

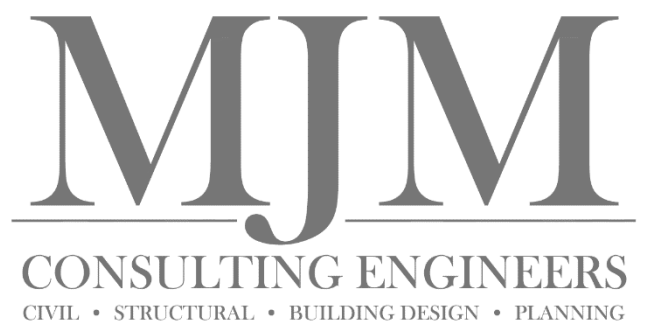
Scoping Proposal

93 Campbells Lane, Coolamon, NSW 2701

Lots 21 DP1224134

Scoping Proposal -Rezoning

Prepared for Brian Fleming



<div><p>MJM CONSULTING ENGINEERS CIVIL • STRUCTURAL • BUILDING DESIGN • PLANNING</p></div>				<div><p>Project</p><p>Scoping Proposal - Rezoning</p><p>93 Campbells Lane, Coolamon, NSW 2701</p></div>			
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1. INTRODUCTION

The scoping proposal has been prepared on behalf of Brian Pleming for rezoning of 93 Campbells Lane Coolamon NSW 2701. The subject site is legally registered as Lot 21 DP 1224134 and has an area of approximately 67 ha. The subject site is in RU1 zone (primary production) and is surrounded by Bartletts Lane to the north, Campbells Lane to the east, Davies Drive to the west and residential lots in RU4 (Primary production small lots) to the south. Figure 1 below depicts the proposed land and its surrounding.

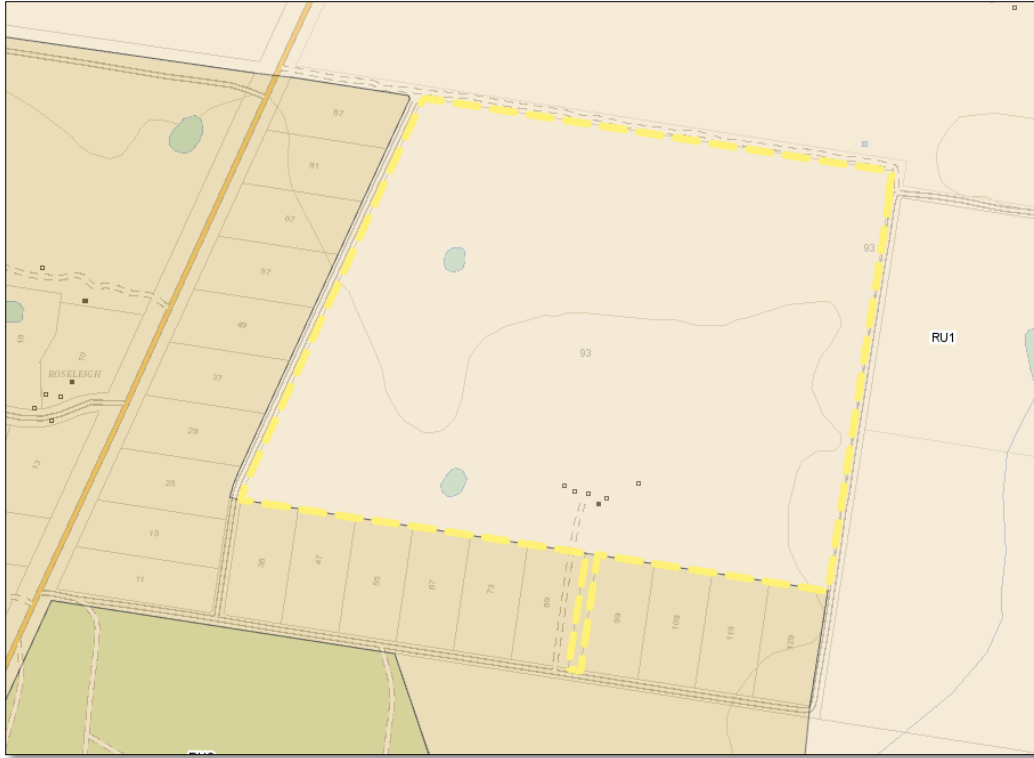


Figure 1 : Land Zoning Map (Source: NSW Planning Portal Spatial Viewer, 2022)

The planning proposal seeks to rezone the existing large lot (Lot 21 DP 1224134) which is zoned as RU1 (Primary Production) to R5 (Large lot residential). The Coolamon Shire Settlement strategy 2040 identified to rezone the land bounded by Davies Drive and Bartlett's Lane from RU1 (Primary Production) to RU4 (Primary Production Small Lots) with minimum lot size of 2 ha. As per the consultation from NSW department of planning, it has been requested that future rezonings of RU1 to RU4 to be considered for R5 rezoning. Therefore, this planning proposal propose to amend the Coolamon Local Environmental Plan 2011 to create R5 zone controls, include 93 Campbells Lane Coolamon NSW 2701 (Lot 21 DP 1224134) to R5 zone, amend Coolamon Shire Section 7.11 Contributions Plan 2017 to include the subject land to the peripheral area and to amend Coolamon Shire Settlement Strategy 2040 including R5 zone.

2. THE PROPOSAL

2.1 PREVIOUS, PRESENT, AND PROPOSED USE OF THE LAND

The subject site has been used for agricultural purposes and residential purposes over the history of land. The proposal is to rezone the subject land to R5 zone (large lot residential) for residential purposes. Moreover, the subject land is proposed to be subdivided into 25 large lot residential lots and the proposed subdivision will be started within one year after the rezoning approval. Please refer to the Appendix A for the proposed subdivision layout.

2.2 KEY PROPOSAL METRICS

The Coolamon Shire Settlement Strategy 2040 states that the population of Coolamon local government area is forecasted to be increased by 6.8 % between 2020 to 2040 and majority of growth will occur in the Coolamon Township with a 15.8% growth rate. Moreover, the report indicates that the Coolamon local government area should aim to accommodate a total population of 3000 people and is assumed to have 280 to 300 additional dwellings between 2016 to 2041.

As proposed rezoning allows the subject site to be subdivided into 25 lots for residential purposes, it supports to fulfil the residential requirement of future population.

Furthermore, this project enhance the social and economic development of the Coolamon region. As the proposed rezoning accommodate to subdivide the subject land into 25 residential lots, it generates new dwellings to the future population. The subject site being surrounded by agricultural lands, people get the opportunity to live while enjoying natural scenic view. Moreover, these residential lots provide opportunity for farmers and workers who are associated with the agricultural industry to live with their families as lots are near to the farmlands. So, being able to have a dwelling with a natural scenic view and having opportunity to live with the family, develop the individual mental wellbeing which positively impact for the social development.

Moreover, the proposed rezoning contributes the local economy by employing local civil contractors and building contractors at the subdivision stage and residential development stage. Moreover, these residential developments improve consumer demand of the local businesses while generating an economic development.

2.3 COMPARISON OF KEY CONTROLS OF CURRENT AND PROPOSED ZONE

The land subject to the proposed rezoning is situated next to the RU4 zone and currently zoned as RU1. Therefore, to ensure the impacts of rezoning, following comparison of key controls of zone R5 with the zone RU1 and zone RU4 with zone R5 was undertaken. As an R5 zone is not identified in Coolamon Local Environmental Plan 2011, the Wagga Wagga Local Environmental Plan 2010 and Griffith Local Environmental Plan 2014 were considered to compare R5 zone controls.

Table 1 Comparison of RU1 and R5 zone objectives

RU1 (Coolamon Local Environmental Plan 2011)	R5 (Wagga Wagga Local Environmental Plan 2010)	R5 (Griffith Local Environmental Plan 2014)
<ul style="list-style-type: none"> • To encourage sustainable primary industry production by maintaining and enhancing the natural resource base. • To encourage diversity in primary industry enterprises and systems appropriate for the area. • To minimise the fragmentation and alienation of resource lands. • To minimise conflict between land uses within this zone and land uses within adjoining zones. • To encourage tourist and visitor accommodation that does not have an adverse impact on agricultural activities. 	<ul style="list-style-type: none"> • To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality. • To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future. • To ensure that development in the area does not unreasonably increase the demand for public services or public facilities. • To minimise conflict between land uses within this zone and land uses within adjoining zones. • To ensure that the clearing of native vegetation is avoided or minimised as far as is practicable. 	<ul style="list-style-type: none"> • To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality. • To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future. • To ensure that development in the area does not unreasonably increase the demand for public services or public facilities. • To minimise conflict between land uses within this zone and land uses within adjoining zones.

Table 2 Comparison of RU4 and R5 zone objectives

RU4 (Coolamon Local Environmental Plan 2011)	R5 (Wagga Wagga Local Environmental Plan 2010)	R5 (Griffith Local Environmental Plan 2014)
<ul style="list-style-type: none"> To enable sustainable primary industry and other compatible land uses. To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature. To minimise conflict between land uses within this zone and land uses within adjoining zones. 	<ul style="list-style-type: none"> To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality. To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future. To ensure that development in the area does not unreasonably increase the demand for public services or public facilities. To minimise conflict between land uses within this zone and land uses within adjoining zones. To ensure that the clearing of native vegetation is avoided or minimised as far as is practicable. 	<ul style="list-style-type: none"> To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality. To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future. To ensure that development in the area does not unreasonably increase the demand for public services or public facilities. To minimise conflict between land uses within this zone and land uses within adjoining zones.

Referring to the above comparison, the RU4 and RU1 zones primary objective is to support the development of primary industries while R5 zone primary objective is to provide residential housing in rural areas. Moreover, dwellings are permitted with consent in all three zones. Although R5 zone does not accommodate primary industries, it provides residential facilities for rural workers which directly supports the development of rural industries in future. It is considered that by rezoning the subject land as an R5 zone and subdividing the subject land for residential lots will not cause conflicts between the objectives of adjoining zones.

The existing minimum lot size for the subject land is 200 ha and the minimum lot size for RU4 zoned lands adjoining to the subject land is 2 ha. So, to minimize the conflicts between land uses within the proposed zone and adjoining zones, and to get the maximum use of the land area, this scoping proposal suggests having 2 ha minimum lot size for the proposed site. Moreover, the Coolamon Shire Settlement Strategy 2040 recommend adopting minimum lot size of 2 Ha for the subject land while up zoning the land from RU1 (Primary Production) to RU4 ((Primary Production Small Lots).

2.4 AMENDMENTS REQUIRED TO THE COOLAMON LOCAL ENVIRONMENTAL PLAN 2011

The land use zones identified in Coolamon Local Environmental Plan 2011 are rural zones, special purpose zones and recreation zones. Under the rural zones, only RU1 (Primary Production), RU3 (Forestry), RU4 (Primary Production Small Lots) and RU5 (Village) zones are identified. Therefore, following amendments are required to the Coolamon Local Environmental Plan 2011 to include R5 zone and its controls.

Table 3 Amendments required to the Coolamon Local Environmental Plan 2011

Required Amendment	Description
Land Zoning Map LZN003F	Amendment is required to change the zone of subject land from RU1 (Primary Production) to R5 (Large lot residential).
Lot Size Map LSZ003F	Amendment is required to change minimum lot size of the subject land from 200 ha to 2 ha.
Clause 4.2 B Erection of dwelling houses in certain rural zones	Clause 4.2 B Erection of dwelling houses in certain rural zones require to be changed as "Erection of dwelling houses and dual occupancies on land in certain residential and rural zones". And also, it is required to include R5 zone under 4.2B (2) as a zone which this clause applies to.

2.5 AMENDMENTS REQUIRED TO THE EXISTING CONTRIBUTION PLAN

The Coolamon Shire Section 7.11 Contributions Plan 2017 is applied only to the "residential accommodation development on land in Coolamon town that is zoned RU4 Rural Small Holdings Lots and RU5 Village and such land that is updated by any zoning amendment to include such land". So, the section 7.11 Contributions Plan 2017 needs to be amended to include R5 large lot residential zone.

Moreover, the subject land needed to be included in the map of 'Land in Coolamon town subject to Section 7.11 contributions from residential accommodation development' and will needed to be amend the relevant calculations of the Coolamon Shire Section 7.11 Contributions Plan 2017. Below indicative map shows the intended amendment to the Figure 1 in page 6 of Section 7.11 Contributions Plan 2017.

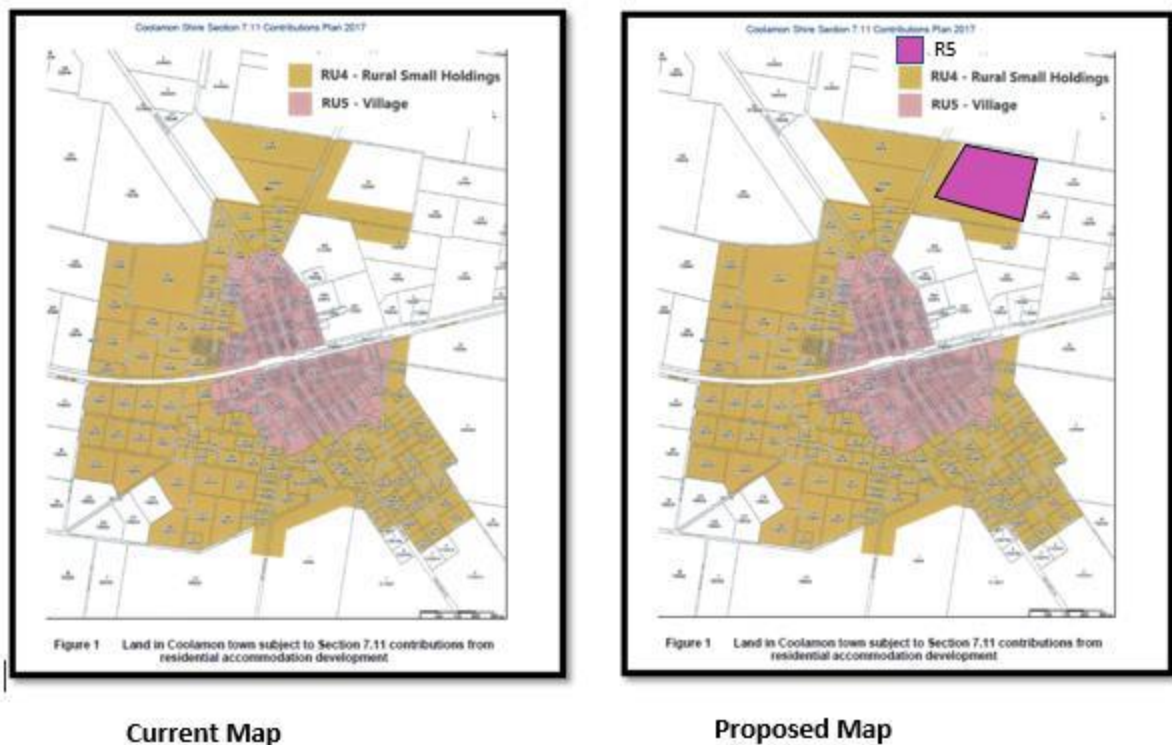


Figure 2: Amendments to the Figure 1 in page 6 of Section 7.11 Contributions Plan 2017

2.6 AVAILABILITY OF INFRASTRUCTURE AND SERVICES

Water Services

Referring to the attached letter from Goldenfields Water (Appendix B), the potable water service is available for the future development with an upgrade to the existing facility. An 800m long 100mm PVC main will be required to be constructed along the proposed road servicing lots 28-42 and a 300m extension of the Campbell St main will be required to service lot 45.

Sewer and Stormwater Services

Referring to the drainage analysis report (Appendix C), the increased stormwater flow due to the future subdivision will be controlled by providing on site detention basin. The sewer generated from the proposed residential lots will be treated by an onsite sewer management system.

Electricity Services

Referring to the attached map from (Appendix D) Essential Energy, electricity services can be supplied to the subject land with an upgrade to the existing facilities.

Gas Services

Referring to the attached letter from Jemena Gas Network Protection (Appendix E), there are no gas mains in the vicinity of the subject land.

Telecommunication Services

Fixed wireless telecommunication service is readily available in the site and upgrade will be done for the existing telecommunication services.

3. STRATEGIC MERIT

3.1 DRAFT RIVERINA MURRAY REGIONAL PLAN 2041

The proposed rezoning give effects to the objectives of draft Riverina Murray Regional Plan 2041. Following table outline the objectives of the regional plan with the proposed rezoning outcomes.

Table 4 Objectives of the Draft Riverina Murray Regional Plan 2041 with Proposed rezoning

Objectives	Relationship with the proposed rezoning
Objective 5 - Ensure housing supply, diversity, affordability and resilience	The proposed rezoning is to up zone the subject land from RU1 to R5. As proposed rezoning change the minimum lot size from 200Ha to 2 Ha, the number of allotments that the subject land can be subdivided will be increased. Therefore, the proposed rezoning supports the objective 5,6 and 7 as it generates more lots to provide housing facilities.
Objective 6 - Support housing in regional cities and their sub-regions	
Objective 7 - Provide for appropriate rural residential development	

3.2 RIVERINA MURRAY REGIONAL PLAN 2036

The proposed rezoning supports to achieve goal 4 (Strong, connected, and healthy communities) of Riverina Murray Regional Plan 2036. Following is a summary which describes how the proposed development aligns with the directions of goal 4.

Table 5 Proposed Development with Directions of Goal 4

Direction	Description
Direction 22: Promote the growth of regional cities and local centres	The proposed rezoning provides housing facilities to the growing population, and this leads to the development of infrastructure facilities, industries, services while promoting the growth of Coolamon city.
Direction 23: Build resilience in towns and villages	To enhance communities to becoming more self-sufficient, the challenges such as, declining populations, the ageing of populations and decline in younger adult populations needed to be addressed. The proposed residential lots fulfil the housing requirement of the younger generation while attracting more people to settle in Coolamon region to support agricultural industry. Therefore, the challenges such as, declining populations, the ageing of populations and decline in younger adult populations can be addressed by the proposed residential lots and will build resilience in towns and villages.
Direction 25: Build housing capacity to meet demand	The proposed residential lots provides a space to build houses to satisfy the increasing demand.
Direction 26: Provide greater housing choice	The proposed residential lots provides space to build different choices of houses.

3.3 THE LOCAL STRATEGIC PLANNING STATEMENT (2019-2039) – COOLAMON SHIRE COUNCIL

The strategic planning statement denotes that, council's vision includes to provide housing opportunities and choice to cater for changing demographics and population needs, ensuring that resident amenity is maintained and enhanced. The Planning Priority 8 of local strategic planning statement is to investigate opportunities for residential and rural residential land rezoning. So, to fulfill council vision and the planning priorities, investigations will be undertaken to identify suitable locations for residential rezoning. Furthermore, the Coolamon desired future character is to primarily consolidate residential development within the town area and additional rural residential areas to the northeast and southwest direction.

Therefore, granting approval for the proposed rezoning is adhered to the local strategic planning statement. Because the proposed lot is situated northeast direction from the Coolamon town and proposed rezoning is to provide housing facilities.

3.4 COOLAMON SHIRE SETTLEMENT STRATEGY 2040

The Coolamon Shire Settlement Strategy 2040 states that the population of Coolamon local government area is forecasted to be increased by 6.8 % between 2020 to 2040 and majority of growth will occur in the Coolamon Township with a 15.8% growth rate. Moreover, the report indicates that the Coolamon local government area should aim to accommodate a total population of 3000 people and is assumed to have 280 to 300 additional dwellings between 2016 to 2041.

To accommodate the expected population growth, the Coolamon Shire Settlement Strategy 2040 recommend to up zone the area bounded by Davies Drive and Bartlett's Lane (Lot 21, DP 1224134) (subject site) from RU1 (Primary Production) to RU4 ((Primary Production Small Lots) while adopting minimum lot size of 2 Ha.

As per the consultation from NSW Department of Planning, it has been requested that future rezonings of RU1 to RU4 to be considered for R5 rezoning. Therefore, the proposed rezoning is a combined result of Recommendations in Coolamon Shire Settlement Strategy 2040 and the consultation from NSW Department of Planning.

4. SITE-SPECIFIC CONSIDERATIONS

Risks or hazards and land features related to the proposed residential subdivision and rezoning were identified in below by considering the previous and present uses of the land and the features of surrounding lands for past few decades.

4.1 BIODIVERSITY

Referring to the attached biodiversity assessment report (Appendix F), 'the impacts of the proposal are highly limited, and would include the removal of only one White Cypress Pine tree from the centre of the proposal site to facilitate the construction of the new roadway. The loss of one low-quality tree would not impact species movement or foraging capability (where it currently exists) on site' (Biodiversity Assessment Report, GHD, 2022).

Moreover, the proposal would not impact on any areas of endangered ecological community Grey Box Woodland and is also unlikely to have a significant impact on any biota listed under the EPBC Act and a referral to the Australian Government Minister for the Environment is not required (Biodiversity Assessment Report, GHD, 2022).

4.2 IMPACT FOR ABORIGINAL CULTURAL HERITAGE

Referring to the attached report submitted by Biosis Pty Ltd (Appendix G), there is low potential for Aboriginal sites to be located within the entirety of the current study area. This is due to the significant levels of disturbance seen throughout the study area and distance from permanent water sources, which decreases the likelihood of potential (Biosis,2022).

4.3 BUSHFIRE HAZARD

The proposed land is not identified as a bushfire prone land according to e-planning spatial viewer of NSW planning portal. As the adjoining lands in southern and western direction are bushfire prone lands, a strategic bushfire study has been prepared and is accompanies this report as a separate attachment. Referring to the accompanying strategic bushfire study, if the required bushfire risk mitigation plans were executed appropriately by the adjoining landowners, the bush fire risk associated with the subject land is very low

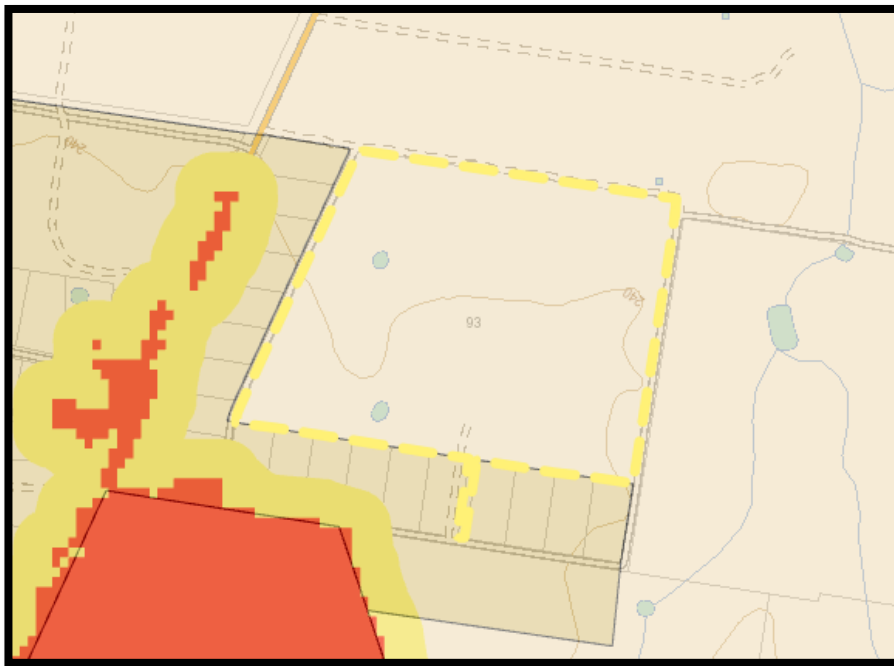


Figure 3 Bushfire Prone Land (NSW Planning Portal, 2022)

4.4 FLOODING

The subject land is not identified in the flood planning map of the Coolamon Local Environmental Plan 2011. Therefore, flood planning considerations are not required for the developments in the subject land. However, the increased overland stormwater flow due to the future development will be controlled by providing a detention basin.

4.5 LAND CONTAMINATION

The subject land has historically been utilised for agricultural purposes. Due to this previous use, a Preliminary Site Investigation (PSI) for contamination was undertaken by McMahon Earth Science. Please refer to the Appendix H for the complete PSI report.

Following are the findings of the PSI which include contamination sources and further assessments.

- Persistent chemicals that could have accumulated in the soil across the farm, around the silos, chemical storage areas, and sheep yards from pesticide and agricultural chemical use. Soil sampling of these areas returned results that are assessed to be a low risk to current and future site users. Ecological exceedances for zinc were found around the sheep yards that will require remediation, these exceedances are likely to be surficial and localised. Validation sampling is required around the yards once the infrastructure and surficial soil is removed.
- Machinery maintenance and associated potential fuel/oil storage in and around the existing machinery shed. Further investigation is required in this area once the shed has been removed and an unexpected finds protocol is recommended to be developed around potential fuel storage.
- Remnants of hazardous building material (asbestos and lead paint) around the demolished house and garage. Some intact fragments of bonded asbestos containing material was found within the demolished house and garage footprint and this will require further investigation and remediation.
- The potential septic system from the demolished house. Further investigation is recommended, and this can be managed during development.
- The filled farm dam on site will require further investigation to assess the type and nature of the fill material. No other filled gullies or dams were observed but these are common on farmland in erosional landscapes. An unexpected finds protocol is recommended to be developed around this.

However, the PSI summarised, "there is no gross soil contamination across the proposed subdivision site from the historical and current agricultural land use. The other potential contamination sources identified are localised and do not preclude the rezoning or subdivision of the site, however, will be necessary to assist in the preparation of detailed development plans for site suitability specific to any future development. Owing to the latent nature of the localised potential contamination sources identified, McMahon assesses that these can be managed during development" (Preliminary Site Investigation, DM McMahon Pty Ltd, 2022). Therefore, the proposed rezoning and subdivision can be implemented in the subject land.

4.6 SERVICES AVAILABILITY

Referring to the confirmations sent from the respective authorities, the proposed land can be utilized by all services with an upgrade to the existing facilities except for gas services.

5. PRELIMINARY ENVIRONMENTAL CONSIDERATIONS

The proposed land and its adjoining lands has been used for agricultural purposes over the history of land. Due to this historic use, following contamination sources and further assessments were identified in the preliminary site investigation.

- Persistent chemicals that could have accumulated in the soil across the farm, around the silos, chemical storage areas, and sheep yards from pesticide and agricultural chemical use. Soil sampling of these areas returned results that are assessed to be a low risk to current and future site users. Ecological exceedances for zinc were found around the sheep yards that will require remediation, these exceedances are likely to be surficial and localised. Validation sampling is required around the yards once the infrastructure and surficial soil is removed.
- Machinery maintenance and associated potential fuel/oil storage in and around the existing machinery shed. Further investigation is required in this area once the shed has been removed and an unexpected finds protocol is recommended to be developed around potential fuel storage.
- Remnants of hazardous building material (asbestos and lead paint) around the demolished house and garage. Some intact fragments of bonded asbestos containing material was found within the demolished house and garage footprint and this will require further investigation and remediation.
- The potential septic system from the demolished house. Further investigation is recommended, and this can be managed during development.
- The filled farm dam on site will require further investigation to assess the type and nature of the fill material. No other filled gullies or dams were observed but these are common on farmland in erosional landscapes. An unexpected finds protocol is recommended to be developed around this.

(PSI, DM McMahon Pty Ltd, 2022)

Therefore, a detailed site investigation is required prior to the planning proposal approval.

6. CONSULTATION REQUIREMENTS

The proposal is to rezone the subject land to R5 zone which is not identified in the Coolamon Local Environmental Plan and the subject land is near to a bushfire prone land. By considering those key features of the proposed rezoning and geographic features of the land, following consultations are identified to be included as a part of planning proposal documentation.

- Consultation from Rural Fire Services - Subject land being near to a bush fire prone land, consultation from Rural Fire Services will be needed to decide the bushfire protection to the proposed development.
- Consultation with local community – As a new zone will be introduced to the Coolamon local area, informing the community regarding new rezoning with its benefits and collecting the opinion of the community will be needed prior to the planning proposal.

7. DISCUSSION

The proposed rezoning is to rezone 93 Campbells Lane Coolamon NSW 2701 (Lot 21 DP 1224134) to R5 (large lot residential) zone. The proposed rezoning directly address the goals and challenges identified in Riverina Murray Regional Plan and Coolamon Shire Council strategic planning statement. As R5 zone is not identified in Coolamon Local Environmental plan 2011, the Local environmental plan needed to be amended including the R5 zone and its controls. Moreover, the Coolamon Shire Settlement Strategy 2040 needed to be amend including R5 zone and Coolamon Shire Section 7.11 Contributions Plan 2017 needed to be amend including the proposed land into the contribution plan and adequate infrastructure facilities may needed to be supplied to accommodate as a residential lot.