PLANNING PROPOSAL
PROPOSED REZONING & MINIMUM LOT SIZE CHANGE

LOT 1 DP241219 AND LOTS 273 TO 280 DP750829 JERRICKS LANE COOLAMON
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Planning Proposal – Rezoning LOT 1 DP241219 AND LOTS 273 TO 280 DP750829 JERRICKS LANE COOLAMON August 7, 2017 2/18
INTRODUCTION
This planning proposal is seeking Coolamon Shire Council's Support to amend the Coolamon LEP 2011 to rezone an area of land (LOT 1 DP241219 AND LOTS 273 TO 280 DP750829 JERRICKS LANE COOLAMON) that is zoned RU1 and RU4 to RU4 to enable the practical and efficient development and use of the land for small primary production on small lots of 2 ha.

1 LAND & LOCALITY DESCRIPTION

The subject land is in the South West sector of Coolamon Village on the fringe of the urban area. The land is being bounded on the north by Jerricks Lane, to the east by Cains Lane to the south by Dyces Lane end on the West by Mutton Lane. The area of the site is 140 Ha approximately. The land is vacant (no dwellings) with some farm machinery sheds located in the northeast corner and has been subject to some cropping and grazing.

The land is made of 9 lots including a closed road that diagonally crosses the site from east to west as shown on the attached map. Large stands of trees are located on Lot 275 and Lot 274. The surrounding lanes also carry many trees.

At the south-east corner of the site (Lot 280) directly adjacent to the Cains Lane front is the Coolamon Waste Facility (Lot 58 DP 750829). Refer to the aerial photo from SIX Maps.
2 OBJECTIVES OR INTENDED OUTCOMES

The Planning Proposal seeks to rezone the subject land from RU1 Primary Production with a minimum lot size of 200 hectares, to RU4 Primary Production Small Lots with a minimum lot size of 2.0 ha.

The proposal will facilitate:

- A more logical, efficient and functional pattern of subdivision layout. See proposed future Subdivision Layout Plan prepared by Terry Hinchcliffe Surveyors on page 16.
- An opportunity for the development of small primary production lots on the fringe of the Coolamon village.

The location of the subject land presents itself as a natural location for small holdings development because of its proximity to the village infrastructure, town services and public utilities, as shown in Figure 1 above.

3 EXPLANATION OF PROVISIONS [ACT S. 55(2)(B)]

The proposed outcome is to be achieved by an amendment to the LEP Land Zoning Map and Lot Size Map applicable to the subject land, in accordance with the proposed zoning map shown below in Section 5 of this planning proposal. No other additional local provisions are proposed as part of this Planning Proposal.
A. Need for the planning proposal

1. Is the planning proposal a result of any strategic study or report?

The planning proposal is not the result of a specific strategic study or report. However, the subject land is located on the immediate Southwestern edge of the existing Coolamon residential area and would form a natural progression to Primary Production Small Lots maintaining the primary production from the land. Development of the land will support the Coolamon Town Centre and reinforce Coolamon as the principal town settlement area of the Shire, as identified in strategic plans contained in the Coolamon Shire Development Control Plan 2015.
2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

A planning proposal is the best means to achieve the intended future outcomes for the following reasons:

- The proposals will satisfy the “S5 Objects” of the Environmental Planning and Assessment Act 1979
  - “(a) to encourage:
    - the proper management, development and conservation of natural and artificial resources, including agricultural land, natural areas, forests, minerals, water, cities, towns and villages for the purpose of promoting the social and economic welfare of the community and a better environment,
    - the promotion and co-ordination of the orderly and economic use and development of land,
    - the protection, provision and co-ordination of communication and utility services,
    - the provision of land for public purposes,
    - the provision and co-ordination of community services and facilities, and
    - the protection of the environment, including the protection and conservation of native animals and plants, including threatened species, populations and ecological communities, and their habitats, and
    - ecologically sustainable development, …”

- Rezoning will allow a more effective and efficient use and development of the land avoiding the mix of minimum size lot sizes within individual parcels of land.
- The boundary change will consolidate the land zoned RU1 into useable lots for agricultural pursuits to the minimum lot size of 2 ha which is required to facilitate future development of the land.
- Enable the implementation of a “Buffer Zone” around the Coolamon Shire Waste Management Facility on the southeast corner of the intersection of Dycus Lane and Cains Lane. This would be in the form of precluding the erection of a dwelling in the “Buffer Zone” area. Upon subdivision of the site at this location any resultant lots would have placed upon it via an 88b instrument under the Conveyancing Act 1919 prohibiting a dwelling being erected within the Buffer Zone. See The attached plan showing potential subdivision stage of development and the proposed “Buffer Zone”.

B. Relationship to strategic planning framework

1. Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy?

Coolamon Shire is within the Riverina Region. The proposal is consistent with the Riverina Regional Action Plan, by contributing to the growth and development of town centre, reinforcing the objectives of a diverse economy and coordinated provision of serviced developable land.

2. Is the planning proposal consistent with the local council’s local Strategy, or other local strategic plan?

Advice from Council indicated that the land was previously considered for 2 ha Lot minimum lot size, though no explanation was given for its exclusion in the current CLEP 2011. The proposal is consistent with Coolamon Shire Council’s local strategic plan, meeting the Council’s strategy of encouraging growth within the existing urban footprint of Coolamon, as shown above.

3. Is the planning proposal consistent with the applicable State Environmental Planning Policies?

The proposal is consistent with the applicable State Environmental Planning Policies. The proposal is consistent with the planning principles contained within SEPP (Infrastructure) 2007, SEPP 44 Koala Habitat Protection and SEPP (Rural Lands) 2008.
4. Is the planning proposal consistent with applicable Ministerial Directions (s117 directions)?

The following table outlines the relevant s117 directions and the level of consistency of this planning proposal to them.

S117 Direction Table

<table>
<thead>
<tr>
<th>Direction</th>
<th>Level of Consistency</th>
</tr>
</thead>
<tbody>
<tr>
<td>(1) The objective of this direction is to protect the agricultural production value of rural land.</td>
<td>Fully Consistent</td>
</tr>
<tr>
<td>(2) (a) Clause 4(a) of this direction applies to all relevant planning authorities.</td>
<td>Not Applicable</td>
</tr>
<tr>
<td>(3) This direction applies when a relevant planning authority prepares a planning proposal that will affect land within an existing or proposed rural zone (including the alteration of any existing rural zone boundary).</td>
<td>Applies</td>
</tr>
</tbody>
</table>

C. Environmental, Social and Economic Impact

1. 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?

There are no critical habitats, threatened species, populations or ecological communities located on the site that will be adversely affected as a result of this proposal. A search of OEH Atlas records was conducted, with maps extract shown below.

Figure 10: OEH Atlas Records - Wildlife (Source: OEH - BioNet)

The land is not located within a biodiversity sensitive area in respect to wildlife, as shown.
2. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

There will be minimal environmental effects because of this proposal. The proposal involves land that has been heavily modified through clearing and previous rural land uses. The future development to the land will involve best practice management of soil & water quality and infrastructure provision when developed and used for primary production in accordance with local authority and relevant agency standards.

The land has some environmentally sensitive areas as identified below:
The land is indicated as being within the Flood Planning Area in the north-east corner of the site. See map extract Flood Planning Map – Sheet FL003G

Subdivision into 2 ha lots will:
- Improve the drainage of the site when developed and
- see the imposition of restrictions on users of the lots affected by the overland flow areas prohibiting any habitable structures being erected in the area affected as depicted in the above map extract. The identified area within the site will be subject to detailed survey to determine the extent of the nature of the flooding prior to any development occurring.

Figure 13: Flood Planning Map (Source: LEP2011)

Figure 14: Land Degradation Sensitivity Map (Source: LEP2011)
3. How has the planning proposal adequately addressed and social and economic effects?

The social and economic effects of the proposal will be positive, providing additional housing and employment to the local community. The additional housing will add population that will contribute to the local, social and economic community frameworks of the locality.

The rezoning and minimum lot size provision will potentially provide the opportunity for up to 18 dwellings, based on site dimensions, or a population increase of up to approximately 50 persons (@2.6 persons/household – ABS).

D. Local, State and Commonwealth Interests

1. Is there adequate public infrastructure for the planning proposal?

The subject site is serviced by adequate public infrastructure to accommodate the planning proposal. The land will have access to local public roads, water supplies and communications network, as shown in the map below. Further detailed civil engineering design will be conducted during the development phase of the proposal, in accordance with Council and relevant authority standards.

The servicing arrangements will be provided as follows:
- Roads – via the existing public road network adjoining the site
- Electricity – via existing Essential Energy services.
- Stormwater Drainage – via existing Council network as required
- Water – via extension to existing Council services
- Sewer - On site effluent disposal systems

2. What are the views of State and Commonwealth Public Authorities consulted in accordance with the gateway determination, and have they resulted in any variations to the planning proposal?

(Note: The views of State and Commonwealth Public Authorities will not be known until after the initial Gateway Determination. This section of the planning proposal will be completed following consultation with those public authorities identified in the Gateway Determination).

5 MAPPING

The mapping below indicates the current and proposed changes to zoning and minimum Lot size provisions applicable to the subject land.
EXTRACT FROM

Coolamon Local Environmental Plan 2011

Land Zoning Map - Sheet LZN_003E & 003G
Areas of zone “RU4” to be rezoned to “RU1”

NEW ZONE BOUNDARY 200M DEPTH FROM JERRICKS LANE AND CAINS LANE
The proposed boundary between Lot sizes “Z” and “AE” moved to 200m from Jerricks Lane and Cains Lane road boundaries
The proposed boundary between Lot sizes “Z” and “AE” moved to 200m from Jerricks lane Boundary
6 DETAILS OF THE COMMUNITY CONSULTATION THAT IS TO BE UNDERTAKEN ON THE PLANNING PROPOSAL [ACT S. 55(2)(E)].

Community consultation is to consist of the standard notification period of under the Act, including: notification in a newspaper that circulates in the area affected by the planning proposal, notification on the website of the Coolamon Shire Council, notification in writing to affected and adjoining landowners, site notice, Council notice board. The proposal will then be presented to Council for further consideration. Following Council’s determination, the proposal, if approved, will be submitted to NSW Planning for Gateway consideration.

The community will have access to Council and NSW Planning websites to monitor the process.
7 PROJECT TIMELINE
The project timeline will be consistent with other Gateway processing times. Subject to Council and NSW Planning resourcing, the proposal would follow the sequence and timing indicated below.

<table>
<thead>
<tr>
<th>Task</th>
<th>Time / Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commencement date</td>
<td>August 2017</td>
</tr>
<tr>
<td>Timeframe for completion – technical information</td>
<td>Jan 2018</td>
</tr>
<tr>
<td>Agency input</td>
<td>March 2018</td>
</tr>
<tr>
<td>Public exhibition start and finish</td>
<td>April 2018</td>
</tr>
<tr>
<td>Timeframe for submissions</td>
<td>May 2018</td>
</tr>
<tr>
<td>Timeframe for post-exhibition</td>
<td>June 2018</td>
</tr>
<tr>
<td>Data submission to the DOP</td>
<td>June 2018</td>
</tr>
<tr>
<td>Anticipated date RPA will make the plan</td>
<td>July 2018</td>
</tr>
<tr>
<td>Anticipated date RIP will forward to the Department for notification</td>
<td>July 2018</td>
</tr>
</tbody>
</table>

Table 2: Draft Project Task List & Timeline

8 CONCLUSION
The above planning proposal for the rezoning of the subject site has been prepared to facilitate future development of the Zone RU4 Primary Production Small Lots in the local area.

The proposal:
- is consistent with the growth strategy of Coolamon and the overall strategic direction of Coolamon Shire;
- presents the subject land as an appropriate expansion to the urban fringe of Coolamon village;
- focuses on land that can be adequately serviced by essential infrastructure services;
- will provide a positive contribution to the primary production, social and economic benefits to Coolamon Village and shire; and
- will see the safeguarding of the operations of Coolamon Waste Facility by not permitting any dwellings to be erected within the facilities zone of impact (noise, odour, etc.)

The proposal is submitted to Council for initial consideration prior to Gateway presentation with NSW Planning.

Ian Graham  
IRIS Planning  
7 August 2017
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