



New South Wales

Coolamon Local Environmental Plan 2011 (Amendment No 4)

under the

Environmental Planning and Assessment Act 1979

The following local environmental plan is made by the local plan-making authority under the *Environmental Planning and Assessment Act 1979*.

TONY DONOGHUE, GENERAL MANAGER
COOLAMON SHIRE COUNCIL
As delegate for the local plan-making authority

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1 Name of Plan

This Plan is *Coolamon Local Environmental Plan 2011 (Amendment No 4)*.

2 Commencement

This Plan commences on the day on which it is published on the NSW legislation website.

3 Land to which Plan applies

This Plan applies to land to which *Coolamon Local Environmental Plan 2011* applies.

4 Maps

The maps adopted by *Coolamon Local Environmental Plan 2011* are amended or replaced, as the case requires, by the maps approved by the local plan-making authority on the making of this Plan.

Schedule 1 Amendment of Coolamon Local Environmental Plan 2011

[1] Land Use Table

Insert after Zone RU5 Village—

Zone IN2 Light Industrial

1 Objectives of zone

- To provide a wide range of light industrial, warehouse and related land uses.
- To encourage employment opportunities and to support the viability of centres.
- To minimise any adverse effect of industry on other land uses.
- To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.
- To support and protect industrial land for industrial uses.

2 Permitted without consent

Home businesses; Home occupations; Roads

3 Permitted with consent

Depots; Freight transport facilities; 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 facilities (indoor); Rural supplies; Self-storage units; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres

4 Prohibited

Pond-based aquaculture; Any other development not specified in item 2 or 3

[2] Clause 4.2D

Insert after clause 4.2C—

4.2D Exceptions to minimum lot sizes for certain rural subdivisions

- (1) The objective of this clause is to enable the subdivision of land in rural areas to create lots of an appropriate size to meet the needs of current permissible uses other than for the purpose of dwelling houses or dual occupancies.
- (2) This clause applies to land in the following areas—
 - (a) Zone RU1 Primary Production,
 - (b) Zone RU4 Primary Production Small Lots.
- (3) Land to which this clause applies may, with development consent, be subdivided to create a lot of a size that is less than the minimum size shown on the Lot Size Map in relation to that land if the consent authority is satisfied that the use of the land after the subdivision will be the same use (other than a

dwelling house or a dual occupancy) permitted under an existing development consent for the land.

- (4) Development consent must not be granted for the subdivision of land to which this clause applies unless the consent authority is satisfied that—
- (a) the subdivision will not adversely affect the use of the surrounding land for agriculture, and
 - (b) the subdivision is necessary for the ongoing operation of the permissible use, and
 - (c) the subdivision will not increase rural land use conflict in the locality, and
 - (d) the subdivision is appropriate having regard to the natural and physical constraints affecting the land.

[3] Clause 5.4 Controls relating to miscellaneous permissible uses

Omit “100%” from clause 5.4(9)(b). Insert instead “33%”.