

Drafting Instructions

Prepared by: Colby Farmer

Contact: (02) 6930 1800

Request to prepare a local environmental plan

18 May 2020

Planning proposal number:	PP_2019_COOLA_001_01
Land description and address	All Land within the LGA for new and amended Clause / Text Changes and for rezoning purposes Lot: 2 DP: 838319, Wade Street Coolamon and 12 metres of land from Lot: 2, DP 1221837.
Principal instrument	Coolamon Local Environmental Plan 2011
Proposed amendment number	4
Amendment proposed	<input checked="" type="checkbox"/> maps <input checked="" type="checkbox"/> text provisions
Consist with the gateway determinations	<input checked="" type="checkbox"/> yes <input type="checkbox"/> no
Relevant provisions	1.7 Maps Clause 5.4 Controls for Secondary Dwellings Insertion of New Clause 'Exceptions to minimum lot sizes for certain rural subdivisions'
Relevant maps	Lot Size Map - Sheet LSZ_003G Land Zoning Map - Sheet LZN_003G

Background The planning proposal was approved by a delegate of the Minister for Planning in a gateway determination issued 11 December 2019 and in a variation to gateway determination issued 2 March 2020

I am instructed that the planning proposal was publicly exhibited for 28 days from 25 March until 30 April 2020 (Inclusive).

I also request your opinion as to whether the proposed amendments may be legally made.

Instructions *Map Amendments*


1. Amend Lot Size Map - Sheet LSZ_003G (Minimum Lot size of 2000 sqm)
2. Amend Land Zoning Map - Sheet LZN_003G (from SP2 Infrastructure to IN2 Light Industrial)

Text Amendments

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3. *Insert New IN2 Land use Table*
4. Amend Clause 5.4 Controls for Secondary Dwellings
5. Insert new Clause 'Exceptions to minimum lot sizes for certain rural subdivisions'

Timeframe Urgent

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Endorsed		
	Tony Donoghue General Manager	

Attachments

1. The Planning Proposal
2. Department of Planning's 'Gateway Determination' x 2