



Coolamon Local Environmental Plan 2011

Planning Proposal

Discussion Paper

March 2020



Introduction

Coolamon Shire Council is seeking to amend the Coolamon Local Environmental Plan 2011 (CLEP) to make three (3) key changes to the existing version of the document. The most significant change proposed will be in the form of rezoning land for light industrial purposes in the township of Coolamon.

Part of the process involves public exhibition and consultation. This document explains what is being proposed, why it is considered appropriate and how interested persons can provide comments to Council.

What is a Planning Proposal?

A Planning Proposal is the first step in preparing a Local Environmental Plan (LEP). A Planning Proposal is a document that explains a request or intended effect of a proposed LEP and sets out the justification for making that plan.

Generally the proposed LEP is intended to amend Council's principal LEP such as the Coolamon Local Environmental Plan 2011.

What does the current Planning Proposal look Like?

Council has recently lodged a planning proposal with the NSW Department of Planning, Industry and Environment to amend the Coolamon Local Environmental Plan 2011 (the CLEP).

The proposed amendment to the CLEP involves the following:

- Rezoning of land in Coolamon (Wade Street) for light industrial development purposes and inserting a land use table for the 'IN2' Light Industrial Zone.
- Amending existing Clause 5.4 of the LEP to reduce the floor space applied to secondary dwellings.
- Insertion of new Model Clause to enable the subdivision of land in rural areas to create lots for permissible uses, other than for the purpose of a dwelling house or dual occupancy.

Further detail on what is being proposed is outlined below.

Rezoning Component

- **What is does the Rezoning component of the Planning Proposal Entail?**

The rezoning component of the Planning Proposal involves making amendments to the Coolamon LEP 2011 'Land Zoning Map and Lot Size Map Sheet' to rezone approximately 4 hectares of land at Lot 2 DP 838319 and approximately 1 hectare of part Lot 2 DP 1221837, Wade Street, Coolamon, from SP2 Infrastructure zoning to IN2 Light Industrial zoning with a 2,000 m² minimum lot size (See Figure 1) to facilitate the provision of industrial and employment land within the LGA.

The subject land is currently zoned SP2 Infrastructure (Railway Purposes) and currently, only railway related development can occur on the land.

- **Why do we need light Industrial Land?**

The Township of Coolamon has over a period of time witnessed a significant increase in development types such as mechanics (vehicle repair station), cabinet / joinery makers, plumbers and other trades (light industrial), landscaping businesses (landscape and garden supplies) seeking to establish their respective developments on land that is zoned RU5 Village or RU4 Rural Small Holdings. Whilst the scale of some of these businesses may, in some instances, be carried out under a Home Business or Home Industry Land Use definition, it is considered that for such developments that do not meet relevant LEP controls, the provision of light industrial land would be more appropriate and suitable and serve to reduce the potential for any land use conflict.

Industrial land is an important resource for employment and economic outputs that can significantly contribute to the sustainability of small rural communities. The creation and location of industry in our communities needs to be carefully managed and it is usually preferable to locate industrial uses in fully serviced areas.

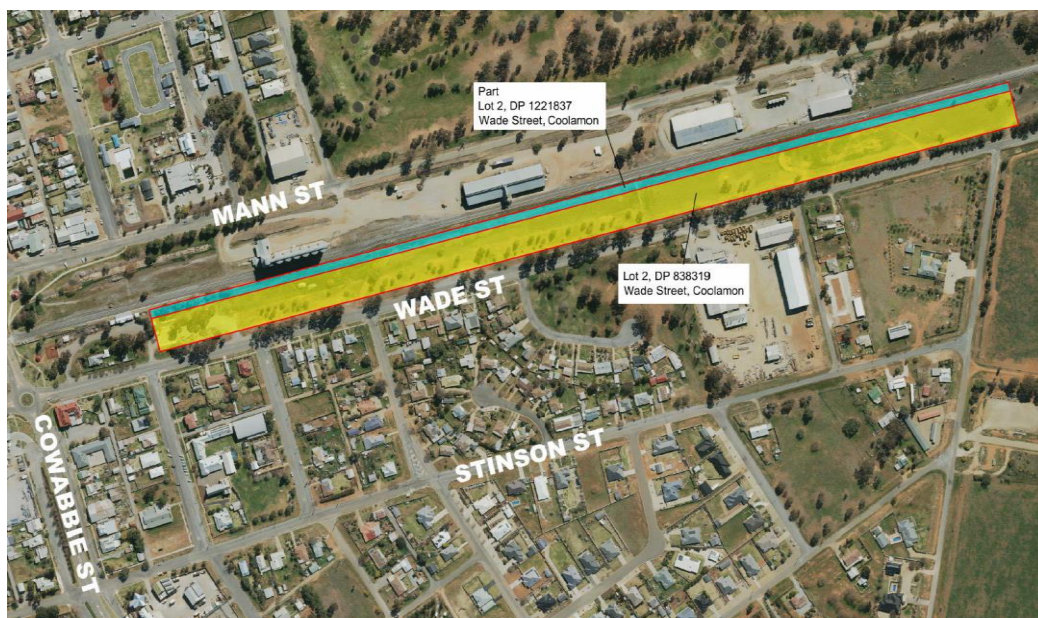


Figure 1: Location of proposed IN2 Light Industrial Zone in Coolamon (Blue denotes land required for servicing etc.)

The land that has been identified for rezoning has been selected as it:

- Has good access to and fronts a major road network (Canola Way)
- Adjoins a compatible land use (light industrial land uses and railway related land uses are considered compatible); and
- Provides good buffers to adjoining residential land uses – which will serve to minimise land use conflict.

- **What does the rezoning mean for landowners?**

The rezoning of the subject land means that new planning controls that allow a range of light industrial land uses now apply.

With the new planning controls in place, development applications can then be lodged with Coolamon Shire Council, once the land has been subdivided and when arrangements have been made to provide services to the land.

The creation of land for future light industrial development will serve to provide future land owners and businesses confidence when seeking to invest in the area and undertake such development within the Coolamon Local Government Area.

- **What is the anticipated industrial lot potential for the rezoned land?**

Once the land is rezoned it is expected that between 19 and 21 allotments of land will be created with a minimum lot size of 2000 m2.

- **What services will be provided to service the rezoned land?**

The land will be fully serviced with gas, water, telecommunication and electricity infrastructure.

- **What type of development will be permitted on the rezoned land?**

Only 'light' industrial land uses will be permitted as future development on the subject land.

Light Industry is defined as:

light industry means a building or place used to carry out an industrial activity that does not interfere with the amenity of the neighbourhood by reason of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, or otherwise, and includes any of the following—

- (a) *high technology industry,*
- (b) *home industry,*
- (c) *artisan food and drink industry.*

The following land uses will be 'Permitted with consent' on the subject land:

Depots; Funeral homes; Garden centres; Hardware and building supplies; Industrial training facilities; Kiosks; Landscaping material supplies; Light industries; Liquid fuel depots; Neighbourhood shops; Oyster aquaculture; Places of public worship; Plant nurseries; Recreation facility (Indoor), Rural supplies; Self-storage units; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle repair station, Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres.

The following land uses will be 'Prohibited' on the subject land:

Agriculture; Airports; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Camping grounds; Caravan parks; Cemeteries; Centre-based child care facilities; Commercial premises; Correctional centres; Crematoria; Eco-tourist facilities; Educational establishments; Entertainment facilities; Farm buildings; Forestry; Function centres; Health services facilities; Heavy industrial storage establishments; Heavy industries; Home-based child care; Home occupations (sex services); Information and education facilities; Livestock processing industries; Pond-based aquaculture; Recreation facilities (major); Registered clubs; Residential accommodation; Respite day care centres; Sawmill or log processing works; Stock and sale yards; Storage premises; Tourist and visitor accommodation; Water recreation structures; Wharf or boating facilities. Any other development not specified as being permissible.

- **What controls will there be to protect adjoining residential amenity and ensure appropriate light industrial development on the rezoned land?**

In response to Council proposing to undertake the rezoning of land in Wade Street Coolamon (from SP2 Infrastructure to IN2 Light Industrial) Council staff have undertaken a review of the industrial development controls contained in Section 28 of the CDCP 2015 'Commercial and Industrial Development'. The review has resulted in amendments to existing controls and the introduction of new development controls that will guide future industrial development at this site and within the Shire.

The new controls address matters such as:

- Land-use Conflict & Pollution Management Controls
- Water
- Dust
- Noise
- Odour
- Visual Amenity
- Building Design and Setbacks
- Landscaping
- Car parking
- Open Storage Areas & Waste Management Controls

Detailed information on development controls that will apply to not only the land that is being rezoned but for all future industrial land development can be viewed by accessing Chapter 28 of the Coolamon Development Control Plans 2015 at the following link:

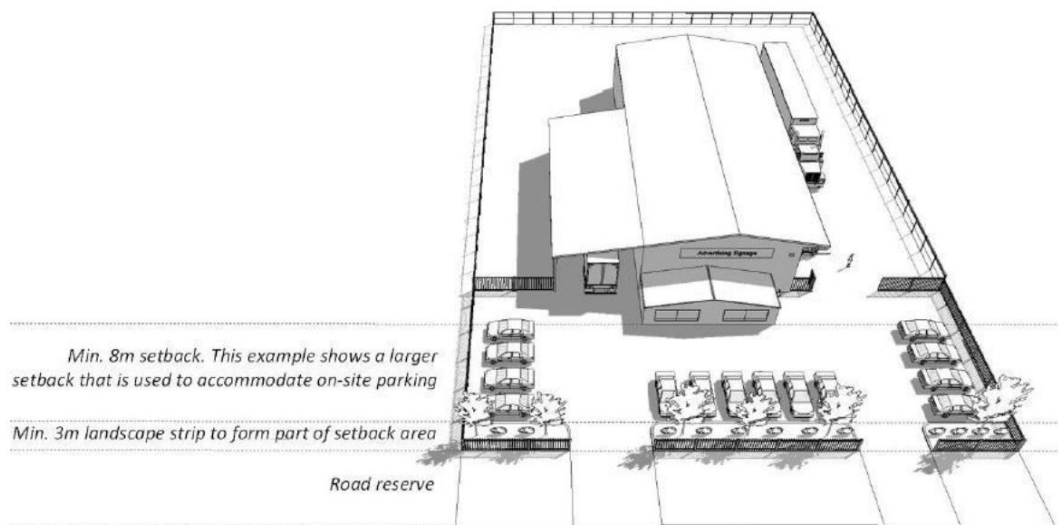
<http://www.coolamon.nsw.gov.au/f.ashx/Development/LEP/COOLAMON-DCP-2015-FULL-DOCUMENT.pdf>

Note: Development Control Plans (DCPs) contain specific controls to guide certain types of development, and achieve particular development outcomes within certain areas.

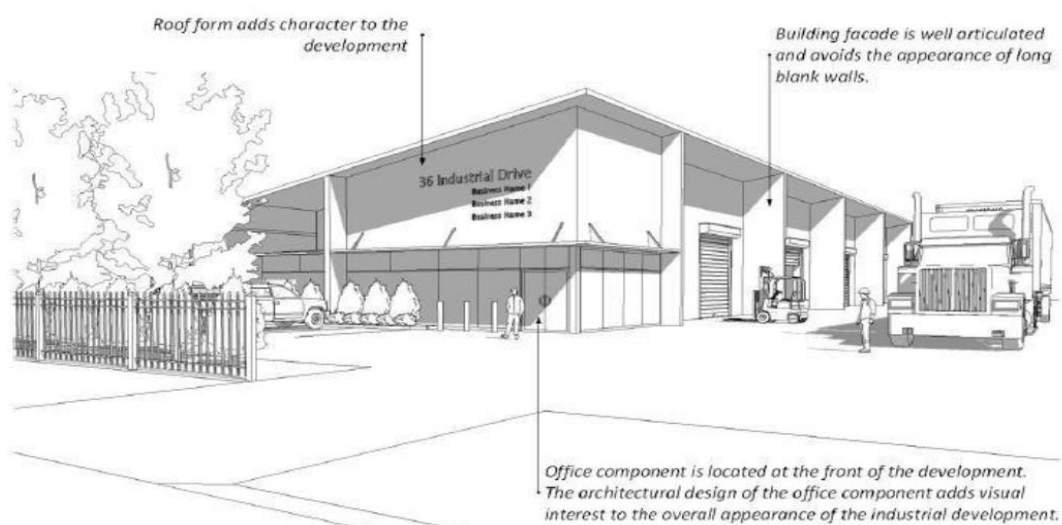
What will future Development on the rezoned land look like?

Future development form will be guided by the controls identified within the Coolamon Development Control Plan 2015.

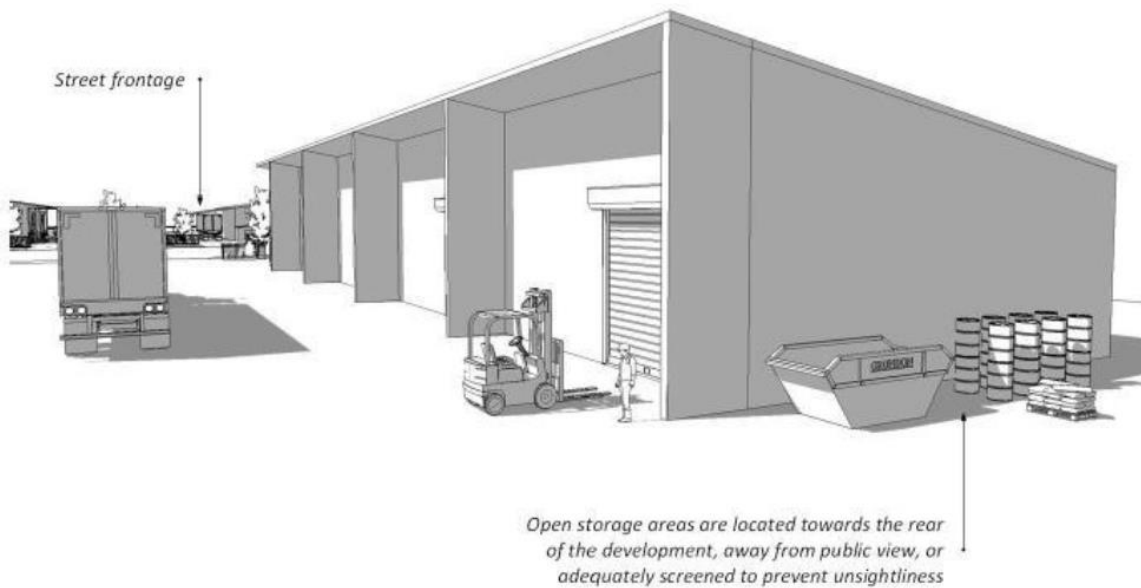
The following diagram conceptually illustrates the front setback requirements for industrial developments, incorporating a landscape strip:



The following diagram conceptually illustrates an industrial building with differentiated office component, creative architecture and good articulation:



The following diagram conceptually illustrates an industrial building with its waste collection and storage area located behind the building and away from view from the public street.



Maximum Floor Area for Secondary Dwellings Component

- **What does the proposed reduction in Maximum Floor Area for Secondary Dwellings mean?**

A component of the planning proposal will be to amend the development standards associated with Secondary Dwellings to ensure that the use of such development types remains consistent with the land use definition.

It has been identified that there is a need to amend the development standards contained in Clause 5.4 (9) of the CLEP 2011 associated with Secondary Dwellings to ensure that the use of such development types remains consistent with the land use definition.

The need to amend the clause is required to reduce the size of secondary dwellings that are allowed on land as Council has recently seen a proliferation of developments that, whilst currently in compliance with current standards under the clause, would be more appropriately defined as 'dual occupancies'.

The Planning Proposal would make minor, but important amendments to the CLEP 2011. These changes are important to ensure that the CLEP remains contemporary and meets the requirements of the land owners, the wider community and Council's overall Strategic land use direction.

See the Planning Proposal document for detailed information on this amendment.

New Model Clause – 'Permit Subdivision for Permitted Uses in Rural Zones'

- **What does the proposed introduction of a New Model Clause – 'Permit Subdivision for Permitted Uses in Rural Zones' within the Coolamon Local Environmental Plan mean?**

The planning proposal will also insert a new LEP clause to make provision for exceptions to minimum lot sizes for certain rural subdivisions to enable the subdivision of land in certain rural areas to an appropriate size to meet the needs of current permissible uses other than for the purpose of dwelling houses or dual occupancies.

It has become apparent that at times there exist a genuine need to facilitate the subdivision of rural land at a size less than the minimum lot size i.e. for the provision of infrastructure, mining activities, electricity generating works. A clause is required to ensure subdivisions that are associated with an approved permitted use other than for a dwelling are able to be carried out.

See the Planning Proposal document for detailed information on this amendment.

Where to from here?

The planning proposal is on public exhibition for a period of 28 days and submissions can be made by:

- Lodging a hard copy at the Coolamon Shire Council Shire Offices located at 55 Cowabbie Street Coolamon; or
- Via email at council@coolamon.nsw.gov.au

All correspondence shall be addressed to the General Manager.

At the expiration of the Public Exhibition period, submissions will be reviewed and inform a report to Council, prior to finalising the Planning Proposal with the NSW Department of Planning, Industry and Environment.

For further details please contact Councils Planning and Environmental Services Section on 6930 1800

Appendix's - Future Industrial/Business Park – Design Character Images







































