne, minimum \$10.45.
YCOE	Coen Airport	QLD	BEFORE 2025-07-01 Landing* heli \$9.5272 per tonne; others 650kg-19,000kg \$14.3636 per tonne, >19,000kg \$26.3636 per tonne. FROM 2025-07-01 Landing* heli \$9.8181 per tonne; others 650kg-19,000kg \$14.9090 per tonne, >19,000kg \$27.2727 per tonne.
YCFS	Coffs Harbour Airport	NSW	BEFORE 2025-07-01 Landing* \$13.19 per tonne; night training (21:00-06:00) \$39.56 per tonne. FROM 2025-07-01 Landing* \$13.50 per tonne; night training (21:00-06:00) \$40.50 per tonne.
YOLA	Colac Aerodrome	VIC	BEFORE 2025-08-01 Landing* \$11.4545 per tonne, minimum \$11.45. FROM 2025-08-01 Landing* \$11.9090 per tonne, minimum \$11.91.
YCSV	Collinsville Airport	QLD	BEFORE 2025-07-01 Landing* <=2,000kg \$12.02 per tonne, minimum \$12.02; >2,000kg \$17.17 per tonne. FROM 2025-07-01 Landing* <=2,000kg \$12.6181 per tonne, minimum \$12.62; >2,000kg \$18.0272 per tonne.
YCBP	Cooper Pedy Airport	SA	BEFORE 2025-07-01 Landing* \$27.00 per tonne, minimum \$27.00; heli \$27.00 flat. FROM 2025-07-01 Landing* \$29.7272 per tonne, minimum \$29.73; heli \$29.73 flat.
YCOO	Cooyinda Airport	NT	Landing* \$23.63 per tonne.
YCKN	Cooktown Airport	QLD	BEFORE 2025-07-01 Landing* heli \$9.5272 per tonne; others 650kg-19,000kg \$14.3636 per tonne, >19,000kg \$26.3636 per tonne. FROM 2025-07-01 Landing* heli \$9.8181 per tonne; others 650kg-19,000kg \$14.9090 per tonne, >19,000kg \$27.2727 per tonne.
YCOM	Cooma Airport	NSW	Landing* single engine \$16.50 per tonne, minimum \$16.50; multi-engine \$33.00 per tonne, minimum \$33.00; heli & ultralights \$8.25 per tonne, minimum \$8.25; night fee (18:00-05:00) \$33.00.

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Summary of airport charge rates

Code	Name	State	Charge Rate (ex GST)
YCUE	Cue Airport	WA	11% pa interest on overdue invoice(s). Landing \$18.1818 per tonne. Passenger charges apply for aircraft >5,000kg. Parking \$33.64 per day.
YCUN	Cunderdin Airport	WA	Landing* \$11.3636 per tonne, minimum \$15.14.
YDAY	Dalby Aerodrome	QLD	Passenger charges apply for aircraft >=5,000kg. BEFORE 2025-07-01 Landing* <=5,700kg \$9.0909 per tonne, minimum \$9.09. Parking charges may apply. FROM 2025-07-01 Landing* <=5,700kg \$9.5454 per tonne, minimum \$9.55. Parking charges may apply.
YDMN	Daly River Airport	NT	Landing <9,000kg \$18.18 per tonne, >=9,000kg \$25.00 per tonne; heli <2,500kg \$18.18 per tonne, >=2,500kg \$25.00 per tonne. Minimum charge \$18.18.
YDNI	Darnley Island Airport	QLD	BEFORE 2025-07-01 Landing* \$10.00 per tonne, minimum \$10.00. FROM 2025-07-01 Landing* \$10.4545 per tonne, minimum \$10.45.
YPDN	Darwin Airport	NT	See https://www.darwinairport.com.au/business/partner-us/aviation for conditions of use. BEFORE 2025-07-01 Landing* \$36.39 per tonne, minimum \$36.39. FROM 2025-07-01 Landing* \$77.71 per tonne, minimum \$77.71. BEFORE 2025-07-01 RPT apron parking >2hrs \$1,069.63 per day; GA apron parking \$4.86 per tonne (minimum \$25.00) per day. FROM 2025-07-01 RPT apron parking >2hrs \$1,095.30 per day; GA apron parking \$4.98 per tonne (minimum \$25.00) per day.
YDLV	Delissaville Airstrip	NT	10% pa interest on overdue invoice(s). Landing* \$22.72 per tonne, minimum \$22.72. Additional charges may apply for passenger service and after hours call out. Parking \$50.00 per day.
YDBY	Derby Airport	WA	Landing* heli, balloon and glider \$15.9090 per tonne, minimum \$31.82; others \$31.8181 per tonne, minimum \$54.55. Parking <=20,000kg \$20.00 per day, >20,000kg \$40.00 per day; annual and quarterly parking permits available.
YDPO	Devonport Airport	TAS	BEFORE 2025-07-01 Landing* \$25.00 per tonne, minimum \$25.00. FROM 2025-07-01 Landing* \$26.00 per tonne, minimum \$26.00. FROM 2025-07-01 Parking GA \$17.00 per night or part thereof; Main apron \$93.00 per night or part thereof.
YDMG	Doomadgee Airport	QLD	Landing <=4,000kg \$73.64 flat, 4,001kg-10,000kg \$148.18 flat, >10,000kg \$591.82 flat.
YSDU	Dubbo Regional Airport	NSW	BEFORE 2025-07-01 Landing* \$13.50 per tonne (50% discount Sat/Sun for <=2,500kg); training circuits \$3.3750 per tonne. FROM 2025-07-01 Landing* \$13.91 per tonne (50% discount Sat/Sun for <=2,500kg); training circuits \$3.4775 per tonne. BEFORE 2025-07-01 Parking \$13.64 per day where applicable (contact airport for details). FROM 2025-07-01 Parking GA Hardstand \$14.09 per day.
YECH	Echuca Aerodrome	VIC	Annual landing rate available - see https://www.campaspe.vic.gov.au/Recreation-events/Visit-Campaspe/Echuca-aerodrome . BEFORE 2025-07-01 Landing* \$10.5454 per tonne. FROM 2025-07-01 Landing* \$10.9090 per tonne.
YELD	Elcho Island Airport	NT	Landing* \$20.00 per tonne, minimum \$68.10. Also additional Security Levy \$20.90 per tonne, minimum \$19.83.
YEML	Emerald Airport	QLD	11% pa interest on overdue invoice(s). BEFORE 2025-07-01 Landing* <1,000kg \$7.95 flat, 1,000-5,700kg \$13.00 per tonne, >5,700kg \$19.3636 per tonne; heli \$9.6818 per tonne. FROM 2025-07-01 Landing* <1,000kg \$8.35 flat, 1,000-5,700kg \$13.6545 per tonne, >5,700kg \$20.3363 per tonne; heli \$10.1727 per tonne. BEFORE 2025-07-01 Parking <=5,700kg \$12.95 per night, >5,700kg \$8.1818 per tonne per night; hangar use (itinerant) \$25.86 per night. FROM 2025-07-01 Parking <=5,700kg \$13.61 per night, >5,700kg \$8.5909 per tonne per night; hangar use (itinerant) \$27.16 per night.
YESP	Esperance Airport	WA	BEFORE 2025-08-01 Landing* <=2,000kg \$15.00 flat, 2,001kg-15,000kg \$15.00 per tonne or part thereof, >15,000kg \$40.9090 per tonne or part thereof. FROM 2025-08-01 Landing* <=2,000kg \$15.45 flat, 2,001kg-15,000kg \$15.4545 per tonne or part thereof, >15,000kg \$42.7272 per tonne or part thereof.
YEXM	Exmouth Aerodrome	WA	BEFORE 2025-07-01 Landing* <1,200kg \$6.13 flat, 1,200kg-5,699kg flagfall \$9.09 plus \$4.0909 per tonne, >=5,700kg \$14.0909 per tonne; training circuits <1,200kg \$4.09 flat, 1,200kg-5,699kg \$10.91 flat, >=5,700kg \$40.9090 per tonne. FROM 2025-07-01 Landing* <1,200kg \$6.36 flat, 1,200kg-5,699kg flagfall \$9.09 plus \$4.5454 per tonne, >=5,700kg \$14.5454 per tonne; training circuits <1,200kg \$4.55 flat, 1,200kg-5,699kg \$10.91 flat, >=5,700kg \$42.7272 per tonne. FROM 2025-08-01 Landing* <1,200kg \$6.36 flat, 1,200kg-5,699kg flagfall \$11.82 plus \$4.5454 per tonne, >=5,700kg \$14.5454 per tonne; training circuits <1,200kg \$4.55 flat, 1,200kg-5,699kg \$10.91 flat, >=5,700kg \$42.7272 per tonne. BEFORE 2025-07-01 Parking <1,500kg \$6.36 per night, 1,500kg-5,699kg \$10.91 per night, >=5,700kg \$4.5454 per tonne per night; weekly discount may apply. FROM 2025-07-01 Parking <1,500kg \$6.36 per night, 1,500kg-5,699kg \$11.36 per night, >=5,700kg \$2.2727 per tonne per night; weekly discount may apply. FROM 2025-08-01 Parking <1,500kg \$6.36 per night, 1,500kg-5,699kg \$11.36 per night, >=5,700kg \$2.2727 per tonne per night; weekly discount may apply.
YFTZ	Fitzroy Crossing Airport	WA	Landing* heli, balloon and glider \$15.9090 per tonne, minimum \$31.82; others \$31.8181 per tonne, minimum \$54.55.

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Summary of airport charge rates

Code	Name	State	Charge Rate (ex GST)
YGPT	Garden Point/Pirlangimpi Airport	NT	BEFORE 2025-08-01 Landing \$40.00 per tonne; heli <2,500kg \$40.00 per tonne, >=2,500kg \$51.00 per tonne. Minimum charge \$40.00. After hours callout fee may apply. FROM 2025-08-01 Landing \$42.00 per tonne; heli <2,500kg \$42.00 per tonne, >=2,500kg \$53.55 per tonne. Minimum charge \$42.00. After hours callout fee may apply.
YGLA	Gladstone Airport	QLD	Landing* <=2,000kg \$13.64 flat; >2,000kg \$16.2727 per tonne. Parking heli \$27.27 per day, others \$9.09 per day.
YGLI	Glen Innes Airport	NSW	BEFORE 2025-08-01 Landing* \$7.2727 per tonne, minimum \$7.27. FROM 2025-08-01 Landing* \$7.7272 per tonne, minimum \$7.73.
YGLB	Goulburn Airport	NSW	See http://www.goulburnairport.com.au . Landing* \$19.20 per tonne, minimum \$10.90. Parking <=650kg \$10.90 per day, 651kg-2,000kg \$16.35 per day, >2,000kg \$27.24 per day.
YPGV	Gove Airport	NT	10% pa interest on overdue invoice(s). Landing* \$20.91 per tonne, minimum \$20.91.
YGFN	Grafton Airport	NSW	Landing* \$18.9091 per tonne, minimum \$18.91; training circuits \$2.73 flat.
YBHM	Great Barrier Reef Airport	QLD	Landing* \$16.3636 per tonne or part thereof; also fees for lighting, after hours callout or unauthorised landing . Parking heli Western Apron \$400.00 per day; others Main RPT Apron \$454.54 per day, Western Apron >=15m wingspan \$363.64 per day, Western Apron <15m wingspan \$227.27 per day; Northern Apron \$136.36 per movement.
YGTH	Griffith Airport	NSW	BEFORE 2025-07-01 Landing* \$13.9090 per tonne. FROM 2025-07-01 Landing* \$14.4545 per tonne.
YGTE	Groote Eylandt Airport	NT	Landing <3,000kg \$15.40 per tonne, minimum \$15.40; >=3,000kg \$18.49 per tonne.
YGDH	Gunnedah Airport	NSW	BEFORE 2025-07-01 Landing* <650kg \$10.36 flat, >=650kg \$14.7272 per tonne. FROM 2025-07-01 Landing* <650kg \$10.73 flat, >=650kg \$15.2727 per tonne.
YGYM	Gympie Airport	QLD	Monthly interest on overdue invoice(s): 12% pa. Landing* \$12.00 per tonne, minimum \$12.00; gliders \$5.00 per tonne, minimum \$5.00. Parking \$9.09 per week or part thereof.
YHAW	Hawker Airport	SA	BEFORE 2025-08-01 Landing* \$17.2727 per tonne, minimum \$17.27. FROM 2025-08-01 Landing* \$18.1818 per tonne, minimum \$18.18.
YHBA	Hervey Bay Airport	QLD	BEFORE 2025-07-01 Landing* <2,000kg private operators \$8.45 flat, others \$16.91 flat; >=2,000kg \$21.3181 per tonne or part thereof. Training circuits <2,000kg private operators \$4.23 per circuit, others \$8.45 per circuit; >=2,000kg \$10.6818 per tonne or part thereof per circuit. FROM 2025-07-01 Landing* <2,000kg private operators \$8.77 flat, others \$17.59 flat; >=2,000kg \$22.1818 per tonne or part thereof. Training circuits <2,000kg private operators \$4.41 per circuit, others \$8.77 per circuit; >=2,000kg \$11.0909 per tonne or part thereof per circuit.
YMHB	Hobart Airport	TAS	BEFORE 2025-07-01 Landing \$21.60 per tonne, minimum \$51.91; heli \$10.80 per tonne, minimum \$34.25. FROM 2025-07-01 Landing <=10,000kg \$23.76 per tonne, minimum \$51.91; >10,000kg \$29.31 per tonne; heli \$14.66 per tonne, minimum \$34.25. BEFORE 2025-07-01 Parking <=10,000kg and heli \$3.90 per tonne per night, >10,000kg \$448.71 per night. FROM 2025-07-01 Parking <=10,000kg and heli \$4.08 per tonne per night, >10,000kg \$468.99 per night.
YHID	Horn Island Airport	QLD	7% pa interest on overdue invoice(s). Passenger charges apply based on aircraft capacity. BEFORE 2025-07-01 Landing* \$30.9545 per tonne, heli \$16.8181 per tonne, minimum 1 tonne charge; extra \$23.64 night surcharge (19:00-06:00). FROM 2025-07-01 Landing* \$32.1818 per tonne, heli \$17.4545 per tonne, minimum 1 tonne charge; extra \$24.54 night surcharge (19:00-06:00). BEFORE 2025-07-01 Parking \$7.2727 per tonne per night. FROM 2025-07-01 Parking \$7.5454 per tonne per night.
YHUG	Hughenden Airport	QLD	Landing* \$12.7272 per tonne.
YINJ	Injune Airport	QLD	BEFORE 2025-07-01 Landing 1,501kg-5,700kg \$11.4545 per tonne, >5,700kg \$18.1363 per tonne. FROM 2025-07-01 Landing <=1,500kg \$7.9545 per tonne, minimum \$7.95; heli >1,500kg \$9.3636 per tonne; other aircraft 1,501kg-5,700kg \$11.4545 per tonne, >5,700kg \$18.1363 per tonne.
YIFL	Innisfail Aerodrome - Mundoo	QLD	BEFORE 2025-07-01 Landing* <=650kg \$8.36 flat, >650kg \$15.27 per tonne with minimum charge \$15.27; heli \$8.36 per tonne, minimum \$8.36. FROM 2025-07-01 Landing* <=650kg \$8.64 flat, >650kg \$15.91 per tonne with minimum charge \$15.91; heli \$8.64 per tonne, minimum \$8.64.
YJLC	Julia Creek Airport	QLD	Landing <5,700kg \$9.0909 per tonne; >= 5,700kg \$13.6363 per tonne.
YJUR	Jurien Bay Airport	WA	Landing \$14.77 flat, first four landings per operator per month free.
YKKG	Kalkgurung Airport	NT	Landing <9,000kg \$18.18 per tonne, >=9,000kg \$25.00 per tonne; heli <2,500kg \$18.18 per tonne, >=2,500kg \$25.00 per tonne. Minimum charge \$18.18.
YKAL	Kalumburu Airport	WA	Landing <=3,500kg \$18.00 per tonne, 3,501kg-7,000kg \$26.00 per tonne, >7,000kg \$33.00 per tonne; heli \$17.00 per tonne.
YKMB	Karumba Airport	QLD	Landing* \$17.2727 per tonne, minimum \$17.27.

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Summary of airport charge rates

Code	Name	State	Charge Rate (ex GST)
YPTN	Katherine/Tindal Airport	NT	BEFORE 2025-07-01 Landing* \$27.0909 per tonne, minimum \$27.09. FROM 2025-07-01 Landing* \$28.00 per tonne, minimum \$28.00. BEFORE 2025-07-01 Parking (overnight to 7 days) <=5,700kg \$11.08 per day, >5,700kg \$11.08 per day plus additional \$6.2454 per tonne per day. FROM 2025-07-01 Parking (overnight to 7 days) <=5,700kg \$11.45 per day, >5,700kg \$11.45 per day plus additional \$6.50 per tonne per day.
YKII	King Island Airport	TAS	10% pa interest on overdue invoice(s). BEFORE 2025-07-01 Landing* <=2,500kg \$16.3636 per tonne, minimum \$16.36; >2,500kg \$25.4545 per tonne. Call-out charge for ARO attendance outside standard operating hours \$234.54. FROM 2025-07-01 Landing* <=2,500kg \$17.2727 per tonne, minimum \$16.36; >2,500kg \$26.3636 per tonne. Call-out charge for ARO attendance outside standard operating hours \$243.64. BEFORE 2025-07-01 Parking <=2,500kg \$20.00 per day, >2,500kg \$9.0909 per tonne per day, minimum \$20.00. FROM 2025-07-01 Parking <=2,500kg \$20.90 per day, >2,500kg \$10.00 per tonne per day, minimum \$22.73.
YKSC	Kingscote Airport	SA	BEFORE 2025-08-01 Landing* \$14.5454 per tonne, minimum \$14.55; heli \$24.55 flat. FROM 2025-08-01 Landing* \$15.00 per tonne, minimum \$15.00; heli \$24.55 flat.
YKUB	Kubin Airport	QLD	BEFORE 2025-07-01 Landing* \$10.00 per tonne, minimum \$10.00. FROM 2025-07-01 Landing* \$10.4545 per tonne, minimum \$10.45.
YPKU	Kununurra Airport	WA	BEFORE 2025-07-01 Landing* <=5,700kg \$20.00 per tonne, >5,700kg \$28.6363 per tonne; heli \$15.00 per tonne. FROM 2025-07-01 Landing* <=5,700kg \$20.9090 per tonne, >5,700kg \$30.00 per tonne; heli \$15.9090 per tonne. BEFORE 2025-07-01 Parking \$24.82 per night. FROM 2025-07-01 Parking \$26.18 per night; \$272.27 per month.
YLTV	Latrobe Regional Airport	VIC	Landing* \$11.8181 per tonne, minimum \$11.82. Parking hardstand \$4.5454 per tonne per day, minimum \$4.55; grass \$1.8181 per tonne per day, minimum \$1.82.
YMLT	Launceston Airport	TAS	BEFORE 2025-07-01 Landing <5,700kg \$12.50 per tonne, minimum \$12.50, >=5,700kg \$16.70 per tonne; heli \$9.40 per tonne, minimum \$9.40. FROM 2025-07-01 Landing <5,700kg \$14.38 per tonne, minimum \$14.38, >=5,700kg \$18.70 per tonne; heli \$10.81 per tonne, minimum \$10.81. BEFORE 2025-07-01 Parking <5,700kg and heli \$3.10 per tonne per day, >=5,700kg \$7.00 per tonne per day. FROM 2025-07-01 Parking <5,700kg and heli \$4.14 per tonne per day, >=5,700kg \$9.75 per tonne per day.
YLRA	Laura Airport	QLD	BEFORE 2025-07-01 Landing* heli \$9.5272 per tonne; others >=650kg \$14.3636 per tonne. FROM 2025-07-01 Landing* heli \$9.8181 per tonne; others >650kg \$14.9090 per tonne.
YLTN	Laverton Airport	WA	Passenger charges apply for aircraft >5,700kg. BEFORE 2025-07-01 Landing \$17.91 per tonne, minimum \$17.91. FROM 2025-07-01 Landing \$19.0909 per tonne, minimum \$19.09.
YPLM	Learmonth Airport	WA	BEFORE 2025-07-01 Landing* <1,500kg \$5.91 flat, 1,500kg-5,699kg \$22.73 flat, >=5,700kg \$27.2727 per tonne. FROM 2025-07-01 Landing* <1,500kg \$6.36 flat, 1,500kg-5,699kg \$23.64 flat, >=5,700kg \$29.0909 per tonne. BEFORE 2025-07-01 Parking <1,500kg \$12.73 per night, 1,500kg-5,699kg \$21.82 per night, >=5,700kg \$4.5454 per tonne per night; weekly discount may apply. FROM 2025-07-01 Parking <1,500kg \$12.73 per night, 1,500kg-5,699kg \$22.73 per night, >=5,700kg \$4.5454 per tonne per night; weekly discount may apply.
YLEC	Leigh Creek Airport	SA	Landing* \$15.50 per tonne, minimum \$21.00; heli \$21.00 flat.
YLST	Leinster Airport	WA	Passenger charges apply. Landing \$25.00 per tonne. Minimum fee (landing plus passengers) \$500.00 per landing. Parking \$250.00 per night.
YLEO	Leonora Airport	WA	Passenger charges apply for aircraft >5,700kg. Landing* \$14.32 per tonne, minimum \$14.32.
YLED	Lethbridge Airport	VIC	BEFORE 2025-07-01 Landing* \$11.4545 per tonne, minimum \$11.45. FROM 2025-07-01 Landing* \$11.7245 per tonne, minimum \$11.72. BEFORE 2025-07-01 Parking hardstand \$10.00 per tonne per night, minimum \$10.00; grass \$5.00 per tonne per night, minimum \$5.00. FROM 2025-07-01 Parking hardstand \$10.00 per tonne per night, minimum \$10.00; grass \$5.00 per tonne per night, minimum \$5.00.
YLIS	Lismore Airport	NSW	BEFORE 2025-07-01 Landing* \$12.32 per tonne, minimum \$12.32; heli \$8.45 per tonne, minimum \$8.45; balloon \$9.60 flat; glider \$1.73 flat. Training circuits \$1.73 flat. FROM 2025-07-01 Landing* \$12.8181 per tonne, minimum \$12.81; heli \$8.8181 per tonne, minimum \$8.81; balloon \$10.00 flat; glider \$1.80 flat. Training circuits \$1.81 flat. BEFORE 2025-07-01 Various rates for parking - see Council fee schedule. FROM 2025-07-01 Various rates for parking - see Council fee schedule.
YLHR	Lockhart River Airport	QLD	Landing <2,000kg \$55.00 flat, >=2,000kg \$30.00 per tonne.
YLOX	Loxton Airport	SA	Landing* \$14.0909 per tonne, minimum \$14.09.
YMAA	Mabuiag Island Airport	QLD	BEFORE 2025-07-01 Landing* \$10.00 per tonne, minimum \$10.00. FROM 2025-07-01 Landing* \$10.4545 per tonne, minimum \$10.45.
YBMK	Mackay Airport	QLD	BEFORE 2025-07-01 Landing* \$17.96 per tonne. FROM 2025-07-01 Landing* \$18.50 per tonne. BEFORE 2025-07-01 Parking <3,001kg \$5.15 per tonne per day; 3,001-5,700kg \$8.76 per tonne per day; >5,700kg \$17.96 per tonne per day. FROM 2025-07-01 Parking <3,001kg \$5.30 per tonne per day; 3,001-5,700kg \$9.02 per tonne per day; >5,700kg \$18.50 per tonne per day.

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Summary of airport charge rates

Code	Name	State	Charge Rate (ex GST)
YMND	Maitland Aerodrome	NSW	Landing* \$15.00 per tonne, minimum \$15.00; night rate (20:00-07:00) \$30.00 per tonne, minimum \$30.00.
YMNG	Mangalore Airport	VIC	BEFORE 2025-07-01 Landing* \$11.3636 per tonne, minimum \$11.36; night rate (1730-0600) \$14.0909 per tonne. FROM 2025-07-01 Landing* \$14.36 per tonne, minimum \$14.36; night rate (1730-0600) \$17.36 per tonne.
YMBA	Mareeba Airport	QLD	BEFORE 2025-08-01 Landing* <2,000kg \$6.8181 per tonne; >5,700kg \$18.1818 per tonne; 2,000kg-5,700kg heli \$10.00 per tonne, others \$11.8181 per tonne. FROM 2025-08-01 Landing* <2,000kg \$7.0454 per tonne; >5,700kg \$19.0909 per tonne; 2,000kg-5,700kg heli \$10.00 per tonne, others \$11.8181 per tonne. BEFORE 2025-08-01 Parking <5,700kg \$4.09 (hardstand) or \$2.95 (grass) per day, >=5,700kg \$36.36 (hardstand) or \$31.82 (grass) per day or part. FROM 2025-08-01 Parking <5,700kg \$4.23 (hardstand) or \$3.05 (grass) per day, >=5,700kg \$37.27 (hardstand) or \$32.73 (grass) per day or part.
YALA	María Aerodrome	SA	Landing \$15.50 per tonne, minimum \$21.00; heli \$21.00 flat.
YMYB	Maryborough Airport QLD	QLD	BEFORE 2025-07-01 Landing* <2,000kg private operators \$8.45 flat, others \$16.91 flat; >=2,000kg \$21.3181 per tonne or part thereof. Training circuits <2,000kg private operators \$4.23 per circuit, others \$8.45 per circuit; >=2,000kg \$10.6818 per tonne or part thereof per circuit. FROM 2025-07-01 Landing* <2,000kg private operators \$8.77 flat, others \$17.59 flat; >=2,000kg \$22.1818 per tonne or part thereof. Training circuits <2,000kg private operators \$4.41 per circuit, others \$8.77 per circuit; >=2,000kg \$11.0909 per tonne or part thereof per circuit.
YMAR	Mataranka Township Airport	NT	BEFORE 2025-08-01 Landing \$23.6363 per tonne, minimum \$27.27. FROM 2025-08-01 Landing \$24.3636 per tonne, minimum \$27.27.
YMER	Merimbula Airport	NSW	BEFORE 2025-07-01 Landing <=4,000kg single engine \$13.92, twin engine \$27.92; >4,000kg \$13.9181 per tonne. FROM 2025-07-01 Landing <=4,000kg single engine \$14.55, twin engine \$29.10; >4,000kg \$14.5454 per tonne. BEFORE 2025-07-01 Parking in excess of 7 days \$6.46 per day. FROM 2025-07-01 Parking \$6.82 per day.
YMDN	Merredin Airport	WA	BEFORE 2025-08-12 Landing* heli \$9.09 flat; others \$11.4545 per tonne, minimum \$11.45. FROM 2025-08-12 Landing* <650kg \$35.00 flat; >= 650kg fixed wing \$17.00 per tonne (minimum \$20.00), helis \$12.00 per tonne (minimum \$15.00); balloons \$75.00 flat; gliders \$50.00 flat. Training circuits <2,000kg \$5.00 flat per circuit, >= 2,000kg \$10.00 per tonne per circuit.
YMMU	Middlemount Airport	QLD	Landing <=5,700kg \$45.00 per tonne, 5,701kg-6,800kg \$90.00 per tonne, >6,800kg \$180.00 per tonne.
YMIA	Mildura Airport	VIC	BEFORE 2025-07-01 Landing* Heli <2,000kg \$10.00 per tonne, minimum \$10.00, 2,000-5,699kg \$15.00 per tonne, >=5,700kg \$20.00 per tonne; Others <2,000kg \$16.00 per tonne, minimum \$16.00, 2,000-5,699kg \$21.00 per tonne, >=5,700kg \$26.00 per tonne; ILS approach \$70.00 flat. FROM 2025-07-01 Landing* Heli <2,000kg \$11.00 per tonne, minimum \$11.00, 2,000-5,699kg \$16.00 per tonne, >=5,700kg \$21.50 per tonne; Others <2,000kg \$17.00 per tonne, minimum \$17.00, 2,000-5,699kg \$22.50 per tonne, >=5,700kg \$28.00 per tonne; ILS approach \$74.50 flat. BEFORE 2025-07-01 Parking \$10.00 per tonne per day or part thereof, minimum \$10.00. FROM 2025-07-01 Parking \$11.00 per tonne per day or part thereof, minimum \$11.00.
YMLS	Miles Aerodrome	QLD	Passenger charges apply for aircraft >=5,000kg. BEFORE 2025-07-01 Landing* <=5,700kg \$9.0909 per tonne, minimum \$9.09; >5,700kg \$13.1818 per tonne. Parking charges may apply. FROM 2025-07-01 Landing* <=5,700kg \$9.5454 per tonne, minimum \$9.55; >5,700kg \$13.6363 per tonne. Parking charges may apply.
YMIT	Mitchell Airport	QLD	BEFORE 2025-07-01 Landing 1,501kg-5,700kg \$11.4545 per tonne, >5,700kg \$18.1363 per tonne. FROM 2025-07-01 Landing <=1,500kg \$7.9545 per tonne, minimum \$7.95; heli >1,500kg \$9.3636 per tonne; other aircraft 1,501kg-5,700kg \$11.4545 per tonne, >5,700kg \$18.1363 per tonne.
YMMB	Moorabbin Airport	VIC	FROM 2025-07-01 5% per annum interest on overdue invoice(s). Minimum monthly invoice \$31.82. Daily Access Charge <7,000kg \$37.5454 per tonne per day, >=7,000kg \$48.2727 per tonne per day; balloon \$180.00 flat per day. Additional charges may apply to overdue invoice(s) - see https://www.moorabbinairport.com.au/aviation/conditions-of-use .
YMRB	Moranbah Aerodrome	QLD	Passenger charges apply for aircraft >5,700kg. Landing \$22.08 per tonne, minimum \$22.08. Overnight parking \$500.00 flat.
YMOR	Moree Aerodrome	NSW	BEFORE 2025-07-01 Landing* <=5,700kg \$9.09 per tonne, >5,700kg \$13.64 per tonne. FROM 2025-07-01 Landing* <=5,700kg \$10.00 per tonne, >5,700kg \$14.5454 per tonne. BEFORE 2025-07-01 Parking <= 5,700kg \$9.09 per day, >5,700kg \$13.64 per day. FROM 2025-07-01 Parking <= 5,700kg \$10.00 per day, >5,700kg \$14.55 per day.
YMTI	Mornington Island Airport	QLD	Passenger charges may apply for aircraft >5,000kg. BEFORE 2025-07-01 Landing \$46.8181 per tonne, minimum \$103.18. FROM 2025-07-01 Landing \$51.8181 per tonne, minimum \$113.64.

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Code	Name	State	Charge Rate (ex GST)
YMRV	Moruya Airport	NSW	BEFORE 2025-07-01 Landing \$13.6363 per tonne, minimum \$8.86; heli \$7.5454 per tonne, minimum \$4.90. FROM 2025-07-01 Landing \$14.5454 per tonne, minimum \$9.45; heli \$7.9090 per tonne, minimum \$5.14. BEFORE 2025-07-01 Parking \$13.64 per day, \$30.91 per week. FROM 2025-07-01 Parking \$14.55 per day, \$32.73 per week.
YMTG	Mount Gambier Airport	SA	Landing* \$7.2727 per tonne, minimum \$12.00.
YMNE	Mount Keith Airport	WA	Passenger charges apply. Landing \$25.00 per tonne. Minimum fee (landing plus passengers) \$500.00 per landing. Parking \$250.00 per night.
YMOU	Moura Airport	QLD	Passenger charges apply for aircraft > 2,000kg. BEFORE 2025-07-01 Landing* 1,501kg-4,000kg \$6.64 per tonne, 4,001kg-20,000kg \$12.00 per tonne, >20,000kg \$17.09 per tonne; training circuits >= 1,500kg \$2.18 per tonne. FROM 2025-07-01 Landing* 1,501kg-4,000kg \$6.91 per tonne, 4,001kg-20,000kg \$12.55 per tonne, >20,000kg \$17.82 per tonne; training circuits >= 1,500kg \$2.27 per tonne.
YMDG	Mudgee Airport	NSW	BEFORE 2025-07-01 Landing* <=2,000kg \$6.18 per tonne, minimum \$6.18; >2,000kg \$15.82 per tonne. FROM 2025-07-01 Landing* <=2,000kg \$6.4545 per tonne, minimum \$6.45; >2,000kg \$16.4545 per tonne. BEFORE 2025-07-01 Parking Apron \$13.64 per day (first day free); Casual Hangar Rental \$25.45 per day, \$123.64 per week. FROM 2025-07-01 Parking Apron \$13.64 per day (first day free); Casual Hangar Rental \$26.36 per day, \$128.18 per week.
YMAE	Murray/Mer Island Airport	QLD	BEFORE 2025-07-01 Landing* \$10.00 per tonne, minimum \$10.00. FROM 2025-07-01 Landing* \$10.4545 per tonne, minimum \$10.45.
YMUL	Murrayfield Airport	WA	Landing* \$15.00 per tonne, minimum \$20.00; plus night surcharge \$5.00 flat, minimum \$25.00 (19:00-06:00).
YMUR	Murwillumbah Airfield	NSW	Annual access rate available - see http://www.tweed.nsw.gov.au/Airfield . BEFORE 2025-07-01 Landing* \$15.36 flat. FROM 2025-07-01 Landing* \$16.64 flat.
YNBR	Narrabri Airport	NSW	BEFORE 2025-07-01 Landing* <1,500kg \$6.64 per landing, 1,500kg-4,999kg \$14.7272 per tonne, 5,000kg-9,999kg \$17.0909 per tonne, 10,000kg-20,000kg \$18.00 per tonne, >20,000kg \$20.00 per tonne; heli \$6.73 flat; training circuits \$4.09 flat. FROM 2025-07-01 Landing* <1,500kg \$6.91 per landing, 1,500kg-4,999kg \$15.2727 per tonne, 5,000kg-9,999kg \$17.6363 per tonne, 10,000kg-20,000kg \$18.6363 per tonne, >20,000kg \$20.9090 per tonne; heli \$7.00 flat; training circuits \$4.27 flat. BEFORE 2025-07-01 Parking >1,500kg \$13.82 per day. FROM 2025-07-01 Parking >1,500kg \$14.36 per day.
YNWN	Newman Airport	WA	Minimum monthly invoice \$10.91. Landing* <=5,000kg \$15.1818 per tonne, 5,001kg-9,999kg \$24.60 per tonne, >=10,000kg \$43.9272 per tonne . Parking <=5,000kg \$12.11 flat per day, >5,000kg \$3.0636 per tonne per day.
YBTI	Nguiu/Wurrumiyanga Airport Bathurst Island	NT	BEFORE 2025-08-01 Landing \$40.00 per tonne; heli <2,500kg \$40.00 per tonne, >=2,500kg \$51.00 per tonne. Minimum charge \$40.00. After hours callout fee may apply. FROM 2025-08-01 Landing \$42.00 per tonne; heli <2,500kg \$42.00 per tonne, >=2,500kg \$53.55 per tonne. Minimum charge \$42.00. After hours callout fee may apply.
YNGU	Ngukurr Airport	NT	BEFORE 2025-08-01 Landing \$23.6363 per tonne, minimum \$68.18. FROM 2025-08-01 Landing \$24.3636 per tonne, minimum \$68.18.
YNTN	Normanton Airport	QLD	Landing* \$17.2727 per tonne, minimum \$17.27.
YNSM	Norseman Airport	WA	Passenger charges apply. BEFORE 2025-08-01 Landing \$39.82 per tonne, minimum \$39.82. After hours callout fee may apply. FROM 2025-08-01 Landing \$41.00 per tonne, minimum \$41.00 After hours callout fee may apply.
YNPE	Northern Peninsula Airport (was YBAM)	QLD	Passenger charges apply for aircraft >5,000kg. Landing* \$23.6363 per tonne, minimum \$23.64. Parking \$2.7272 per tonne per night.
YNUM	Numbulwar Airport	NT	BEFORE 2025-08-01 Landing \$23.6363 per tonne, minimum \$68.18. FROM 2025-08-01 Landing \$24.3636 per tonne, minimum \$68.18.
YOLW	Onslow Airport	WA	Landing* <=5,700kg \$10.00 per tonne, minimum \$10.00; 5,701kg-20,000kg \$25.45 per tonne; >20,000kg \$32.7272 per tonne. Parking GA apron \$21.82 per night, main apron charges also apply.
YOOD	Oodnadatta Aerodrome	SA	Landing* \$15.50 per tonne, minimum \$21.00; heli \$21.00 flat.
YORG	Orange Airport	NSW	BEFORE 2025-08-01 Landing* <=2,000kg \$6.00 per tonne, minimum \$6.00; >2,000kg \$14.14 per tonne. FROM 2025-08-01 Landing* <=2,000kg \$6.27 per tonne, minimum \$6.27; >2,000kg \$14.73 per tonne.
YPAM	Palm Island Airport	QLD	Landing* Mon-Fri 06:00-18:00 \$110 flat; all other times \$330 flat.
YPUA	Palumpa Airport	NT	Landing* <9,000kg \$22.90 per tonne, >=9,000kg \$31.50 per tonne; heli <2,500kg \$22.90 per tonne, >=2,500kg \$31.50 per tonne. Minimum charge \$22.90.

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Code	Name	State	Charge Rate (ex GST)
YPKS	Parkes Airport	NSW	BEFORE 2025-07-01 Landing* <=2,000kg \$5.9090 per tonne, minimum \$5.91; >2,000kg \$12.7272 per tonne. FROM 2025-07-01 Landing* <=2,000kg \$6.3636 per tonne, minimum \$6.36; >2,000kg \$13.1818 per tonne.
YPEP	Peppimenarti Airport	NT	Landing* <9,000kg \$22.90 per tonne, >=9,000kg \$31.50 per tonne; heli <2,500kg \$22.90 per tonne, >=2,500kg \$31.50 per tonne. Minimum charge \$22.90.
YPCE	Pooncarie Airport	NSW	BEFORE 2025-07-01 Landing* \$16.3636 per tonne; training circuits day rate (07:00-19:00) \$38.18 per hour, night rate (19:00-07:00) \$57.27 per hour. FROM 2025-07-01 Landing* \$17.2727 per tonne; training circuits day rate (07:00-19:00) \$40.00 per hour, night rate (19:00-07:00) \$60.00 per hour.
YPAG	Port Augusta Airport	SA	Passenger charges may apply. BEFORE 2025-07-01 Landing* heli \$16.41 flat; others <3,000kg \$10.4545 per tonne (minimum \$10.45), 3,000kg-14,999kg \$14.4090 per tonne, >=15,000kg \$15.9090 per tonne. FROM 2025-07-01 Landing* heli \$17.45 flat; others <3,000kg \$11.1363 per tonne (minimum \$11.14), 3,000kg-14,999kg \$15.3636 per tonne, >=15,000kg \$16.9545 per tonne.
YPKT	Port Keats Airport	NT	Landing* <9,000kg \$22.90 per tonne, >=9,000kg \$31.50 per tonne; heli <2,500kg \$22.90 per tonne, >=2,500kg \$31.50 per tonne. Minimum charge \$22.90.
YPLC	Port Lincoln Airport	SA	BEFORE 2025-07-01 Landing* >600kg \$11.70 per tonne, minimum \$11.70. FROM 2025-07-01 Landing* >600kg \$13.19 per tonne, minimum \$13.19. BEFORE 2025-07-01 Parking >600kg \$1.90 per tonne per day, minimum \$4.84 per day. FROM 2025-07-01 Parking >600kg \$1.90 per tonne per day, minimum \$4.84 per day.
YPMQ	Port Macquarie Airport	NSW	BEFORE 2025-07-01 Landing* \$13.68 per tonne, minimum \$13.68; training circuits outside defined training hours \$21.82 per tonne, minimum \$21.82. FROM 2025-07-01 Landing* \$14.27 per tonne, minimum \$13.68; training circuits outside defined training hours \$22.73 per tonne, minimum \$21.82.
YQNS	Queenstown Airport	TAS	Landing avgas \$15.4545 per tonne, minimum \$28.18; avtur \$22.7272 per tonne, minimum \$28.18; heli avgas \$8.1818 per tonne, minimum \$14.55; heli avtur \$12.7272 per tonne, minimum \$14.55.
YQDI	Quirindi Airport	NSW	Landing* \$13.1818 per tonne.
YRED	Redcliffe Airport	QLD	BEFORE 2025-07-01 Landing* \$10.9090 per tonne, minimum \$10.91; training \$2.73 per circuit. FROM 2025-07-01 Landing* \$11.4545 per tonne, minimum \$11.45; training \$2.91 per circuit. BEFORE 2025-07-01 Parking Sealed Areas \$24.55 per day, \$266.36 per month; Unsealed Area \$20.00 per day, \$187.27 per month. FROM 2025-07-01 Parking Sealed Areas \$25.82 per day, \$278.64 per month; Unsealed Area \$20.91 per day, \$195.91 per month.
YREN	Renmark Airport	SA	BEFORE 2025-07-01 Landing* \$14.0909 per tonne, minimum \$14.09. FROM 2025-07-01 Landing* \$14.8818 per tonne, minimum \$14.88.
YRMD	Richmond Airport	QLD	BEFORE 2025-07-01 Landing <5,700kg \$11.8181 per tonne, minimum \$11.82; >=5,700kg \$16.3636 per tonne. FROM 2025-07-01 Landing <5,700kg \$12.7272 per tonne, minimum \$12.73; >=5,700kg \$17.2727 per tonne.
YROI	Robinvale Airport	VIC	Landing* <=5,700kg \$10.27 flat, >5,700kg \$12.4545 per tonne; training circuits \$15.4545 per circuit.
YBRK	Rockhampton Airport	QLD	BEFORE 2025-07-01 Minimum monthly invoice \$27.27. FROM 2025-07-01 Minimum monthly invoice \$28.18. BEFORE 2025-07-01 Landing* <=4,000kg \$6.36 per tonne, 4,001kg-90,000kg \$13.64 per tonne, >90,000kg \$20.00 per tonne. FROM 2025-07-01 Landing* <=4,000kg \$6.36 per tonne, 4,001kg-90,000kg \$13.64 per tonne, >90,000kg \$20.91 per tonne. BEFORE 2025-07-01 Parking Code A \$8.18 per day, \$51.82 per month; Parking Code B \$15.45 per day, \$105.45 per month. FROM 2025-07-01 Parking Code A \$8.18 per day, \$53.64 per month; Parking Code B \$16.36 per day, \$108.18 per month.
YROM	Roma Airport	QLD	BEFORE 2025-07-01 Landing 1,501kg-5,700kg \$11.4545 per tonne, >5,700kg \$18.1363 per tonne. FROM 2025-07-01 Landing <=1,500kg \$7.9545 per tonne, minimum \$7.95; heli >1,500kg \$9.3636 per tonne; other aircraft 1,501kg-5,700kg \$11.4545 per tonne, >5,700kg \$18.1363 per tonne. BEFORE 2025-07-01 Parking \$7.7545 per tonne per day. FROM 2025-07-01 Parking \$7.9545 per tonne per day.
YRTI	Rottneest Island Airport	WA	BEFORE 2025-07-01 Landing* \$56.36 flat; discounted rate may apply for training. See https://www.ria.wa.gov.au/permits-and-fees/fees-and-charges . FROM 2025-07-01 Landing* \$57.73 flat; discounted rate may apply for training. See https://www.ria.wa.gov.au/permits-and-fees/fees-and-charges . BEFORE 2025-07-01 Parking \$27.27 per day. FROM 2025-07-01 Parking \$28.18 per day.
YSBH	Sadies Beach Helipad	QLD	7% pa interest on overdue invoice(s). Passenger charges may apply. BEFORE 2025-07-01 Landing* \$16.8181 per tonne, minimum \$16.82. FROM 2025-07-01 Landing* \$17.4545 per tonne, minimum \$17.45.
YSII	Saibai Island Airport	QLD	BEFORE 2025-07-01 Landing* \$10.00 per tonne, minimum \$10.00. FROM 2025-07-01 Landing* \$10.4545 per tonne, minimum \$10.45.

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Code	Name	State	Charge Rate (ex GST)
YSCO	Scone Airport	NSW	BEFORE 2025-07-01 Landing* <1,600kg \$9.5454 per tonne or part thereof, 1,600kg-5,699kg \$38.1818 per tonne or part thereof, 5,700kg-14,999kg \$47.7272 per tonne or part thereof, >=15,000kg \$5,000.00 flat; Emergency Services aircraft \$334.09; training circuits \$1.91 each. FROM 2025-07-01 Landing* <1,600kg \$9.8636 per tonne or part thereof, 1,600kg-2,499kg \$22.7272 per tonne or part thereof, 2,500kg-5,699kg \$39.3636 per tonne or part thereof, 5,700kg-15,000kg \$49.1818 per tonne or part thereof, >15,000kg \$5,200.00 flat; Emergency Services aircraft \$345.45; training circuits \$2.00 each. Parking charges may apply.
YSHL	Shellharbour Airport	NSW	BEFORE 2025-07-01 Landing* \$15.7272 per tonne, minimum \$15.68. FROM 2025-07-01 Landing* \$18.1818 per tonne, minimum \$18.18. BEFORE 2025-07-01 Parking \$8.0909 per tonne per day, minimum \$8.14. FROM 2025-07-01 Parking \$9.0909 per tonne per day, minimum \$8.14.
YSHT	Shepparton Airport	VIC	BEFORE 2025-08-01 Landing* \$11.1363 per tonne, minimum \$11.14. FROM 2025-08-01 Landing* \$11.3636 per tonne, minimum \$11.36.
YSNK	Snake Bay/Milikapiti Airport Melville Is	NT	BEFORE 2025-08-01 Landing \$40.00 per tonne; heli <2,500kg \$40.00 per tonne, >=2,500kg \$51.00 per tonne. Minimum charge \$40.00. After hours callout fee may apply. FROM 2025-08-01 Landing \$42.00 per tonne; heli <2,500kg \$42.00 per tonne, >=2,500kg \$53.55 per tonne. Minimum charge \$42.00. After hours callout fee may apply.
YSCR	Southern Cross Airport	WA	Passenger charges may apply. Landing* \$15.91 per tonne or part thereof.
YSTH	St Helens Airport	TAS	BEFORE 2025-07-01 Landing* \$11.3636 per tonne. FROM 2025-07-01 Landing* \$11.9090 per tonne.
YSPE	Stanthorpe Airport	QLD	Landing* \$11.8181 per tonne, minimum \$11.82.
YSRN	Strahan Airport	TAS	Landing avgas \$15.4545 per tonne, minimum \$28.18; avtur \$22.7272 per tonne, minimum \$28.18; heli avgas \$8.1818 per tonne, minimum \$14.55; heli avtur \$12.7272 per tonne, minimum \$14.55.
YKBY	Streaky Bay Airport	SA	Landing \$9.09 per tonne, minimum \$9.09.
YBSU	Sunshine Coast Airport	QLD	BEFORE 2025-07-01 Landing* <10,000kg \$16.59 per tonne, >=10,000kg \$16.96 per tonne, heli \$12.28 per tonne; night rate (23:00-05:30) <10,000kg \$45.24 per tonne, >=10,000kg \$45.61 per tonne, heli \$32.82 per tonne. FROM 2025-07-01 Landing* <10,000kg \$17.04 per tonne, >=10,000kg \$17.42 per tonne, heli \$12.61 per tonne; night rate (23:00-05:30) <10,000kg \$46.46 per tonne, >=10,000kg \$46.84 per tonne, heli \$33.70 per tonne. BEFORE 2025-07-01 Parking \$6.40 per tonne per day; RPT Apron Parking \$630.36 per day. FROM 2025-07-01 Parking \$6.57 per tonne per day; RPT Apron Parking \$647.38 per day.
YSRT	Surat Airport	QLD	BEFORE 2025-07-01 Landing 1,501kg-5,700kg \$11.4545 per tonne, >5,700kg \$18.1363 per tonne. FROM 2025-07-01 Landing <=1,500kg \$7.9545 per tonne, minimum \$7.95; heli >1,500kg \$9.3636 per tonne; other aircraft 1,501kg-5,700kg \$11.4545 per tonne, >5,700kg \$18.1363 per tonne.
YSWH	Swan Hill Airport	VIC	Landing* <=5,700kg \$10.27 flat, >5,700kg \$12.4545 per tonne; training circuits \$15.4545 per circuit.
YSTW	Tamworth Airport	NSW	BEFORE 2025-07-01 Landing* \$13.3636 per tonne (Avtur) or \$9.9090 per tonne (non-Avtur). ILS approach \$33.86 flat. Training circuits \$3.3409 per tonne per circuit (Avtur) or \$2.4772 per tonne per circuit (non-Avtur), minimum \$4.91 for each circuit. FROM 2025-07-01 Landing* \$13.8636 per tonne (Avtur) or \$10.2727 per tonne (non-Avtur). ILS approach \$35.1363 flat. Training circuits \$3.4659 per tonne per circuit (Avtur) or \$2.5681 per tonne per circuit (non-Avtur), minimum \$5.09 for each circuit. BEFORE 2025-07-01 Parking GA Apron \$6.36 per night; GA Grass \$4.50 per night; IFTT \$9.09 per night; GA PaPa Bays 1-3 \$13.63 per night; GA Bays 10-14 \$13.63 per night; RPT Apron <10,000kg \$168.77 per day or part day, >=10,000kg \$392.28 per day or part day. FROM 2025-07-01 Parking GA Apron \$6.36 per night; GA Grass \$4.50 per night; IFTT \$9.45 per night; GA PaPa Bays 1-3 \$13.63 per night; GA Bays 10-14 \$13.63 per night; Helipad 1-3 \$13.63 per night; RPT Apron <10,000kg \$175.18 per day or part day, >=10,000kg \$407.19 per day or part day.
YTAA	Tara Aerodrome	QLD	Passenger charges apply for aircraft >=5,000kg. BEFORE 2025-07-01 Landing* <=5,700kg \$9.0909 per tonne, minimum \$9.09. Parking charges may apply. FROM 2025-07-01 Landing* <=5,700kg \$9.5454 per tonne, minimum \$9.55. Parking charges may apply.
YTAM	Taroom Airport	QLD	Passenger charges apply for aircraft >2,000kg. BEFORE 2025-07-01 Landing* 1,501kg-4,000kg \$8.82 per tonne, 4,001kg-20,000kg \$15.09 per tonne, >20,000kg \$23.18 per tonne; training circuits >=1,500kg \$2.18 per tonne. FROM 2025-07-01 Landing* 1,501kg-4,000kg \$9.27 per tonne, 4,001kg-20,000kg \$15.82 per tonne, >20,000kg \$24.55 per tonne; training circuits >=1,500kg \$2.27 per tonne.
YTEF	Telfer Airport	WA	Landing* \$15.00 per tonne. Call out fee (18:00-06:00) \$80.00.
YTNK	Tennant Creek Airport	NT	See https://www.tennantcreekairport.com.au/business/aviation for conditions of use. Landing* \$38.67 per tonne, minimum \$38.67.

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Summary of airport charge rates

Code	Name	State	Charge Rate (ex GST)
YTNG	Thangool Airport	QLD	Passenger charges apply for aircraft >2,000kg. BEFORE 2025-07-01 Landing* 1,501kg-4,000kg \$6.64 per tonne, 4,001kg-20,000kg \$12.00 per tonne, >20,000kg \$17.09 per tonne; training circuits >=1,500kg \$2.18 per tonne. FROM 2025-07-01 Landing* 1,501kg-4,000kg \$6.91 per tonne, 4,001kg-20,000kg \$12.55 per tonne, >20,000kg \$17.82 per tonne; training circuits >=1,500kg \$2.27 per tonne.
YTDR	Theodore Airport	QLD	Passenger charges apply for aircraft >2,000kg. BEFORE 2025-07-01 Landing* 1,501kg-4,000kg \$6.64 per tonne, 4,001kg-20,000kg \$12.00 per tonne, >20,000kg \$17.09 per tonne; training circuits >=1,500kg \$2.18 per tonne. FROM 2025-07-01 Landing* 1,501kg-4,000kg \$6.91 per tonne, 4,001kg-20,000kg \$12.55 per tonne, >20,000kg \$17.82 per tonne; training circuits >=1,500kg \$2.27 per tonne.
YUPG	Urapunga Airport	NT	BEFORE 2025-08-01 Landing \$23.6363 per tonne, minimum \$68.18. FROM 2025-08-01 Landing \$24.3636 per tonne, minimum \$68.18.
YSWG	Wagga Wagga Airport	NSW	BEFORE 2025-07-01 Landing* \$15.31 per tonne; heli \$7.67 per tonne; ILS approach \$31.60 flat. FROM 2025-07-01 Landing* \$15.77 per tonne; heli \$7.90 per tonne; ILS approach \$32.71 flat.
YWKI	Waikerie Airport	SA	Landing* \$14.0909 per tonne, minimum \$14.09.
YWBS	Warraber Island Airport	QLD	BEFORE 2025-07-01 Landing* \$10.00 per tonne, minimum \$10.00. FROM 2025-07-01 Landing* \$10.4545 per tonne, minimum \$10.45.
YWBL	Warrnambool Airport	VIC	BEFORE 2025-07-01 Landing* \$11.8181 per tonne, minimum \$11.82. FROM 2025-07-01 Landing* \$12.2727 per tonne, minimum \$12.27.
YWCK	Warwick Airport	QLD	Landing* \$11.8181 per tonne, minimum \$11.82.
YWEL	Wellington Airport - Bodangora	NSW	BEFORE 2025-07-01 Landing* \$10.00 per tonne; training circuits \$2.50 per tonne. FROM 2025-07-01 Landing* \$10.32 per tonne; training circuits \$2.58 per tonne.
YWTO	Wentworth Airport	NSW	BEFORE 2025-07-01 Landing* \$16.3636 per tonne; training circuits day rate (07:00-19:00) \$38.18 per hour, night rate (19:00-07:00) \$57.27 per hour. FROM 2025-07-01 Landing* \$17.2727 per tonne; training circuits day rate (07:00-19:00) \$40.00 per hour, night rate (19:00-07:00) \$60.00 per hour. BEFORE 2025-07-01 Parking \$11.82 per day or part day. FROM 2025-07-01 Parking \$12.73 per day or part day.
YWSL	West Sale Airport	VIC	BEFORE 2025-07-01 Landing >1,550kg \$9.3181 per tonne. FROM 2025-07-01 Landing* \$9.6363 per tonne.
YWWL	West Wyalong Airport	NSW	BEFORE 2025-08-01 Landing >1,250kg \$13.6363 per tonne, night rate (19:00-07:00) \$25.4545 per tonne. FROM 2025-08-01 Landing >1,250kg \$13.6363 per tonne, night rate (19:00-07:00) \$27.2727 per tonne.
YBPN	Whitsunday Coast Airport	QLD	BEFORE 2025-07-01 Landing* <=2,000kg \$12.02 per tonne, minimum \$12.02; >2,000kg \$17.17 per tonne. FROM 2025-07-01 Landing* <=2,000kg \$12.6181 per tonne, minimum \$12.62; >2,000kg \$18.0272 per tonne. BEFORE 2025-07-01 Parking on heavy aircraft apron \$42.80 per tonne per day, minimum \$42.80; GA apron <=2,000kg \$9.78 per tonne per day, >2,000kg \$17.12 per tonne per day. FROM 2025-07-01 Parking on heavy aircraft apron \$44.9363 per tonne per day, minimum \$44.94; GA apron <=2,000kg \$10.2727 per tonne per day, >2,000kg \$17.9727 per tonne per day.
YWHA	Whyalla Airport	SA	Landing* <=5,700kg \$13.00 per tonne, minimum \$13.00; >5,700kg \$15.3636 per tonne.
YWMC	William Creek Airport	SA	Landing* \$12.00 per tonne, minimum \$15.00. Note: YWMC not registered for GST.
YWLU	Wiluna Airport	WA	11% pa interest on overdue invoice(s). Passenger charges apply. BEFORE 2025-07-01 Landing <1,501kg \$14.55 flat; 1,501 - 5,700kg \$19.09 per tonne, night rate (18:00-06:00) \$49.09 per tonne; >5,700kg \$76.36 per tonne, night rate (18:00-06:00) \$193.64 per tonne. FROM 2025-07-01 Landing <1,501kg \$15.09 flat; 1,501 - 5,700kg \$19.73 per tonne, night rate (18:00-06:00) \$50.73 per tonne; >5,700kg \$78.91 per tonne, night rate (18:00-06:00) \$200.09 per tonne.
YRAK	Wurankuwu Airport - Bathurst Island	NT	BEFORE 2025-08-01 Landing \$40.00 per tonne; heli <2,500kg \$40.00 per tonne, >=2,500kg \$51.00 per tonne. Minimum charge \$40.00. After hours callout fee may apply. FROM 2025-08-01 Landing \$42.00 per tonne; heli <2,500kg \$42.00 per tonne, >=2,500kg \$53.55 per tonne. Minimum charge \$42.00. After hours callout fee may apply.
YWYM	Wyndham Airport	WA	BEFORE 2025-07-01 Landing* <=5,700kg \$20.00 per tonne, >5,700kg \$28.6363 per tonne; heli \$15.00 per tonne. FROM 2025-07-01 Landing* <=5,700kg \$20.9090 per tonne, >5,700kg \$30.00 per tonne; heli \$15.9090 per tonne.
YYMI	Yam Island Airport	QLD	BEFORE 2025-07-01 Landing* \$10.00 per tonne, minimum \$10.00. FROM 2025-07-01 Landing* \$10.4545 per tonne, minimum \$10.45.
YYRM	Yarram Airport	VIC	BEFORE 2025-07-01 Landing >1,550kg \$4.6363 per tonne. FROM 2025-07-01 Landing* \$4.8181 per tonne.
YYKI	Yorke Island Airport	QLD	BEFORE 2025-07-01 Landing* \$10.00 per tonne, minimum \$10.00. FROM 2025-07-01 Landing* \$10.4545 per tonne, minimum \$10.45.

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Summary of airport charge rates

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To contact Avdata Australia, visit www.avdata.com.au, email mail@avdata.com.au or phone +61 2 6262 8111.

13.4 WATER EXTENSIONS

1. Introduction

The purpose of this report is for Council to consider and adopt a policy regarding requests for extensions to water services and water mains

2. Background

Council received a request from Mr Clive Robb of 334 Canonba Road to connect to town water.

At Councils Meeting on 22 May 2025, Council resolved (122/25):

“That the Director of Infrastructure Services prepares a report for Council to review and update Council’s Policy for Extending Town Water Supply prior to consideration of any further requests of this nature.”

It is common practice for local governments to identify the area to which they will provide reticulated water. This is to ensure that:

- There is adequate water allocation for full development of appropriately zoned land.
- Where town water is supplied, that it remains potable.
- Equity amongst ratepayers for the cost of extensions
- Equity amongst ratepayers that have contributed over time to the cost of water infrastructure
- Extensions do not reduce the level of service of existing customers.

It appears that the attached Policy for Extending Town Water Supply adopted 26 October 2006 is the current policy.

To provide context as to the importance of such a policy the attached sketch indicates properties outside of the levee that pay water rates (i.e. have reticulated water).

This includes properties on;

- Old Warren Road,
- Hoskins Street to the southwest/East Nyngan Road,
- Tottenham Road,
- Mitchell Highway (north) and West Bogan Road
- Barrier Hwy, and Temples Lane,
- Moonagee Road,
- Canonba Road, and Peppers Lane.

Records indicate that six properties (West Bogan Road, Tottenham Road, East Nyngan Road, Old Warren Road, and Temples Lane) have been added since 2006.

The current policy does not place any limits on requests for reticulated water.

3. Discussion

A policy for the Extension of Town Water Supply should consider and be guided by the following:

- Water security to town water consumers.
- To ensure that Nyngan town water is potable.
- Equity. Persons requesting extensions should bear the full cost of the extension.
- Equity. Other rate payers (through Council) should not incur additional costs for extending mains or services to sites that have not contributed to the scheme,
- The proposed main / service does not reduce existing customer's level of service.
- Water mains or services must be located in publicly accessible land
- Mains or services extensions must have a limit.

Section 552 of the Local Government Act 1993 allows Council to charge water rates to any property within 225 metres of a (Council) water pipe. For the purposes of this policy, this is taken to be a water main. Consequently, the policy refers to applications which are more than 225 metres from a water main.

Water security

In recent years Council has utilised approx. 750 - 850ML of raw water for the 1087 properties that have access to reticulated water. This usage includes private sales, treatment losses and system losses (flushing, breakages etc). Council's allocation from the Albert Priest Channel, after losses is approximately 1375ML.

Councillors will recall that the recent Housing Strategy indicated a potential for a further 455 allotments in Nyngan inside the levee. Using the above consumption, Council's water allocation is expected to be adequate for the predicted full development within the levee, with 10 – 20% contingency. Obviously, this is based on no change to consumption per property and does not allow for any high consumption developments.

The above comments are based on Council receiving its full allocation and do not consider drought, imposed water restrictions, or emergency situations.

Potable supply

Council uses chlorine as the disinfectant in our water supply. Chlorination occurs at the water treatment plant. The effectiveness of chlorine reduces over time. The time that water is in a main/service is related to the distance, diameter, and volume of water being drawn through the pipe.

Equity

It seems reasonable that a person requesting an extension should bear the full cost of the new infrastructure. The alternative is that the extension is subsidised by existing users.

There is an argument that those who have been paying water rates for years have been contributing to the cost of all upstream infrastructure. Our upstream infrastructure could include Albert Priest Channel, upper weir, raw water pump station, Off stream Emergency Storages, water treatment plant, reservoirs, distribution pipework etc.

Whilst not included in the draft policy, in future Council may consider a “buy in” charge (similar to s7.11 of Environmental Planning and Assessment Act 1979) for water main or service extensions not associated with development.

Existing customers

Nyngan’s water reticulation is gravity fed from the reservoir at O’Reilly Park, and the reservoir off Bogan Street. Pressure reduces as the distance from the reservoir increases, particularly as flow increases. Significant development or use may necessitate the construction of additional works (one or more high level reservoirs or pumped pressurisation systems) to provide adequate pressure.

Consequently, it is necessary to include a provision to manage instances where a minimum flow rate cannot / or is unlikely to be achieved.

Access

Any new mains or services must be located on land over which Council has a right of access. Water mains on private land should be avoided. This is to ensure that Council can enter and repair our infrastructure, and/or avoid Council being drawn into neighbour disputes.

Limit of access

It is obvious that requests for water main extensions must have a limit – we cannot extend infinitely.

The draft policy suggests that moving forward the limit should be the existing Nyngan flood levee. The levee has been selected as land beyond the levee is not zoned residential. This also aligns with the lot yield identified in the Housing Strategy.

If the levee is not deemed a satisfactory limit of access, then some other extent should be selected. It is desirable that the limit be defined by a map, or some other means, so as to provide a level of certainty to future applicants. Council should consider the long term water security and provision of potable water if an alternate boundary is selected.

The draft policy makes clear that current (ie existing at the time of adoption) water mains/services beyond the levee may remain, as long as users continue to pay the appropriate water rates.

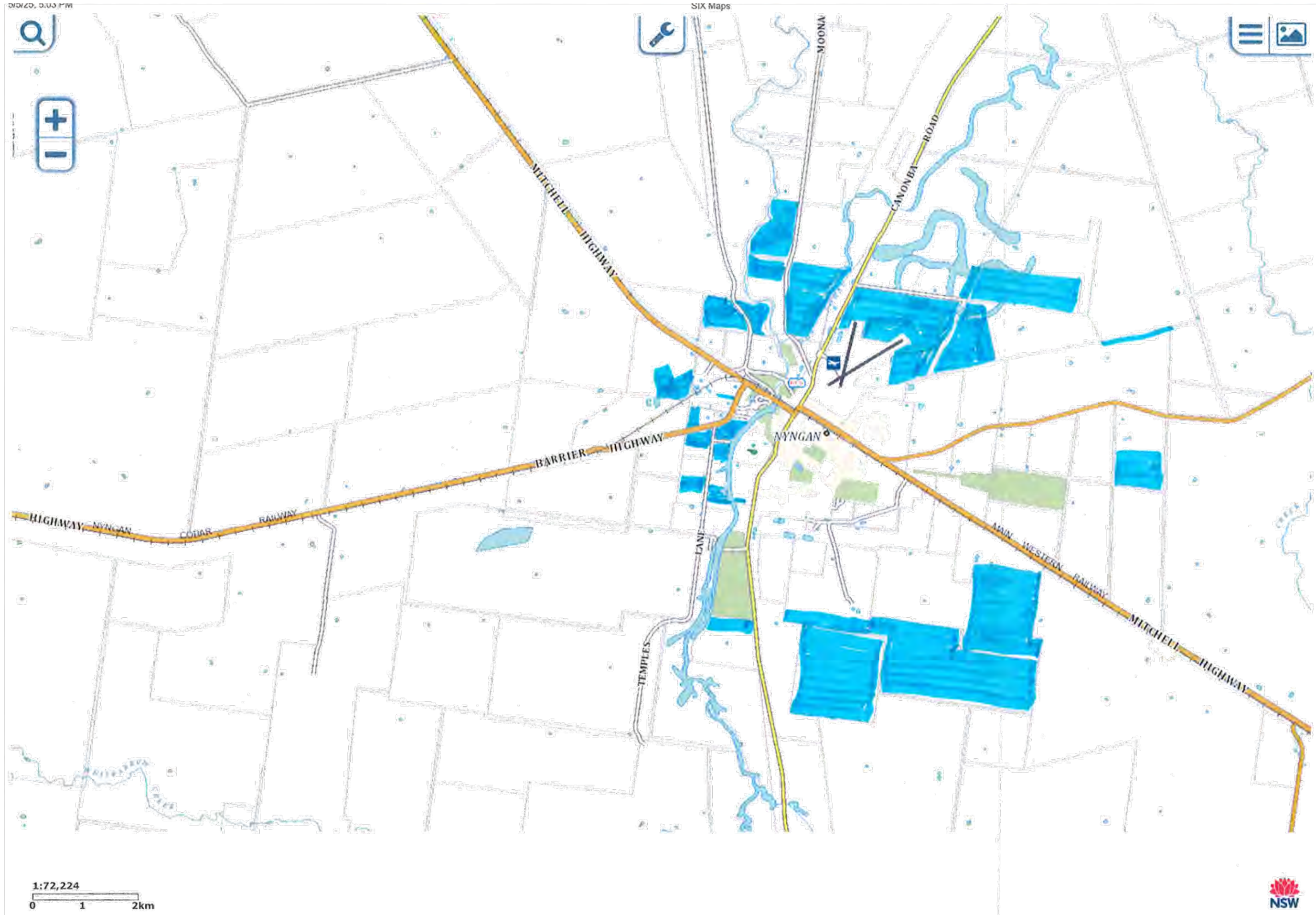
Councillors may notice that many of the clauses from the 2006 Policy are not included in the draft policy. The draft policy has been framed at a strategic level, and many of the previous clauses are operational conditions. The relevant specification and operational clauses will be added to any approvals.

4. Attachments

1. Sketch indicating properties outside of the Nyngan Levee that have reticulated water
2. October 2006 Policy for Extending Town Water Supply
3. Draft policy

5. Recommendation

That Council adopt the revised Policy for Extending Town Water Supply, as presented.





BOGAN SHIRE COUNCIL

POLICY FOR EXTENDING TOWN WATER SUPPLY

1.0 Purpose of the Policy

The purpose of this policy is to establish guidelines for extending town water supply.

2.0 Objectives of the Policy

The objectives of this policy are to:

- Allow reasonable expansion of Council's town water supply network;
- Avoid wasting resources considering clearly unsuitable requests;
- Provide consistency of application;
- Establish responsibilities for installation, operation, damage and leaks;
- Minimise risk to Council of additional costs or future liabilities.
- Provide a checklist of considerations applicable to requests.
- Provide minimum conditions that can be applied to approved requests.

3.0 Definitions

Terms defined by statutes or regulations have the same meaning in this policy. The principal legislation affecting this policy is the Local Government Act (1993).

Land within 225 metres of a Council main had water rates levied until 30th June 2004, whether connected or not. Since then, lands with water connections have access and user charges levied in accordance with Council's annual Management Plan.

"Town water supply" is the water supply system in an urban area operated under government licence. It excludes stock or crop watering in rural areas. Council supplies potable water (treated to meet public health guidelines for drinking water) from Nyngan mains. Council cannot warrant water quality against contamination or as meeting public health standards where it cannot exercise control, such as storage on private properties. Disinfection treatment loses effect over time. Coolabah, Girilambone, Hermidale and Miandetta water supplies are non-potable.

The "existing water supply area" is the area serviced by a town water supply as at 30th June 2004, mainly the urban area. For Nyngan this is mainly within the flood levee but includes areas served by pipes outside the levee, such as Barrier Highway.

"Council Mains" are Council pipes that distribute water to metered services at individual premises. Council mains are usually located in roads or other public lands. Mains are mostly 100 mm diameter or larger in Nyngan and 50 -100mm in villages.

- e. Town water can be used for urban and domestic purposes only, not for stock watering or agricultural purposes.
- f. Pipes must be within road reserves, easements or other public lands where town water supply conveyance is allowed, up to the customer's title boundary. Town water cannot be supplied across another property.
- g. Existing customers must not be disadvantaged, such as by loss of pressure or flow volume or fire fighting capacity as applicable.
- h. "Piggy backing" a new service on to an existing service is generally not supported but may be permitted if agreed by the existing customer, approved by Council and one customer accepts full responsibility for maintenance, repairs, replacement and losses of water to leaks or breaks of the shared line.
- i. Installation shall be undertaken by a person authorised under the Local Government (General) Regulation 2005 and the Plumbing and Drainage Code of Practice, and having a minimum \$10,000,000 public liability insurance cover and employees' workers compensation cover.
- j. Installation affecting a culvert, road, easement or other infrastructure must meet the requirements of the road or rail authority affected including approval under Section 138 of the Roads Act 1993 and / or Section 68 of the Local Government Act 1993.
- k. Materials and installation must comply with Regulations, Codes of Practice, manufacturer specifications, Australian Standards and Council standards and policies unless otherwise approved.
- l. Pipes shall be Class 12 or equivalent.
- m. Trench filling must be compacted and the surface reinstated to avoid subsidence. The site must be left safe for the public.
- n. Installation must be inspected to ensure compliance.
- o. Any applicable inspection fees must be paid.
- p. Work as executed records of the installations must be provided to Council within one month, showing all pipe and fittings types, sizes, classes, materials, locations, depths, location markers and written approvals from other authorities to use culverts, easements or lands.

6.0 Service Extensions to Properties Rated up to 2003/4.

Service extensions can be provided to land with no adjacent Council main for which a water rate was paid in 2003/4. Normal water service requirements apply except that the landholder is responsible for all actual costs to install the service, including overheads. Council will maintain the service to the meter at the boundary.

7.0 Council Mains Extensions

7.1 A group of landholders may request Council to extend a main to their area. If approved, each landholder along the main will share the full cost of installing the new main, including fire hydrants, and become liable to pay water access and user charges.

7.2 Mains extension, upgrade and/or pumping to provide adequate supply for the scale of developments such as subdivision, multi-unit or commercial development will be considered in the Development Application. The developer will pay the full cost, including overheads, inspection and developer contributions if applicable.

7.3 Council offers a discount for land where water rates were paid in 2003/4, equal to the cost of the first 100m of new main extended after June 2004. It is shared equally between eligible properties, whether the main initially extends to them or not.

7.4 Council will pay the full cost of extending a main beyond the first boundary of the last benefiting property, if closing a loop for operational improvements only.

7.5 A Council main will not be extended beyond the point where:

- All landholders agree to contribute to the cost or a developer pays the full cost;
- Existing consumers nearby would suffer a reduced level of service, such as reduced pressure or flow rate, or inadequate fire protection.
- Calculated mains pressure and flow rate cannot meet reasonable demands.

Reasonable demands normally include fire hydrant operation at 10 litres per second at 20 metres head in the Nyngan urban area. Council may agree to a lesser service for domestic use outside the urban area, but cannot warrant the supply available from long mains extensions as suitable for all consumer or fire protection uses.

7.6 Council will take over the ongoing management, maintenance and repairs of the new main as a Council asset, including eventual end of service life replacement.

8.0 Record Keeping

Copies of works as executed drawings will be retained on property files and in the engineering office. Relevant information will be transcribed onto Council's drawings. Only assets that become Council property will be entered into Council asset registers.

9.0 Review

This policy will be reviewed in accordance with any timetable established by the General Manager, after application of the policy reveals deficiencies, or if changes in law or regulations impact on the accuracy or legality of the provisions.

Policy adopted: 26th October 2006 by Minute No.494/06

COUNCIL POLICY ENGxxx
EXTENDING TOWN WATER SUPPLY



Bogan Shire Council Policy ENGxxx (Extending Town Water Supply)

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Bogan Shire Council Policy ENGxxx (Extending Town Water Supply)

Policy Outcomes Statement

To establish Council's position regarding requests for town water supply more than 225m from water mains.

Overview

Council cannot guarantee the quality or pressure/flow to long mains/services. In addition, Council's access to water is limited and increasing the number of users reduces the security to all consumers.

Applicability

This Policy applies to all requests, other than those associated with Development Applications.

Principles

The principles of this policy are;

- To ensure water security to town water consumers.
- To ensure that Nyngan town water is potable.
- Other rate payers through Council should not incur additional costs for extending mains or services to sites that have not contributed to the scheme,
- The proposed main / service does not reduce existing customer's level of service.
- Water mains or services must be located in publicly accessible land
- Mains or services extensions must have a limit. Requests to extend mains or services to land outside the Nyngan flood levee will not be considered. Mains or services outside of the levee, in existence in 2024/25 will be honoured.

Policy

The following considerations can also be conditions of approval where relevant.

Service Extensions

- a) Each property must have its own water meter and water service line connected to a Council main,.
- b) The landholder is responsible for all costs to install the service.
- c) Each property with a connected water service must pay the access and volumetric user charge adopted in Council's annual budget.

Bogan Shire Council Policy ENGxxx (Extending Town Water Supply)

- d) If a water service would not supply 0.5 litres per second flow into the dwelling, without affecting other consumers, the service must discharge to an enclosed tank on the property, and the water then pumped to the dwelling;
- e) Town water can be used for urban and domestic purposes only, not for stock watering or agricultural purposes.
- f) Pipes must be within road reserves, easements or other public lands where town water supply conveyance is permitted up to the customers title boundary. Town water cannot be supplied across another property.
- g) Existing customers must not be disadvantaged, such as by loss of pressure or flow volume or firefighting capacity as applicable.

Service extensions can be provided to land with no adjacent Council water main where a water rate was paid in 2024/25 and the land is no more than 225m from a Council water main.

Water Mains Extensions (not associated with development applications)

A group of land holders may request Council to extend a water main to their area. If approved, each landholder along the main will share the full cost of installing the new main, including fire hydrants, and become liable to pay water access and user charges.

A Council main will not be extended beyond the point where:

- all land holders agree to contribute to the full cost
- existing consumers nearby would suffer a reduced level of service, such as reduced pressure or flow rate, or inadequate fire protection, or
- calculated mains pressure and flow rate cannot meet reasonable demands.

Reasonable demands normally include fire hydrant operation at 10 litres per second at 20 metres head the urban area. Council may agree to a lesser service for domestic use.

Council will take over the ongoing management maintenance and repairs of the new main including eventual end of service life replacement.

Authority

Council resolution no xxx/2025 dated xxx.

Policy Owner / Further Assistance

Bogan Shire Council Policy ENGxxx (Extending Town Water Supply)

Director Infrastructure Services

Related Documents

Nil

Related Information

Council's legislative requirements include, but are not limited to the following instruments of legislation:

- Civil Liability Act 2002
- Work Health and Safety Act 2011
- Protection of the Environment Operations Act 1997 (as amended)
- Local Government Act 1993
- Environmental Planning and Assessment Act 1979
- Summary Offences Act 1988

Review Date

xxx 2028

Revision History

Date	Description of Change	Sections Affected
xxx	New policy drafted	All

14 DEVELOPMENT AND ENVIRONMENTAL SERVICES REPORTS

14.1 DEVELOPMENT APPLICATIONS REPORT

1. Introduction

The purpose of this report is to advise Council of Development Applications that have been submitted to Council for approval.

2. Discussion

Two new Development Applications were received during the reporting period. The table below outlines Development Applications that are currently under assessment:

DA NUMBER	APPLICANT	ADDRESS	DESCRIPTION	VALUE (\$)	PROGRESS
2024/004	Mr I Bennett	60 Nymagee St, Nyngan	New Awning	\$35,000	Under assessment
2025/013	Mr T Lewis	32 Ellen St, Nyngan	New shed	\$50,000	Under assessment - On Public exhibition
2025/014	Mrs C Watt	7 Derrybong St, Nyngan	Pergola	\$6,000	Under assessment

Council staff continue to receive enquiries and assist the public in relation to Development Applications and the complexity of their lodgment on the NSW Planning Portal.

Attachment 1 contains statistical and historical information in relation to applications received.

3. Attachments

- 1. Development Applications Statistics

4. Recommendation

That the Development Applications Report be received and noted.

	Application Type							Application Value
	Totals		Breakup					
	DA	CDC	Dwellings	Shed/Garage/ Patio/Awning	Pool	Sub- division	Other	
July 2025	0	0	0	0	0	0	0	\$0.00
August 2025	2	0	0	2	0	0	0	\$56,000.00
September 2025								
October 2025								
November 2025								
December 2025								
January 2026								
February 2026								
March 2026								
April 2026								
May 2026								
June 2026								
Total 2025/26	2	0	0	2	0	0	0	\$56,000.00
Total 2024/25	18	2	4	9	1	2	4	\$ 4,476,447.00
Total 2023/24	27	0	8	14	1	0	4	\$ 7,576,651.00
Total 2022/23	33	1	7	12	5	2	8	\$ 7,443,708.00
Total 2021/22	26	0	13	8	2	1	5	\$ 6,354,396.00
Total 2020/21	34	3	5	14	3	5	9	\$ 4,107,610.00
Total 2019/20	24	0	0	10	1	3	10	\$ 11,294,300.00

14.2 COMPLIANCE REPORT

1. Introduction

The purpose of this report is to advise Council of the activities and statistics relating to Council's compliance functions.

2. Background

Council employs staff to enforce compliance related matters and to manage and implement Council's responsibilities under various State Legislation such as the *Food Act 2003*, *Local Government Act 1993*, *Companion Animals Act 1998* and *Protection of the Environment Operations Act 1997*.

3. Discussion

Food Related Matters

Council, in partnership with the NSW Food Authority, is required to conduct regular inspections of food premises within the local government area to ensure compliance with the *Food Act 2003*. Authorised officers carry out these inspections to verify that appropriate food safety and hygiene practices are in place, including temperature control, cleanliness, suitable storage conditions and dedicated handwashing facilities.

All food premises assessed at medium or high risk, must be inspected at least once every twelve months. Where businesses are found to have inadequate food safety practices, they are normally given an opportunity to rectify the identified issues. If a follow up inspection identifies that the concerns have not been adequately addressed, authorised officers may issue an Improvement Notice or Penalty Notices.

In the last 12 months, 20 food premises have been inspected within Bogan Shire. Of these, five required re-inspections and one Improvement Notice was issued.

Overgrown Properties

Under Section 124 Order No 21 of the Local Government Act 1993, Council has the authority to issue an order requiring a property owner "*to do or refrain from doing such things as are specified in the order to ensure that land is, or premises are, placed or kept in a safe or healthy condition*". This type of Order is normally issued when a property has overgrown vegetation.

Before an Order can be issued, Council must give a written Notice of Intent to the owner of the property of interest. This notice must include the terms of the proposed Order and the time period proposed for the terms of the Order.

It should be noted that there is no statutory timeframe for which an Order is to be completed, however, the Order must specify a *reasonable period* to complete the required works in the terms.

Council undertakes property inspections for overgrown vegetation throughout the year, however inspections are increased in the lead up to the warmer months when vegetation tends to grow more rapidly and can pose as fire risk.

Companion Animals

In accordance with the *Companion Animals Act 1998*, owners of companion animals are required to fulfil specific obligations to ensure the responsible care and control of their animals. These include:

- Ensuring that their animal is microchipped by 12 weeks of age
- Registering the animal by 6 months of age
- Keeping the animal under effective control in public areas using a suitable chain, cord, or leash
- Preventing the animal from escaping the property where it is ordinarily kept

Council employs an Authorised Officer (Ranger) to ensure compliance with these requirements under the *Companion Animals Act 1998*.

Council operates and manages a quality pound facility, comprising of eight large holding cages used primarily for dogs when their owner cannot be identified via the Companion Animals Register (CAR), often due to the animal not being microchipped and/or registered.

The cages are cleaned daily and have auto-filling water dishes to ensure animal welfare. All impounded animals are provided with appropriate sustenance on a daily basis during their impoundment and if required veterinary services are sought prior to impoundment.

When an animal is claimed, owners are charged a release fee, daily sustenance fee and if applicable, required to have the companion animal microchipped and registered. Should the animal not be claimed in the legislated time period (14 days if an owner is identified on CAR and 7 days when the owner is unknown), the animal is then able to be rehomed.

It should be noted that it has been difficult to re-home companion animals due to local agencies dealing with increased numbers of companion animals in the post Covid period.

In recent months Council has issued three (3) Nuisance Dog Orders and three (3) Penalty Infringement Notices (PINS) for breaches of the *Companion Animals Act 1998*.

Compliance statistics relating to pound activities can be seen in Attachment 1.

Illegal Dumping

Council undertakes regular patrols in response to illegal dumping activities. In addition to the public reports made via RIDonline (Report Illegal Dumping online), Council staff have independently identified and addressed several other dumping incidents.

All recent reports were cleaned up, and the waste was appropriately disposed of at Council's waste management facilities.

RIDonline is an online reporting platform managed by the NSW Environment Protection Authority (EPA) and is used by participating councils and government agencies across New South Wales to record and manage illegal dumping incidents. The platform is accessible to all members of the public, and Council strongly encourages residents to report any instances of illegal dumping via the RIDonline website.

4. Attachments

1. Compliance Statistics

5. Recommendation

That the Compliance Report be received and noted

Compliance Statistics

	Animals Impounded	Animals Released		Complaints /Enquires
		To Owner	Rehomed	
July 2025	4	2	0	10
August 2025	9	1	4	6
September 2025				
October 2025				
November 2025				
December 2025				
January 2026				
February 2026				
March 2026				
April 2026				
May 2026				
June 2026				
Total 2025/26	13	3	4	16
Total 2024/25	39	19	12	146
Total 2023/24	53	25	22	130
Total 2023/24	73	36	26	228
Total 2021/22	62	28	35	185

14.3 TABRATONG STREET PLANNING PROPOSAL

1. Introduction

The purpose of this report is to seek a resolution from Council to forward the Planning Proposal at Attachment 1 to the NSW Department of Planning, Housing and Infrastructure (the Department) to make the LEP amendment to reclassify Council owned land from “community” to “operational” land.

2. Background

The Planning Proposal relates to three parcels of land (the land) in the employment precinct of Nyngan. The land to be reclassified is:

- Lot 1 DP102113
- Lot 2 DP355559
- Lot 3 DP 945184

Collectively the land is identified as 8 Tabratong Street Nyngan. The land is not mapped as a public reserve and is currently vacant. A theatre was formerly located on the site but was demolished in 2020 as it was in a state of dilapidation and posed a safety risk.

The *Local Government (LG) Act 1993* requires all public land to be classified as either “community” or “operational”. Community land is land that Council makes available for use by the public and it usually includes land for parks or sports grounds.

Operational land is land that facilitates the functions of a Council and may not be open to the public. The land classification determines the way that a Council is required to manage and deal in the land.

Community land requires a plan of management and must not be sold, exchanged or otherwise disposed of by a Council. There are no such restrictions on a Council to manage, dispose of or change the nature of operational land.

Under the LG Act, public land is classified or reclassified by either a Council resolution under sections 31, 32 or 33 or through an LEP amendment.

The Planning Proposal at Attachment 1 seeks to give effect to a previous Council resolution (refer to Attachment A of the Planning Proposal) by pursuing an LEP amendment pathway to reclassify the land from community to operational.

Historical records show that at its Ordinary Meeting of 23 June 1994 Council resolved to reclassify “8 Tabratong Street Section 39 Lot 1 Youth Centre” from community land to operational land. As no deposited plan number was provided, it is not clear whether this refers to Lot 1 DP102113, therefore Lot 1 has been included in the Planning Proposal, along with Lots 2 and 3 for the purposes of clarity and transparency, and to ensure that the parcel of land (8 Tabratong Street), in its entirety, is legally reclassified from community to operational and that all relevant interests can be discharged.

Reclassification of the land will allow it to be considered for another purpose, as it currently provides limited community benefit; being a vacant and unused parcel of land. The land has been identified as having site-specific locational advantages for community housing, being

in close proximity to the commercial area of Nyngan and therefore providing good access to shops, medical services and civic services such as the library, as well as bus stops which provide services to larger centres such as Dubbo. Most services are available within walking distance of the land, thereby reducing reliance upon private transport. The location of the land is shown in the figure below:

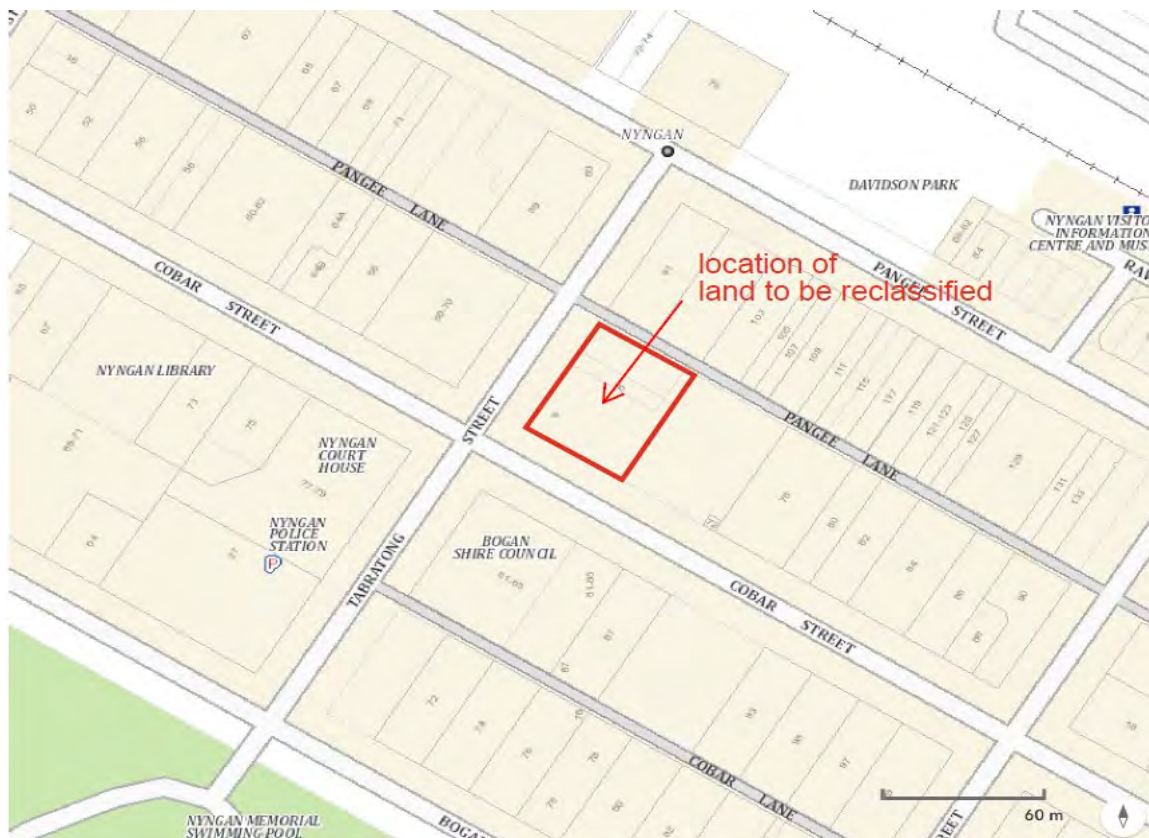


Figure 1: Location of Subject Land

At its ordinary meeting on 23 March 2023 Council resolved to defer a decision on whether to dispose of the land (i.e. donate it to NCHA) until the land was reclassified from community to operational. Council also resolved to submit a planning proposal in accordance with the LG Act section 27(1) to reclassify the land from community to operational.

Consultation

Planning Proposal exhibition:

The Planning Proposal was placed on exhibition from Thursday 1 May 2025 8.30am to Monday 9 June 2025 4pm. Advertising and notification of the proposal was undertaken in accordance with the relevant legislative requirements and Gateway Determination (Attachment 2).

Exhibition of the Planning Proposal was undertaken between 1 May 2025 and 9 June 2025. It was advertised as follows:

- A notice posted on Council’s website between the dates 1 May 2025 and 9 June 2025.

- The local newspaper, The Nyngan Weekly, between the dates 1 May 2025 and 9 June 2025.
- In writing to adjoining landowners during the exhibition period.

No submissions were received during the exhibition period.

Public Hearing:

In accordance with the Gateway Determination (Attachment 2) a public hearing was held on Monday 18 August 2025. Councils must hold a public hearing when reclassifying public land from community to operational in accordance with s.29 of the *Local Government Act 1993* and the Department's LEP Practice Note PN 16-001. This gives the community an opportunity to expand on written submissions and discuss issues with an independent person in a public forum.

There are specific requirements for the independence of the person chairing the hearing, their preparation of a Public Hearing Report and Council making the report publicly available (s.47G of the *Local Government Act 1993*). The public hearing was chaired by an independent consultant.

There were 27 attendees at the public hearing. A Public Hearing Report has been prepared by the independent Chair to summarise the proceedings of the Hearing and consider the issues that were raised by attendees at the Public Hearing. A copy of the public hearing report is included at Attachment 3. That Report recommends that:

- a) Council proceed with the reclassification of Lot 1 DP 102113, Lot 2 DP 355559, Lot 3 DP 945184 from 'community' to 'operational' land.
- b) A copy of (the) report be made available to the public in accordance with Section 47(G)(3) of the *Local Government Act 1993*.

The Public Hearing Report was exhibited on Council's website within four days of having been received by Council, with a hard copy available at the Nyngan Library. The Public Hearing Report was exhibited for 28 working days and advertised in the Nyngan Weekly during the exhibition period.

3. Discussion

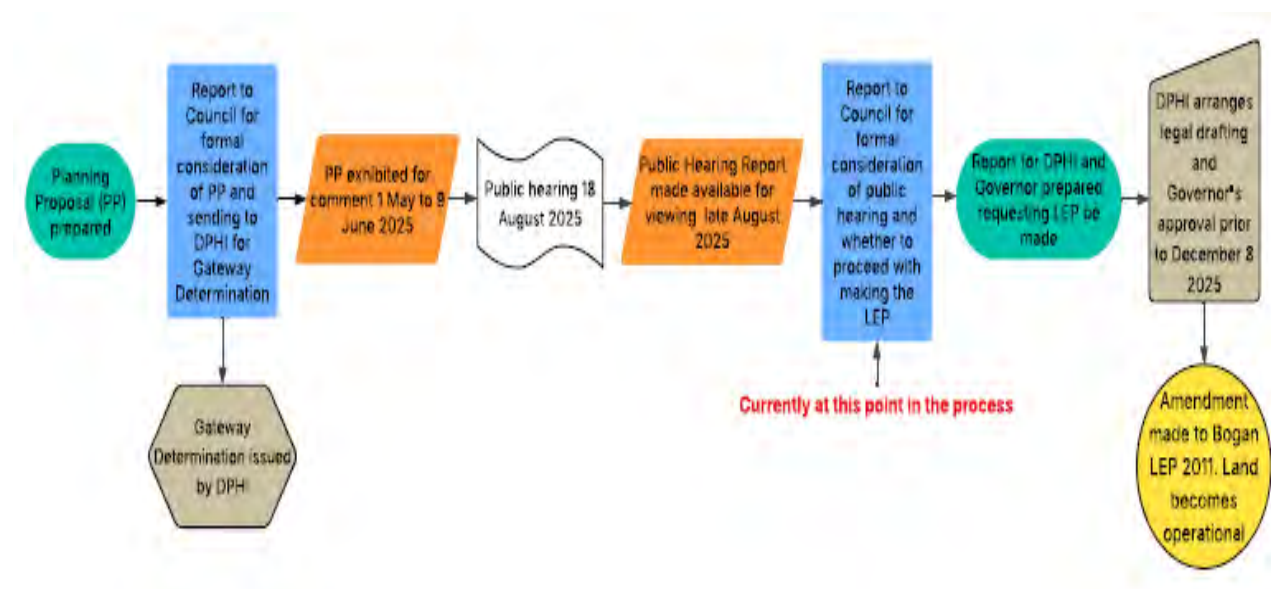
The Governor's approval is required when a reclassification proposal seeks to remove any public reserve status and/or discharge any interests affecting public land (s.30 of the *Local Government Act 1993*).

When Council reports back to the Department and requests that the Department make an amendment to the LEP, the Department will arrange legal drafting of the LEP, including recommending that the Governor approve the provisions before the LEP can be legally made.

Where the Governor’s approval is required, the Council’s report accompanying the final planning proposal must address the following matters:

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

The flowchart below shows the process for making the LEP.



4. Attachments

1. Planning Proposal to Reclassify Public Land - 8 Tabratong Street Nyngan. Final.
2. Gateway Determination - Tabratong Street
3. Public Hearing Report - Tabaratong Street Nyngan

5. Recommendation

That Council resolve to send the Final version of the *Planning Proposal to Reclassify Public Land at 8 Tabratong Street Nyngan* to the Department of Planning, Housing and Infrastructure for the LEP amendment to be made, so that Lot 1 DP102113, Lot 2 DP355559 and Lot 3 DP 945184 are reclassified from “community” to “operational”.



Planning Proposal to Reclassify Public Land

8 Tabratong Street Nyngan

September 2025

FINAL



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Schedule of Changes to Planning Proposal Post-exhibition

Section	Description of Change	Reason for Amendment
Section 1.1	Reference to Plan of Management for the land.	At the commencement of preparing the Planning Proposal there was no Plan of Management in place for the land.
Section 1.2	Remove the reference to the Local Housing Strategy (LHS) being under preparation and replace it with a reference to the adopted LHS.	At the time of preparing the Planning Proposal the LHS was still under preparation.

Part 3	Remove the reference to the Local Housing Strategy (LHS) being under preparation and replace it with a reference to the adopted LHS.	At the time of preparing the Planning Proposal the LHS was still under preparation.
Part 5	Describes the community consultation that has been undertaken.	Community consultation has been undertaken since the previous version of the Planning Proposal was exhibited.
Part 7	Reference made to LHS	At the time of preparing the Planning Proposal the LHS was still under preparation.

Revisions

Version	Purpose of Document	Author	Date
1	For Gateway Determination and Exhibition	LP	11 September 2024
2	For public exhibition. Includes updated timeline in accordance with Gateway Determination.	LP	23 April 2025
3 (Final)	For forwarding to the Department to request that the LEP be made.	LP	21 August 2025

PART 1 OBJECTIVES AND INTENDED OUTCOMES

1.1 Introduction

This planning proposal has been prepared by Blue Sky Planning & Environment Pty Ltd on behalf of Bogan Shire Council. The objective of this planning proposal is to amend *Schedule 4 Classification and reclassification of public land* of the *Bogan Local Environmental Plan 2011* (the LEP).

This planning proposal seeks to reclassify three parcels of public land from “community” to “operational”. Collectively the land is identified as 8 Tabratong Street Nyngan. The land is not mapped as a public reserve and is included in the *Plan of Management - Bogan Shire Council's Community Lands*. Reclassification of the land will allow it to be considered for other uses, including community housing.

The *Local Government (LG) Act 1993* requires all public land to be classified as either “community” or “operational”. Community land is land that council makes available for use by the public and it usually includes land for parks or sports grounds. Operational land is land that facilitates the functions of Council and may not be open to the public. Operational land often includes council works depots, pounds or the like.

The land classification determines the way that council is required to manage and deal in the land. Community land requires a plan of management and must not be sold, exchanged or otherwise disposed of by a council. There are no such restrictions on council to manage, dispose of or change the nature of operational land.

Under the LG Act, public land is classified or reclassified by either a council resolution under sections 31, 32 or 33 or through an LEP amendment. This planning proposal seeks to give effect to a previous Council resolution (Attachment A) by pursuing an LEP amendment pathway to reclassify the land from community to operational.

Section 30 of the LG Act 1993 provides that:

(1) A local environmental plan that reclassifies community land as operational land may make provision to the effect that, on commencement of the plan, the land, if it is a public reserve, ceases to be a public reserve, and that the land is by operation of the plan discharged from any trusts, estates, interests, dedications, conditions, restrictions and covenants affecting the land or any part of the land, except for—

(a) any reservations that except land out of a Crown grant relating to the land, and

(b) reservations of minerals (within the meaning of the Crown Land Management Act 2016).

This planning proposal seeks to ensure that the land is discharged from all trusts, estates, interests, dedications, conditions, restrictions and covenants that may affect further operations and the use of the land for community housing.

1.2 Description of the Land and Surrounds

This planning proposal relates to three parcels of land (the land) in the employment precinct of Nyngan. The land to be reclassified is:

- Lot 1 DP102113
- Lot 2 DP355559
- Lot 3 DP 945184

The land is currently vacant. A theatre was formerly located on the site but was demolished in 2020 as it was in a state of dilapidation and posed a safety risk. Asbestos containing materials were used in the construction of the theatre and all known asbestos containing materials were removed from the building in 2020 prior to its demolition. A clearance certificate for the removal of asbestos from the building was issued on 07 April 2020.

The site is entirely cleared of vegetation and all structures and is primarily flat, draining to Council's stormwater system along Cobar Street and Tabratong Street.

The land has been identified as having site-specific locational advantages for community housing, being in close proximity to the commercial area of Nyngan and therefore providing good access to shops, medical services and civic services such as the library, as well as bus stops which provide services to larger centres such as Dubbo. Most services are available within walking distance of the land, thereby reducing reliance upon private transport.

The location of the land is shown in the figure below.



Figure 1: Location of Subject Land. Source: eplanning Spatial Viewer.

The land is zoned E1 Local Centre as shown in the figure below. The planning proposal does not propose to rezone the land as residential accommodation is permitted with consent in the E1 zone. The potential for the land to become a residential zone was considered as part of the Bogan Shire Local Housing Strategy which was adopted by Council in June 2025. The rezoning of the land was not considered to be a priority because residential accommodation is permitted with consent in the E1 zone.



Figure 2: Zoning of Subject Land. Source: eplanning Spatial Viewer 2024.

To the south the land adjoins Cobar Street, with the Bogan Shire Council administration building located on the opposite side of Cobar Street. To the west the land adjoins Tabratong Street, with a supermarket located on the opposite side of Tabratong Street. To the east the land adjoins residential development comprising five two-bedroom dwellings managed by a local community housing association, specifically for the purpose of residential accommodation for seniors or people with a disability. To the north the land adjoins Pangee Lane. On the opposite side of Pangee Lane are several commercial and retail buildings, including a bank, gymnasium and cafe. Legal access to the land would be available from Tabratong Street, Cobar Street and Pangee Lane.



Figure 3: Aerial photo of Subject Land (prior to demolition of theatre). Source: eplanning Spatial Viewer.

The photos below show the land now and its proximity to surrounding land uses.



Photo 1: Facing north-west from Cobar Street and showing proximity to the supermarket. Photo taken May 2024.



Photo 2: Facing east from Tabratong Street and showing adjoining seniors living development. Photo taken May 2024.

1.3 Background and Interests

It is critical that all interests in the land are identified as part of the planning proposal so that relevant interests can be discharged. The following interests have been identified:

- a) **Right of Way:** The certificate of title lists a right of way benefitting Lot 1 and burdening Lot 2. Lot 3 also has a right of way affecting part of the land. It is not intended to extinguish the right of way as part of this planning proposal.
- b) **Covenant:** Covenant J652653 relates to a memorandum of mortgage held over the land in 1964.
- c) **Lease to a private party:** The certificate of title lists a lease to a private party that expires on 29/03/1996 with the option of a 5 year renewal. There are no current leases applying to the land.

There are no records held by Council to indicate why the land was dedicated to Council, however the certificate of title indicates that the land may have been a Crown dedication.

The certificate of title held by Council for the land is included at Attachment D.

In 2019 the Nyngan Community Homes Association (NCHA) wrote to Council requesting that support for an application by NCHA, to the NSW government, to provide 5 independent living units for the purpose of community housing on the land.

On 28 November 2019 Council resolved:

1. To provide a letter of support to the Nyngan Community Homes Association to accompany a grant application for funding to construct seniors living units on the land.
2. Should the Nyngan Community Homes grant application be successful, Council will donate the land to the Association.

The resolution was conditional on Nyngan Community Homes being successful with their grant application. They were not successful in that round of funding.

On 11 June 2021 Bogan Shire Council approved a development application for the construction of 5 self-care dwellings for seniors, or people with a disability, on the land (Development Application 10/2021/002/001). The approved dwellings are similar in style and character to the community housing development to the east.

In February 2023 Council received a request from NCHA to transfer the land to the Association as a prerequisite for them to receive funding under the Community Housing Innovation Fund to construct the approved dwellings.

At its ordinary meeting on 23 March 2023 Council resolved to defer a decision on whether to dispose of the land (i.e. donate it to NCHA) until the land was reclassified from community to operational. Council also resolved to submit a planning proposal in accordance with the LG Act section 27(1) to reclassify the land from community to operational.

The figure below shows the layout of the approved community housing on the land.

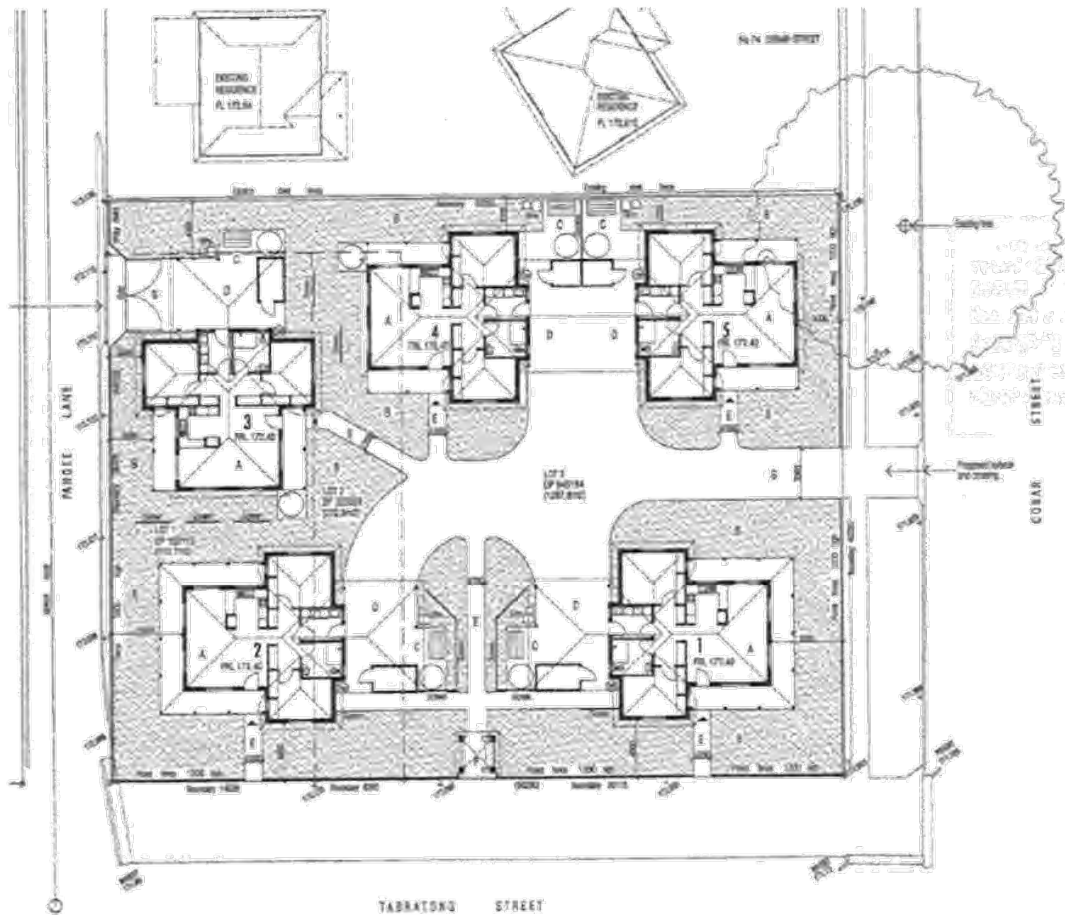


Figure 4: Layout of approved development on the land

Part 2 - Explanation of provisions

Part 5 Clause 5.2 of the LEP enables council to reclassify public land as “operational land” in accordance with Part 2 of Chapter 6 of the LG Act 1993. This planning proposal seeks to amend the *Bogan Local Environmental Plan 2011* by listing Lot 1 DP102113, Lot 2 DP355559 and Lot 3 DP 945184 within Schedule 4 of the LEP. Should Council seek to dispose of the land it is assumed that the land would be listed in part 2 of the LEP as the interests will be changed so that Council is no longer the owner of the land.

Part 3 - Justification

Section A – Need for the Planning Proposal

Question 1: Is the planning proposal a result of an endorsed local strategic planning statement, strategic study or report??

The planning proposal has been prepared in accordance with the LG Act 1993 to reclassify public land.

The Bogan Shire Local Strategic Planning Statement (LSPS) identifies housing diversity and affordable housing provision as important to the community. Housing for an ageing population close to existing services and amenities is also identified in the LSPS as a priority.

The Bogan Shire Local Housing Strategy (LHS) was adopted in June 2025. The land was identified in the LHS as being appropriate for community housing.

Question 2: Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Section 31 of the LG Act 1993 provides that a council may resolve that the land be classified as community or operational before or within three months after it acquires the land. Bogan Shire Council did not adopt any such resolution within these designated timeframes for the entire parcel of land (though historical records indicate that a resolution may apply to Lot 1), therefore a planning proposal is currently the only way to reclassify land from community to operational and ensure that interests affecting the subject land are appropriately discharged.

Section B – Relationship to Strategic Planning Framework

Question 3: 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 Central West and Orana Regional Plan 2041 (Regional Plan 2041)

The Regional Plan 2041 is the strategic framework for the region. It has been prepared in accordance with section 3.3 of the *Environmental Planning and Assessment Act 1979*. It applies to the local government areas of Bathurst, Blayney, Bogan, Cabonne, Coonamble, Cowra, Dubbo, Forbes, Gilgandra, Lachlan, Lithgow, Mid-Western, Narromine, Oberon, Orange, Parkes, Warren, Warrumbungle and Weddin.

The Regional Plan 2041 includes a set of objectives and strategies for achieving those objectives. The following Parts of that Plan are of particular relevance to Bogan Shire and have been considered in this planning proposal.

Part 2 of the Regional Plan 2041 – A sustainable and resilient place

This part focusses on the region's natural resources and systems. The following objectives of the Regional Plan 2041 are relevant to this planning proposal:

Objective 6: Support connected and healthy communities. Western NSW rivers: The region's rivers, including the Bogan River, and their related groundwater sources face competing demands for recreation, town water supply, rural uses and environmental needs. The Regional Plan 2041 recognises the diverse landscapes in which the river systems occur, the interdependencies with human and non-human use of the land and water, and the need to protect the Bogan River.

Development pressures for residential subdivision could, if not well planned, decrease public access to rivers and waterways, decrease natural amenity and increase clearing in the river corridors, which can impact runoff and ultimately water quality.

The subject land is a “brownfield” site in the central part of Nyngan. Development of the land will not place additional pressure on the local river system.

Objective 7: Plan for resilient places and communities: The changing climate is increasing the impact of natural hazards on communities. Building resilient places and communities requires a consideration of shocks and stresses from a people-centred, cultural, economic, built form and environmental perspective. New development must avoid areas affected by relevant hazards or mitigate the effects of hazards within affected areas.

The subject land is not located in an area subject to any natural hazards.

Part 3 of the Regional Plan 2041 – People, centres, housing and communities

This part notes that by 2041 the population of the Central West and Orana region is projected to grow to more than 324,943 people. This equates to the need for at least an additional 21,664 new homes. Existing housing stock in the region is mostly detached housing with three or more bedrooms. This housing is not well suited for the projected shift in housing demand with approximately 60% of families in the region expected to be singles or couples without children by 2041.

If Council resolves to dedicate or lease the land to a community housing provider, the use of the subject land for community housing will provide housing diversity to address the projected shift in housing demand.

Objective 12: Sustain a network of healthy and prosperous centres. The Regional Plan 2041 notes that while the population of some smaller centres (like Nyngan) are projected to remain relatively stable, these are dynamic communities with temporary visitors and worker populations that fluctuate at different times of the year. Smaller centres will continue to reflect the growth aspirations of their local communities, support new industries and provide housing, services, attractive lifestyles and jobs in agribusiness, mining, and tourism.

E-commerce and online access to services creates opportunities for smaller centres to reverse population decline and foster new economic opportunities. These changes, when combined with long-term trends such as the ageing of the population, provide the opportunity for councils to rethink the role and function of smaller centres and ensure their ongoing vitality. If Council resolves to dedicate or lease the land to a community housing provider, the reclassification of the land will assist in encouraging a greater mix of housing in the town centre, close to essential services.

Objective 13: Provide well located housing options to meet demand. The Central West and Orana region needs an adequate supply of affordable, well-designed housing in the places where people want to live.

Future residential growth will be predominantly accommodated in existing urban areas or in new development areas identified in local housing strategies. Strengthening smaller centres (like Nyngan) can also be supported through better utilisation of existing infrastructure and brownfield sites as an alternative to greenfield development.

The region’s centres will support housing by making efficient use of existing infrastructure and services. This will involve identifying areas for intensification and renewal, prioritising the development of unused or underutilised land and identifying new areas for growth.

Re-using and repurposing sites where the historic land use is no longer needed, or buildings have been abandoned or destroyed, avoids the cost of developing new infrastructure. This process is important for smaller centres such as Nyngan and can be realised through the reclassification and development of the subject land for community housing, if Council resolves to dedicate or lease the land to a community housing provider.

Objective 14: Plan for diverse, affordable, resilient and inclusive housing. While regional NSW continues to experience economic growth and industry diversification, there is growing evidence of housing stress and homelessness. Housing affordability is becoming an increasing issue for the region. Between 2017 and 2020 average house prices in the region grew by 10%, which is above the NSW average of 6% for the same period.

People older than 65 will make up a quarter of the region's population by 2041. Housing for seniors includes independent smaller homes, specifically built to meet the needs of people as they age as well as communal independent living arrangements. Slow growth in the provision of seniors housing and infrastructure in the region may be attributed in part to economies of scale and economic viability. Smaller housing types, dual occupancy and multi-dwelling housing are filling this gap in some areas.

Increased housing affordability will result from better and more diverse housing designs, delivered in places free from hazards, close to infrastructure and community services.

Community housing assists people who are unable to access suitable accommodation in the private rental market. Modelling suggests an estimated 60% increase in homelessness in the Far West and Orana areas since early 2020. Investment into community housing can also provide a strong economic stimulus and recovery mechanism.

A range of sustainable housing choices should be provided including housing that is more appropriate for seniors, including low-care accommodation and innovative solutions for older people, multigeneration families, group housing, people with special needs or people from different cultural backgrounds.

The reclassification and availability of the subject land for community housing will make a contribution to the achievement of this objective, if Council resolves to dedicate or lease the land to a community housing provider.

Question 4: Will the planning proposal give effect to a council's endorsed local strategic planning statement, or another endorsed local strategy or strategic plan?

The Bogan Shire Local Strategic Planning Statement (LSPS) December 2019 sets the framework for Bogan Shire's economic, social and environmental land use needs over the next 20 years.

A number of priorities in the LSPS are relevant to the proposed land reclassification:

Priority 4 – Safe and Liveable Communities:

Providing housing choice and enough, suitably located residential land...is key to attracting and retaining a diverse population.

The following policies and actions from the LSPS are relevant to the use of the land for community housing:

- Utilise existing zoned and serviced land for a range of urban development outcomes, particularly the provision of housing for older people and affordable housing near existing services and amenities.
- Encourage a range of housing options, including affordable housing, housing for older people, family housing and temporary worker accommodation in Nyngan.
- Support ageing in place in Nyngan to make the best use of existing infrastructure and services in the town.
- Investigate the options for new housing release having regard to servicing and hazards.

Question 5: Is the planning proposal consistent with applicable State Environmental Planning Policies?

As the planning proposal is for the purpose of land reclassification, it is of an administrative nature and therefore has limited alignment with State Environmental Planning Policies (SEPPs).

The following SEPP is considered to be relevant:

State Environmental Planning Policy (Housing) 2021

The principles of this SEPP are as follows:

- (a) enabling the development of diverse housing types, including purpose-built rental housing,*
- (b) encouraging the development of housing that will meet the needs of more vulnerable members of the community, including very low to moderate income households, seniors and people with a disability,*
- (c) ensuring new housing development provides residents with a reasonable level of amenity,*
- (d) promoting the planning and delivery of housing in locations where it will make good use of existing and planned infrastructure and services,*
- (e) minimising adverse climate and environmental impacts of new housing development,*
- (f) reinforcing the importance of designing housing in a way that reflects and enhances its locality,*

(g) supporting short-term rental accommodation as a home-sharing activity and contributor to local economies, while managing the social and environmental impacts from this use,

(h) mitigating the loss of existing affordable rental housing.

Chapter 3 Part 5 of the SEPP deals with housing for seniors and people with a disability. The purpose of this planning proposal is to facilitate a land reclassification to allow Council to dispose of the land, or lease it, to a community housing provider, for community housing, if it so resolves.

Chapter 3 Part 5 Division 4 of the SEPP provides the site related requirements for seniors housing. The subject land complies with the site related requirements in relation to proximity to services.

Question 6: Is the planning proposal consistent with applicable Ministerial Directions (s9.1 directions)?

The following is a list of Directions issued by the Minister to relevant planning authorities under section 9.1(2) of the *Environmental Planning and Assessment Act 1979*.

The table below demonstrates that the planning proposal is largely consistent with the relevant Ministerial Directions. One inconsistency of minor significance has been identified. That inconsistency is well justified.

Relevant Direction	Consistency
Focus area 1: Planning Systems	
1.1 Implementation of Regional Plans	The planning proposal achieves the overall intent of the Regional Plan and does not undermine the achievement of the Regional Plan’s vision, land use strategy, goals, directions or actions.
1.3 Approval and Referral Requirements	The planning proposal does not introduce any LEP provisions that require the concurrence, consultation or referral of development applications to a Minister or public authority and does not identify development as designated development.
1.4 Site Specific Provisions	The planning proposal does not introduce any site specific planning controls.
1.4A Exclusion of Development Standards from Variation	The planning proposal does not propose to introduce or alter an existing exclusion to clause 4.6 of a Standard Instrument LEP or an equivalent provision of any other environmental planning instrument.

Focus area 1: Planning Systems – Place-based	
1.5 Parramatta Road Corridor Urban Transformation Strategy	Not applicable. The land is not in this area.
1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	Not applicable. The land is not in this area.
1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable. The land is not in this area.
1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable. The land is not in this area.
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	Not applicable. The land is not in this area.
1.10 Implementation of the Western Sydney Aerotropolis Plan	Not applicable. The land is not in this area.
1.11 Implementation of Bayside West Precincts 2036 Plan	Not applicable. The land is not in this area.
1.12 Implementation of Planning Principles for the Cooks Cove Precinct	Not applicable. The land is not in this area.
1.13 Implementation of St Leonards and Crows Nest 2036 Plan	Not applicable. The land is not in this area.
1.14 Implementation of Greater Macarthur 2040	Not applicable. The land is not in this area.
1.15 Implementation of the Pymont Peninsula Place Strategy	Not applicable. The land is not in this area.
1.16 North West Rail Link Corridor Strategy	Not applicable. The land is not in this area.
1.17 Implementation of the Bays West Place Strategy	Not applicable. The land is not in this area.
1.18 Implementation of the Macquarie Park Innovation Precinct	Not applicable. The land is not in this area.
1.19 Implementation of the Westmead Place Strategy	Not applicable. The land is not in this area.
1.20 Implementation of the Camellia-	Not applicable. The land is not in this area.

Rosehill Place Strategy	
1.21 Implementation of South West Growth Area Structure Plan	Not applicable. The land is not in this area.
1.22 Implementation of the Cherrybrook Station Place Strategy	Not applicable. The land is not in this area.
Focus area 2: Design and Place	This focus area was blank when the Directions were made.
Focus area 3: Biodiversity and Conservation	
3.1 Conservation Zones	The land does not contain any environmentally sensitive areas, conservation zones or areas otherwise identified for environmental conservation or protection in an LEP.
3.2 Heritage Conservation	The land does not contain any known items, areas, objects or places of environmental heritage significance or indigenous heritage significance.
3.3 Sydney Drinking Water Catchments	Not applicable. The land is not in this area.
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	Not applicable. The land is not in this area.
3.5 Recreation Vehicle Areas	Not applicable. The land is not located within an area used by recreational vehicles.
3.6 Strategic Conservation Planning	Not applicable. The land is not located in an area identified as avoided land or a strategic conservation area.
3.7 Public Bushland	<p>Not applicable. The land is not in a listed local government area.</p> <p>Notably, the site is entirely cleared of native vegetation and does not contain any biodiversity or habitat corridors, links between bushland, natural drainage lines, watercourses, wetlands and foreshores.</p> <p>The land does not have recreational, educational, scientific, aesthetic, environmental, ecological or cultural values.</p>
3.8 Willandra Lakes Region	Not applicable. The land is not in this area.
3.9 Sydney Harbour Foreshores and Waterways Area	Not applicable. The land is not in this area.

3.10 Water Catchment Protection	Not applicable. The land is not within a regulated catchment.
Focus area 4: Resilience and Hazards	
4.1 Flooding	The land is not mapped as flood prone. The land is located within the Nyngan flood levee, therefore it is unlikely to be affected by flooding.
4.2 Coastal Management	Not applicable. The subject land is not located within the coastal zone.
4.3 Planning for Bushfire Protection	Not applicable. The land is not mapped as bushfire prone.
4.4. Remediation of Contaminated Land	The land is not registered as contaminated. All known asbestos containing materials were removed from the theatre on the site prior to its demolition. A clearance certificate for the asbestos removal was issued on 07 April 2020.
4.5 Acid Sulfate Soils	Not applicable. The land is not mapped as containing acid sulfate soils.
4.6 Mine Subsidence and Unstable Land	Not applicable. The land is not located within a declared mine subsidence district.
Focus area 5: Transport and Infrastructure	
5.1 Integrating Land Use and Transport	This Direction is not applicable as it does not propose to change a land use zone. Notably, the planning proposal achieves the objectives of this Direction by potentially improving access to housing in proximity to services, thus reducing travel demand.
5.2 Reserving Land for Public Purposes	Not applicable. The planning proposal does not propose to reserve land for public purposes as the land is already in the ownership of Council.
5.3 Development Near Regulated Airports and Defence Airfields	Not applicable. The land is not located near a regulated airport or defence airfield.
5.4 Shooting Ranges	Not applicable. The land is not located near a shooting range.
Focus area 6: Housing	
6.1 Residential zones	Not applicable as it does not affect land within an

	<p>existing or proposed residential zone.</p> <p>Notably, the planning proposal achieves the objectives of this Direction as it facilitates the availability of land to provide a variety and choice of housing types to provide for existing and future housing needs, makes efficient use of existing infrastructure and services and ensures that new housing has appropriate access to infrastructure and services.</p>
6.2 Caravan Parks and Manufactured Home Estates	This Direction is not applicable as the planning proposal is not seeking to identify suitable zones, locations and provisions for caravan parks or manufactured home estates.
Focus area 7: Industry and Employment	
7.1 Employment Zones	<p>The planning proposal is not seeking to change an employment zone.</p> <p>The subject land is within an employment zone (E1 Local Centre). The land reclassification is proposed for the purpose of facilitating community housing on a vacant Council-owned site that is not being used for any public purpose.</p> <p>Although the objective of this direction is to protect employment land in employment zones, the land is not being used for employment purposes.</p> <p>The inconsistency is of minor significance and well justified.</p>
7.2 Reduction in non-hosted short-term rental accommodation period	Not applicable. The planning proposal will not facilitate the use of the land for short-term rental accommodation.
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable. The land is not located in this area.
Focus area 8: Resources and Energy	
8.1 Mining, Petroleum Production and Extractive Industries	Not applicable. The planning proposal would not prohibit or restrict land for the purposes of mining, petroleum production or extractive industries.
Focus area 9: Primary Production	
9.1 Rural Zones	Not applicable. The land is not located in a rural

	zone.
9.2 Rural Lands	Not applicable. The land is not located in a rural or conservation zone.
9.3 Oyster Aquaculture	Not applicable. The planning proposal does not affect any oyster aquaculture area.
9.4 Farmland of State and Regional Significance on the NSW Far North Coast	Not applicable. The land is not located in this area.

Section C – Environmental, Social and Economic Impact

Question 7: Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The land is entirely cleared of native vegetation and is located in a highly urbanised area devoid of bushland connections or corridors and surrounded on all sides by either commercial or residential development or infrastructure.

No critical habitat, threatened species, populations or ecological communities or their habitats are likely to be adversely affected as a result of the proposal.

Question 8: Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

Stormwater: The land generally drains in a southerly direction towards Tabratong and Cobar Streets. On-site stormwater detention would be included in the developed land to ensure that post-development flow rates from the land are not greater than pre-development flow rates, including runoff from impermeable surfaces.

Servicing: The land is capable of being fully serviced. The design and construction of all water and sewer infrastructure required to service the development would be undertaken by the developer in accordance with relevant standards. The developer would be responsible for the costs of design and construction of water and sewerage infrastructure required to service the development, as well as the development charges applicable at the time of development.

Contamination: The land is not mapped as potentially contaminated. Asbestos containing materials were used in the construction of the theatre that previously occupied the site. The asbestos containing materials were removed prior to the demolition of the theatre.

Acoustics: The land is surrounded by commercial land to the west and north, residential development to the east and a civic precinct to the south. There are unlikely to be any acoustic impacts as a result of the development of the land for residential purposes, or on the use of the land from surrounding land uses. The landuse zone would not permit any industrial uses likely to generate significant noise. No further consideration of acoustic impacts is required for the planning proposal.

Landscape and Amenity: The land currently has a low level of amenity as it presents to the street as a vacant block of land. The development of the land will comprise areas of landscaping and will activate the site. The planning proposal is likely to result in a positive impact on landscape and amenity.

Air Quality: The development of the land for residential purposes has the potential to have a minor negative impact on air quality during the construction phase. Measures to minimise construction air quality issues will be a condition of any consent for development of the land. The planning proposal is unlikely to have a long-term negative impact on air quality.

Soils: The land is currently not vegetated and is subject to erosion during high rainfall events whilst the soil is exposed. Impacts on soils will be considered at development application stage when proposed development will be subject to erosion and sediment control. The planning proposal is unlikely to have a negative impact on soils.

Traffic and Access: The land has two public street frontages and a laneway frontage. It is proposed to reclassify the land to facilitate community housing. The DA approved on the land shows 5 independent living units. Although this would generate some traffic, it is not anticipated to have a negative impact on the local road system.

Archaeology and Cultural Heritage: The subject land does not contain any listed or potential items of European heritage significance. It is located diagonally opposite the locally listed Nyngan Courthouse, however development of the land would be unlikely to have a negative impact on the courthouse.

No Aboriginal places or items have been recorded on the site (AHIMS database search 10/07/2024). The land has been highly modified and disturbed and there are unlikely to be any items of archaeological or cultural significance on the site.

Question 9: Has the planning proposal adequately addressed any social and economic effects?

The planning proposal can potentially facilitate the delivery of community housing, should Council resolve to do so. Community housing is in low supply in the Shire. It makes efficient use of existing infrastructure and services and ensures that if housing is provided on the site, that it has appropriate access to infrastructure and services.

Re-using and repurposing sites where the historic land use is no longer needed, or buildings have been abandoned or destroyed, avoids the cost of developing new infrastructure. This process is important for smaller centres such as Nyngan and can be realised through the reclassification and development of the subject land.

The planning proposal is consistent with the objectives and actions of the relevant state and local strategies as they relate to the provision of housing. It will have a positive socio-economic effect.

Section D – State and Commonwealth Interests

Question 10: Is there adequate public infrastructure for the planning proposal?

The land is serviced by reticulated water, sewer and electricity and has two public road frontages. The development of the land would not require any public infrastructure upgrades and there is adequate public infrastructure for the planning proposal.

Question 11: What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway determination?

A Gateway determination has not yet been issued for this planning proposal. It is not anticipated that any public authorities would need to be consulted for the planning proposal, however relevant authorities will be consulted in accordance with the requirements of the Gateway Determination and this section would be updated.

Part 4 - Mapping

The planning proposal does not affect LEP mapping.

Part 5 – Community Consultation

Public Exhibition: Advertising and notification of the planning proposal was undertaken by Bogan Shire Council in accordance with the relevant legislative requirements and Gateway Determination PP-2024-2510.

Exhibition of the planning proposal was undertaken between 1 May 2025 and 9 June 2025. It was advertised as follows:

- A notice posted on Council's website between the dates 1 May 2025 and 9 June 2025.
- The local newspaper, The Nyngan Weekly, between the dates 1 May 2025 and 9 June 2025.
- In writing to adjoining landowners during the exhibition period.

No submissions were received during the exhibition period.

Public Hearing: Councils must hold a public hearing when reclassifying public land from community to operational (LG Act s.29). After the exhibition period has ended at least 21 days public notice is to be given before the public hearing.

The public hearing was advertised between 17 July and 7 August 2025 in The Nyngan Weekly, and on Council's website and Facebook page from 17 July to 14 August 2025.

On 30 July 2025 all Bogan Shire Councillors, adjoining landowners and local social / community housing providers were notified either by email or post.

The public hearing was conducted on Monday 18 August at 9am at the Bogan Shire Youth and Community Centre. There were 27 attendees. The attendee representation was:

Resident – 5
Nyngan Community Homes – 6
Bogan Shire Councillors – 5
Coolabah United Citizens – 1
Bogan Shire Council staff – 5
Barnardos – 1
Nyngan Weekly Newspaper – 1
Community Hub – 1
Catholicare – 1
Wangaaypuwan Wellness – 1

Several attendees provided verbal submissions or raised questions during the public hearing. All verbal submissions and questions were recorded in the Public Hearing Report. There were no written submissions to the public hearing.

A Public Hearing Report was prepared by the Chair of the Hearing. That Report was exhibited on Council's website within four days of having been received by Council, with a hard copy available at the Nyngan Library. The Public Hearing Report was exhibited for 28 working days and advertised in the Nyngan Weekly during the exhibition period.

Part 6 – Timeframe

An indicative timeline is provided below, which includes the tasks deemed necessary for the making of this local environmental plan amendment.

Task	Responsibility	Timeframe	Date (approximate)
Council resolution to support the Planning Proposal and to send it to the Department for a Gateway Determination	Council	Delay in timeframe due to Local Government elections and “caretaker” period.	October 2024
Lodgement of Planning Proposal for Gateway Determination	Council	-	October 2024
Gateway Determination issued	Department	-	April 2025
Public exhibition of Planning Proposal	Council	Minimum 28 working days	May and June 2025
Public hearing	Council (appointment of independent facilitator)	Minimum 21 days after exhibition period has ended	August 2025
Report to Council	Council	-	September 2025
Lodgement of Final Planning Proposal with Department with request to draft and finalise the LEP.	Council	-	October 2025
Making of local environmental plan amendment	Department	6 – 8 weeks	8 December 2025 (date nominated by Gateway Determination)

Part 7 – Summary and Conclusion

The aim of the planning proposal is to reclassify the land from community to operational, to capitalise on the land’s locational strengths and to activate an unused parcel of council-owned land. This will be achieved by amending *Schedule 4 Classification and reclassification of public land of the Bogan Local Environmental Plan 2011*.

The planning proposal is considered to have strategic merit as it:

- is consistent with the objectives and actions in the Central West and Orana Regional Plan 2041;

- is consistent with the Bogan Shire Local Strategic Planning Statement and Local Housing Strategy;
- would provide a significant contributor to the provision of much-needed community housing in the Shire, should Council resolve to dedicate, lease or sell it to a community housing provider;
- has distinctive site-specific locational advantages due to its proximity to the town centre, civic services and medical services; and
- activates a currently vacant and unused parcel of land.

The land is free of any hazards or constraints or can be fully serviced by reticulated systems. The reclassification of the land will have highly beneficial socio-economic impacts as it could be used for community housing (subject to Council resolution). No environmental impacts are likely as a result of the proposed land reclassification.

**ATTACHMENT A – Council Resolutions Relating to the Proposed
Land Reclassification**



Precis of Correspondence
Ordinary Meeting of Council Wednesday 23 February 2023

From: nyngancommunityhomes@gmail.com [<mailto:nyngancommunityhomes@gmail.com>]
Sent: Wednesday, 1 February 2023 12:08 PM
To: Admin <admin@bogan.nsw.gov.au>
Subject: Funding for Units Palais Theatre Site

Hi Derek

Nyngan Community Homes are now registered as a Community Housing Provider and will be eligible for tendering for funding in the upcoming Community Housing Innovation Fund. As part of the criteria the CHP needs to own the land the project will be built on – this needs to happen before reply back if successful with tender.

If NCH are successful with the tender would Council transfer the land to the Association, as without title of land we will not be eligible for funding, it was mentioned previously the land would be leased to NCH.

Your earliest response to this would be appreciated.

Regards

Mary Burley
Nyngan Community Homes Association Inc.
PO Box 385
Nyngan NSW 2825
Phone: 0407 919749
Email: nyngancommunityhomes@gmail.com



Minutes of the Ordinary Meeting of
of Council held on 23 March 2023

**REPORT TO THE ORDINARY MEETING OF COUNCIL – ACTING DIRECTOR
DEVELOPMENT & ENVIRONMENTAL SERVICES**

1 DEPARTMENTAL ACTIVITY REPORT

Summary:

The purpose of this report is to provide Council with information that is both statistical and informative in regard to the activities of the Development and Environmental Services Department.

052/2023 RESOLVED that the Development and Environmental Services Departmental Activity Report be received and noted. **(Deacon/Elias)**

2 RECLASSIFICATION OF LAND – 8 TABRATONG STREET

Summary:

The purpose of this report is to advise Council of the process to reclassify the former Palais Theatre site and to seek direction as to whether to proceed with the process.

It was **MOVED** that Council defer a decision on whether, in principle, it wishes to dispose of (transfer ownership of) Lot 1 DP102113, Lot 2 DP355559 and Lot 3 DP 945184, until a determination on the reclassification of the land. **(Douglas/Milligan)**

It was **PUT** to Council and **CARRIED**.

053/2023 RESOLVED that:

- 1 Council defer a decision on whether, in principle, it wishes to dispose of (transfer ownership of) Lot 1 DP102113, Lot 2 DP355559 and Lot 3 DP 945184, until a determination on the reclassification of the land. **(Douglas/Milligan)**
- 2 Council submits a planning proposal under Section 28 of the Local Government Act to reclassify Lot 1 DP102113, Lot 2 DP355559 and Lot 3 DP 945184 from Community Land to Operational Land. **(Douglas/Jackson)**



Precis of Correspondence
Ordinary Meeting of Council Wednesday 23 February 2023

PRECIS OF CORRESPONDENCE

1 NYNGAN COMMUNITY HOMES ASSOCIATION INC

Attached is correspondence received from Nyngan Community Homes Association Inc.

General Managers Note:

Council resolved on 28 November 2019 as follows:

- 1. Council provide a Letter of Support to the Nyngan Community Homes Association to accompany their application to the Building Better Regions Fund Program Round 4 for funding to construct senior's living units on the former Palais Theatre site in Cobar Street, Nyngan.*
- 2. Should the Nyngan Community Homes application to the Building Better Regions Fund Program Round 4 be successful, Council will donate the land to the Association. (358/2019)*

Notwithstanding the use of the word "donate" in this resolution, the General Manager is of the recollection that it was not Council's intention to transfer ownership of the land. This is echoed by Mrs Burley's phrase in her email "It was mentioned previously the land would be leased to NCH".

In any event Council's resolution was contingent on Nyngan Community Homes Association being successful with that particular round of funding and the matter now needs to be considered afresh.

As the land is categorised as Community Land (not Operational Land) under the Local Government Act there are significant processes that Council will have to follow should it wish to transfer ownership of the land. The General Manager will provide a report to Council on this matter at the next Council meeting.

- 1.1 Recommendation:** For Councils' information and noting.



Development and Environmental Services' Report to the Ordinary Meeting of Bogan Shire
Council held on 23 March 2023

2 RECLASSIFICATION OF LAND – 8 TABRATONG STREET

Summary:

The purpose of this report is to advise Council of the process to reclassify the former Palais Theatre site and to seek direction as to whether to proceed with the process.

2.1 Introduction

The purpose of this report is to advise Council of the process to reclassify the former Palais Theatre site and to seek direction as to whether to proceed with the process.

2.2 Background

On 28 November 2019 Council resolved as follows:

- 1. Council provide a Letter of Support to the Nyngan Community Homes Association to accompany their application to the Building Better Regions Fund Program Round 4 for funding to construct senior's living units on the former Palais Theatre site in Cobar Street, Nyngan.*
- 2. Should the Nyngan Community Homes application to the Building Better Regions Fund Program Round 4 be successful, Council will donate the land to the Association. (358/2019)*

This resolution was conditional on Nyngan Community Homes being successful with their application under Round 4 of the Building Better Regions Fund. Unfortunately, they were not successful in this instance.

At its meeting held on 23 February 2023 Council received a request from Nyngan Community Homes to transfer ownership of these lots to them as a prerequisite for them to receive funding under the Community Housing Innovation Fund.

The site of the former Palais Theatre comprising three lots, Lot 1 DP102113, Lot 2 DP355559 and Lot 3 DP 945184 at 8 Tabratong Street Nyngan is currently classified as community land under Section 25 of the Local Government Act, 1993 (the Act).



Development and Environmental Services' Report to the Ordinary Meeting of Bogan Shire
Council held on 23 March 2023

Section 45 of the Act does not permit the disposal of community land which is intended to held intact on behalf of the community for general public use:

45 What dealings can a council have in community land?

- (1) A council has no power to sell, exchange or otherwise dispose of community land.
- (2) A council may grant a lease or licence of community land, but only in accordance with this Division.
- (3) A council may grant any other estate in community land to the extent permitted by this Division or under the provisions of another Act.

Note -

The word estate has a wide meaning. See the Interpretation Act 1987, section 21(1).

- (4) *This section does not prevent a council from selling, exchanging or otherwise disposing of community land for the purpose of enabling that land to become, or be added to, Crown managed land or to become, or be added to, land that is reserved or dedicated under the National Parks and Wildlife Act 1974.*

2.3 Discussion

Should Council wish to dispose of this land to Nyngan Community Homes or any other person it will be necessary to follow the process set out in the Local Government Act to reclassify the land as Operational.

Sections 25 to 34 of the Act detail the process of classification and reclassification of public land. As such there appears to be only one option which is outlined in Section 27 of the Act namely by amending the Local Environmental Plan (LEP).

This process requires the preparation of a planning proposal under Section 28 of the Act which will require the approval of the Minister for Planning.

Funding may be available from the Department of Planning for a consultant to undertake the application.

2.3 Recommendation

1. That Council determines whether, in principle, it wishes to dispose of (transfer ownership of) Lot 1 DP102113, Lot 2 DP355559 and Lot 3 DP 945184.
2. That Council determines whether it wishes to submit a planning proposal under Section 28 of the Local Government Act to reclassify Lot 1 DP102113, Lot 2 DP355559 and Lot 3 DP 945184 from Community Land to Operational Land.

Chris Foley
Acting Director Development and Environmental Services

15.2 CORRESPONDENCE FROM NYNGAN COMMUNITY HOMES

Attached is a copy of correspondence received from the Nyngan Community Homes.

General Managers Note:

1. Nyngan Community Homes has provided the following additional information regarding their proposed development and grant application:

In reply to your email, Nyngan Community Homes Association Inc propose to build total of five individual units as per approved Development Application 10/2021/002/001. I have attached a copy of approval letter along with copy of plans and pictorial view of proposed development.

These units will be tenanted out as affordable housing to Aged Pensioners including Aged disabled and veteran pensioners, under the guidelines of our registration as a Community Housing Provider. These are the same guidelines used for our existing units at 72-74 Cobar Street. We have found over the 30 plus years of operating these units that our tenants tend to stay long term, only vacating when no longer being able to care for themselves, resulting in moving into aged care.

We have funds available to commence building some of the units, this is made up of our own finances and private donations.

Councillors may obtain a copy of the site plan and business plan from the General Manager's office on request.

Council has been advised that the process to reclassify the subject land from Community to Operational could take another six to nine months.

2. At its meeting on 23 March 2023 Council resolved as follows: Resolution **053/2023** - *Council submits a planning proposal under Section 28 of the Local Government Act to reclassify Lot 1 DP102113, Lot 2 DP355559 and Lot 3 DP 945184 from Community Land to Operational Land.*
3. Provided for the information of Councillors is a copy of the report to Council that gave rise to the resolution above.

Attachments

1. Correspondence from Nyngan Community Homes
2. Report to Council - 23 March 2023

Recommendation

For Council's Consideration.

From: nyngancommunityhomes@gmail.com <nyngancommunityhomes@gmail.com>
Sent: Tuesday, May 21, 2024 11:25 AM
To: Bogan Shire Council <administrator@bogan.nsw.gov.au>
Subject: Palais Theatre Land

Hi Derek

Nyngan Community Homes Association were pleased to hear that Council is seeking change of title of the land at 8 Tabratong Street (previously Palais Theatre), to enable use for Aged Housing. We hope that Council's previous commitment to donate the land to Nyngan Community Homes still stands. This will enable us to fulfil the approved development application to erect the five individual units on the land.

Nyngan Community Homes are applying for funding in the Social Housing Accelerator Fund Project and in order for us to apply we need written assurance from Council that ownership of land will be transferred to us on change of title. (This is a requirement of the funding). Irrespective of successful outcome of the funding NCHAI wish to commence building at least two (maybe more) of the units as soon as possible with finances we have on hand.

We are seeking a quick response from Council to this request for a written assurance of land being transferred to apply for the funding, and/or to take the next step in securing builder etc for progress on Units.

Regards

Mary Burley
Nyngan Community Homes Association Inc.
PO Box 385
Nyngan NSW 2825
Phone: 0407 919749
Email: nyngancommunityhomes@gmail.com

ATTACHMENT B – Information Checklist for Proposals to Reclassify Public Land Through an LEP

Matter for consideration	Section of Planning Proposal
Current and proposed classification of the land	Part 1 Section 1.1
whether the land is a 'public reserve' (defined in the LG Act)	Part 1 Section 1.1
the strategic and site specific merits of the reclassification and evidence to support this	Part 3
whether the planning proposal is the result of a strategic study or report	Part 3
whether the planning proposal is consistent with council's community plan or other local strategic plan	Part 3
a summary of council's interests in the land, including: <ul style="list-style-type: none"> - how and when the land was first acquired (e.g. was it dedicated, donated, provided as part of a subdivision for public open space or other purpose, or a developer contribution); - if council does not own the land, the land owner's consent; - the nature of any trusts, dedications etc 	Part 1 Section 1.3
whether an interest in land is proposed to be discharged, and if so, an explanation of the reasons why	Part 1 Section 1.3
the effect of the reclassification (including, the loss of public open space, the land ceases to be a public reserve or particular interests will be discharged)	Part 3 Section C
evidence of public reserve status or relevant interests, or lack thereof applying to the land (e.g. electronic title searches, notice in a Government Gazette, trust documents)	Part 1 Section 1.3
current use(s) of the land, and whether uses are authorised or unauthorised	Part 1 Sections 1.2 and 1.3
current or proposed lease or agreements applying to the land, together with their duration, terms and controls	Part 1 Section 1.3
current or proposed business dealings (e.g. agreement	Part 1 Section 1.2

Matter for consideration	Section of Planning Proposal
for the sale or lease of the land, the basic details of any such agreement and if relevant, when council intends to realise its asset, either immediately after rezoning/reclassification or at a later time)	
any rezoning associated with the reclassification	Part 1 Section 1.2
how council may or will benefit financially, and how these funds will be used;	Part 1 Section 1.3
how council will ensure funds remain available to fund proposed open space sites or improvements referred to in justifying the reclassification, if relevant to the proposal	Not relevant.
a Land Reclassification (part lots) Map, in accordance with any standard technical requirements for spatial datasets and maps, if land to be reclassified does not apply to the whole lot	Not relevant.
preliminary comments by a relevant government agency, including an agency that dedicated the land to council, if applicable	Not relevant.

**ATTACHMENT C – PN16-001 Classification and Reclassification of
Public Land Through a Local Environmental Plan**



LEP practice note

LOCAL PLANNING

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

Classification and reclassification of public land through a local environmental plan

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

Classification of public land

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

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

What is public land?

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

Why classify public land?

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

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

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

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

How is public land classified or reclassified?

Depending on circumstances, this is undertaken by either:

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

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

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

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

Reclassification through an LEP

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

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

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

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

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

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

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

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

Land can be dedicated as a public reserve by either:

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

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

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

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

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

Standard Instrument LEP requirements

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

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

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

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

Department assessment

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

Community consultation

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

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

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

Public hearings

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

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

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

Governor's approval

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

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

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

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

Authorisation of delegation

Local plan making functions are now largely delegated to councils.

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

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

Background

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

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

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

Further information

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

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

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

Post: GPO Box 39, Sydney NSW 2001.

Tel: 1300 305 695

Email: information@planning.nsw.gov.au

Authorised by:
Carolyn McNally
Secretary

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

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www.planning.nsw.gov.au

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

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

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

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

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

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

ATTACHMENT D – Certificate of Title for the Land

BOX 155S
(052984)

NEW SOUTH WALES

CERTIFICATE OF TITLE
REAL PROPERTY ACT, 1900

TORRENS TITLE



REFERENCE TO FOLIO OF THE REGISTER	
IDENTIFIER	1/102113
EDITION	DATE OF ISSUE
1	1. 3. 1995

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries as appear in the Second Schedule and to any additional entries in the Folio of the Register.

REGISTRAR GENERAL



LAND

LOT 1 IN DEPOSITED PLAN 102113
LOCAL GOVERNMENT AREA: BOGAN
PARISH OF NYNGAN COUNTY OF OXLEY
TITLE DIAGRAM: DP102113

FIRST SCHEDULE

BOGAN SHIRE COUNCIL

(T R901742)

SECOND SCHEDULE

1. RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2. A81417 RIGHT OF WAY APPURTENANT TO THE PART OF THE LAND ABOVE DESCRIBED DESIGNATED (A) IN DP102113 AFFECTING THE LAND 12 FEET 0 1/4 INCHES WIDE SHOWN IN DP102113
3. J652654 COVENANT
4. 052984 LEASE TO GEORGE EDWARD LING & SALLY ANNE LING. EXPIRES 29-3-1996 OPTION OF RENEWAL 5 YEARS

BOX 155S
(052984)

NEW SOUTH WALES

CERTIFICATE OF TITLE
REAL PROPERTY ACT, 1900

TORRENS TITLE



REFERENCE TO FOLIO OF THE REGISTER	
IDENTIFIER	2/355559
EDITION	DATE OF ISSUE
1	1. 3. 1995

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries as appear in the Second Schedule and to any additional entries in the Folio of the Register.

REGISTRAR GENERAL



LAND

LOT 2 IN DEPOSITED PLAN 355559
LOCAL GOVERNMENT AREA: BOGAN
PARISH OF NYNGAN COUNTY OF OXLEY
TITLE DIAGRAM: DP355559

FIRST SCHEDULE

BOGAN SHIRE COUNCIL (T R901742)

SECOND SCHEDULE

1. RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2. A81417 RIGHT OF WAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE LAND SHOWN SO BURDENED IN VOL 5687 FOL 91
3. 052984 LEASE TO GEORGE EDWARD LING & SALLY ANNE LING. EXPIRES 29-3-1996 OPTION OF RENEWAL 5 YEARS

BOX 155S
(052984)

NEW SOUTH WALES

CERTIFICATE OF TITLE
REAL PROPERTY ACT, 1900



TORRENS TITLE

REFERENCE TO FOLIO OF THE REGISTER	
IDENTIFIER	3/945184
EDITION	DATE OF ISSUE
1	1. 3. 1995

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries as appear in the Second Schedule and to any additional entries in the Folio of the Register.

REGISTRAR GENERAL



LAND

LOT 3 IN DEPOSITED PLAN 945184
AT NYNGAN
LOCAL GOVERNMENT AREA: BOGAN
PARISH OF NYNGAN COUNTY OF OXLEY
TITLE DIAGRAM: DP945184

FIRST SCHEDULE

BOGAN SHIRE COUNCIL

SECOND SCHEDULE

1. RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2. A81417 RIGHT OF WAY AFFECTING THE PART OF THE LAND ABOVE DESCRIBED DESIGNATED (X) IN DP945184
3. 052984 LEASE TO GEORGE EDWARD LING & SALLY ANNE LING. EXPIRES 29-3-1996 OPTION OF RENEWAL 5 YEARS



Req: 245844 / DocID: 0355559 P / Rev: 26-Nov-1992 / NEW LRS / PYS: ALL / Frc: 27-Jan-2021 15:23 / Seq: 1 of 1
 © Office of the Registrar-General / Src: INFOTRACK / Ref: Palais Theatre

D572084 **FR35559**
 PLAN OF PROPOSED SUBDIVISION OF LAND, PART ² ~~1~~ ² ~~1~~ **Alot 1**
 SECTION 39 HAVING FRONTAGE OF 66' to TARRANTS STREET, NYNGAN
 INTO TWO BLOCKS HAVING FRONTAGE OF 46' and 20' RESPECTIVELY.
 OWNERS - ORTH. CARL BURLINGER.

R. Nyngan Co. Oxley

TARRANTS ST
 LANE
 110' 0" 0"
 204p. 1
 87p. 2
 SEC 39
 Misc. Plan of Subdn. (R.P.)
 Repd. No. 55559

Carl Burlinger
 Applicant.

The above subdivision was approved by the Council of the Municipality of Nyngan, at a meeting held on the 21st day of August, 1946.

The Common Seal of the Council of the Municipality of Nyngan was hereto affixed on the 21st day of August, 1946, in pursuance of a resolution of the Council passed at a meeting held on the 21st day of August, 1946.

W. J. P. ... Town Clerk
L. M. ... Mayor
 Covered by the Council Clerk's Certificate No. 9 of 1946.
W. J. P. ... Council Clerk

27 JUL 1976

DP 35559	
FEET INCHES	METRES
20 -	6.096
46 -	14.021
119 11 3/4	36.370
AC RD P	SQ M
- - 8 3/4	221.3
- - 20 1/4	512.2

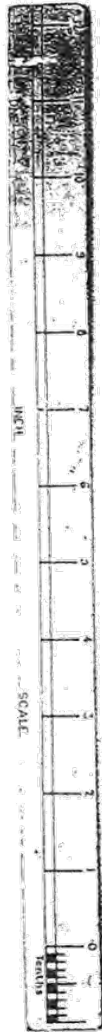
1

1. Bruce Richard Davies, Registrar-General for New South Wales, certify that this register is a photograph made as a permanent record of a document in my custody this 10th day of August, 1970.

Bruce Richard Davies



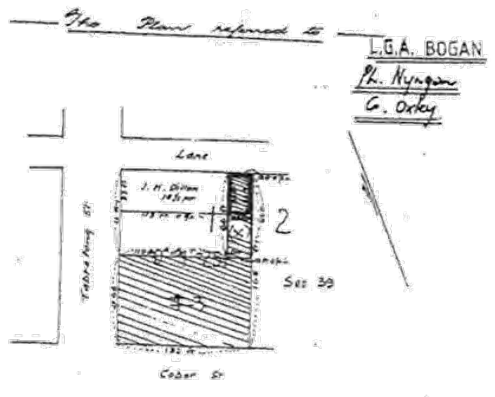
Reg:R245885 /Doc:DP 0945184 P /Rev:30-MAY-2000 /NEW LMS /Fys:ALL /PrL:27-Jan-2021 15:23 /Req:1 of 1
© Office of the Registrar-General /Brc:INFORMAT /Sci:Palais Theatre



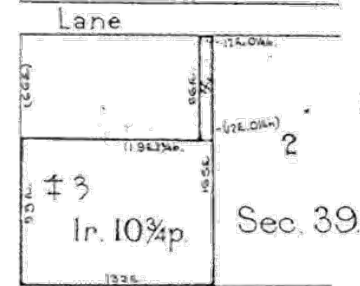
Under the instructions...
Signed in my presence by the said...
Alfred...
correct for the purposes of the Real Property Act.
R. Barringer
2. The above part is signed by the holder, who the Agent of Conveyance cannot be personal. The words "P" in square...
3. The holder is a person who is not a party of this instrument and is not a party of any other instrument by which the land is or may be affected.

A81717

F.P. 945184 (E)



Tabratong St



Cobar St

FORM OF DECLARATION BY ATTESTING WITNESS*

Appared before me, at _____, the _____ day of _____, one thousand nine hundred and _____ the attesting witness to this instrument, and declared that he personally knew the person signing the same, and whose signature thereto he has attested; and that the same purporting to be such signature of the said _____ is his own handwriting, and that he was of sound mind, and freely and voluntarily signed the same.

VOL.2453 FOL.222

LOT NO ADDED IN L.T.O. 7-6-1994

LOT NO. 3 DESIGNATION AMENDED IN L.T.O. 17/12/2000

Req:R245843 /Doc:DP 0102113 P /Rev:06-Mar-2019 /NSW LRS /Prt:27-Jan-2021 15:23 /Seq:1 of 2
 © Office of the Registrar-General /Src:INFOTRACK /Ref:Palais Theatre



Form 1

OFFICE USE ONLY

PLAN OF Part of Allot. 1 of Sec. 39.

DP 102113

Copy of Plan formerly recorded as

Plan in D 543032

Mun./Shire/City Nyngan

Town or Locality Nyngan

Parish Nyngan

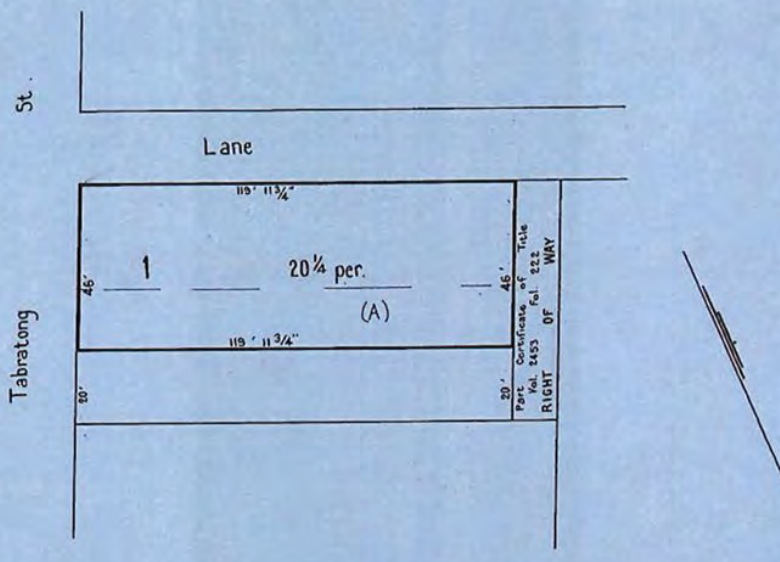
County Oxley

Scale: 30 feet to one inch

C.A.: -

Charting Map: Nyngan Sh.1.

Ref. Map: ..



(A) BENEFITED BY RIGHT OF WAY
 - A81+17

Surveyor: -
 Date: 30-8-1946

Standard Tracing Prepared in
 Registrar General's Dept.: P 26/10/64
 Exmd.: R 28/10/64

PLAN AMENDED AT L.T.O. 23-11-86