

Coolamon Local Environmental Plan 1995

[1995-625]



New South Wales

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New South Wales

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Coolamon Local Environmental Plan 1995



New South Wales

Part 1 Preliminary

1 Name of plan

This plan may be cited as *Coolamon Local Environmental Plan 1995*.

2 Aims, objectives etc

The general aims of this plan are:

- (a) to encourage the proper management, development and conservation of natural and man-made resources within the area of the Coolamon Shire Council by protecting, enhancing or conserving:
 - (i) prime crop and pasture land, and
 - (ii) timber, minerals, soil, water and other natural resources, and
 - (iii) localities of significance for nature conservation, and
 - (iv) localities of high scenic or recreational value, and
 - (v) places and buildings of archaeological or heritage significance, including aboriginal relics and places, and
- (b) to replace the existing planning controls with a single Local Environmental Plan to help facilitate growth and development within the area of the Coolamon Shire Council in a manner which is consistent with the aims specified in paragraph (a) and which:
 - (i) minimises the costs to the community of fragmented and isolated development of rural land, and
 - (ii) facilitates the efficient and effective provision of amenities and services, and
 - (iii) facilitates a range of residential and employment opportunities in accordance with demand, and
 - (iv) facilitates farm adjustments, and

- (v) ensures that the efficiency of arterial roads is not adversely affected by development on adjacent land.

3 Land to which plan applies

This plan applies to the area within Coolamon Shire Council as shown on the map, with the boundaries as indicated on the map.

4 Relationship to other environmental planning instruments

- (1) *Interim Development Order No 1—Shire of Coolamon* and such local environmental plans and other deemed environmental planning instruments as, immediately before the appointed day, applied to the land to which this plan applies, are repealed to the extent that they so applied.
- (2) *State Environmental Planning Policy No 20—Minimum Standards for Residential Flat Development* is amended by omitting from Schedule 1 the word “Coolamon”.

5 Definitions

- (1) In this plan:

alter, in relation to a heritage item or to a building or work within a heritage conservation area, means:

- (a) make structural changes to the outside of the heritage item, building or work, or
- (b) make non-structural changes to the detail, fabric, finish or appearance of the outside of the heritage item, building or work not including changes that result only from maintenance of the existing detail, fabric, finish or appearance of the outside of the heritage item, building or work.

animal boarding or training establishment means a place for the commercial boarding, breeding, keeping, or training of animals and includes a riding school and veterinary clinic.

appointed day means the day on which this plan takes effect.

arterial road means an existing road indicated on the map by heavy black lines.

caravan park means land used for the accommodation of caravans or other moveable dwellings within the meaning of the *Local Government (Caravan Parks and Camping Grounds) Transitional Regulation 1993*.

conservation plan means a document establishing the significance of a heritage item or heritage conservation area and identifying the policies and management mechanisms that are appropriate to enable that significance to be retained in its future use and development.

Council means the Coolamon Shire Council.

demolition, in relation to a heritage item or to a building, work, relic or place within a heritage conservation area, means the damaging, defacing, destruction, pulling down or removal of a heritage item, building, work, relic or place in whole or in part.

existing holding means:

- (a) except as provided by paragraph (b)—the area of a lot, portion or parcel of land as it was as at December 1993, or
- (b) where, as at the appointed day, a person owned 2 or more adjoining or adjacent lots, portions or parcels of land—the combined area of those lots, portions or parcels as they were as at December 1993.

flood liable land means land shown diagonally hatched with black lines on the map.

forestry includes arboriculture, silviculture, forest protection, the cutting, dressing or preparation (other than in a sawmill), of wood or other forest products and the establishment of roads required for the removal of wood or forest products and for forest protection, but does not include the planting of trees for wind breaks or other purposes incidental to farming or the clearing of regrowth from previously cleared land, or minor and incidental felling of trees by landowners for the purposes of farming, firewood, poles, onsite housing, yarding and the like.

heritage conservation area, means land identified in Schedule 1 as a heritage conservation area.

heritage item means a building, work, relic, tree or place identified in Schedule 1 as a heritage item.

heritage significance means historic, scientific, cultural, social, archaeological, architectural, natural or aesthetic significance.

intensive agricultural pursuit means market gardening, mushroom growing, fruit growing, flower growing, intensive livestock keeping and similar land uses.

intensive livestock keeping establishment means a building or place in which or on which cattle, sheep, goats, poultry or other livestock are held for the purpose of nurturing by a feeding method other than natural grazing and, without limiting the generality of the foregoing, includes:

- (a) feed lots, and
- (b) piggeries, and
- (c) poultry farms,

but does not include an animal boarding or training establishment or land used for the keeping of livestock or poultry intended solely for personal consumption or enjoyment by the owner or occupier of the land or the supplementary or drought feeding of livestock.

maintenance means the continuous protective care of the fabric of a heritage item and its setting.

prime crop and pasture land means land within an area identified, on a map prepared by or on behalf of the Director-General of the Department of Agriculture that is deposited in an office of the Department of Agriculture (and a copy of which is deposited in the office of the Council), as Class 1, Class 2 or Class 3 or as land of merit for special agricultural uses, but does not include land which the Director-General of Agriculture has notified the Council in writing is not prime crop and pasture land for purposes of this plan.

recreation area means:

- (a) a children's playground, or
- (b) an area used for sporting activities or sporting facilities, or
- (c) an area used to provide facilities for recreational activities which promote the physical, cultural or intellectual welfare of persons within the community, being facilities provided by:
 - (i) a public authority, or
 - (ii) a body of persons associated for the purposes of promoting the physical, cultural or intellectual welfare of persons within the community,

but does not include a racecourse or a showground.

relic means any deposit, object or material evidence relating to:

- (a) the use or settlement within the area of the Coolamon Shire Council, not being aboriginal settlement, which is more than 50 years old, or
- (b) aboriginal habitation of the area both prior to and concurrent with its occupation by persons of European extraction, including human remains.

renovate, in relating to building or work, means:

- (a) make structural changes to the outside of the building or work, or
- (b) make non-structural changes to the fabric or appearance of the outside of the building or work, which changes may consist of or include the repair or the painting, plastering or other decoration of the outside of the building or work.

the map means the map marked “*Coolamon Local Environmental Plan 1995*”, as amended by the maps (or the specified sheets of maps) marked as follows:

Editorial note—

The amending maps are not necessarily listed in the order of gazettal. Information about the order of gazettal can be determined by referring to the Historical notes at the end of the plan.

tree includes a sapling and shrub.

- (2) In this plan, a reference to the destruction of a tree is a reference to the ringbarking, cutting down, felling, poisoning, topping, lopping, removing or other destruction or injury of the tree.
- (3) In this plan:
 - (a) a reference to a map is a reference to a map deposited in the office of the Council, and
 - (b) a reference to a building or place used for a purpose includes a reference to a building or place intended to be used for the purpose.
- (4) To the extent that a provision of this plan requires, in relation to land within a specified zone, that a development application for subdivision of any such land disclose the primary purpose for which an allotment to be created by the subdivision is intended to be used, a reference in any subsequent provision of this plan to the purpose for which the allotment is to be used is a reference to the purpose so disclosed.

6 Adoption of Model Provisions

The *Environmental Planning and Assessment Model Provisions 1980*, except for:

- (a) the definitions of **arterial road** and **map** in clause 4 (1), and
- (b) clause 29,

are adopted for the purposes of this plan.

7 Consent authority

The Coolamon Shire Council is the consent authority for the purposes of this plan.

Part 2 General restrictions on development of land

8 Zones indicated on the map

For the purposes of this plan, land to which this plan applies is within a zone specified below if the land is shown on the map in the manner specified below in relation to that zone:

Zone No 1 (a) (General Rural)—edged heavy black and lettered “1 (a)”.

Zone No 1 (c) (Rural Small Holdings)—edged heavy black and lettered “1 (c)”.

Zone No 1 (f) (Rural State Forrest)—edged heavy black and lettered “1 (f)”.

Zone No 2 (v) (Village)—edged heavy black and lettered “V”.

9 Zone objectives and development control table

- (1) The objectives of a zone are set out in the Table to this clause under the heading “Objectives of zone” appearing in the matter relating to the zone.
- (2) Except as otherwise provided by this plan, in relation to land within a zone specified in the Table to this clause, the purposes (if any) for which:
 - (a) development may be carried out without development consent, and
 - (b) development may be carried out only with development consent, and
 - (c) development is prohibited,are specified under the headings “Without development consent”, “Only with development consent” and “Prohibited”, respectively, appearing in the matter relating to the zone.
- (3) Except as otherwise provided by this plan, the Council shall not grant consent to the carrying out of development on land to which this plan applies unless the Council is of the opinion that the carrying out of the development is consistent with the objectives of the zone within which the development is proposed to be carried out.

Table

Zone No 1 (a) (General Rural)

1 Objectives of zone

The objective of this zone is to promote the proper management and utilisation of resources by:

- (a) protecting, enhancing and conserving:
 - (i) agricultural land in a manner which sustains its efficient and effective agricultural production potential,
 - (ii) soil stability by controlling and locating development in accordance with the soil capability,
 - (iii) forests of existing and potential commercial value for timber production,

- (iv) valuable deposits of minerals, coal, petroleum and extractive materials by controlling the location of development for other purposes in order to ensure the efficient extraction of those deposits,
 - (v) trees and other vegetation in environmentally sensitive localities where the conservation of the vegetation is significant to scenic amenity or natural wildlife habitat or is likely to control land degradation,
 - (vi) water resources for use in the public interest,
 - (vii) localities of significance for nature conservation, including localities with rare plants, wetlands and significant wildlife habitat, and
 - (viii) places and buildings of archaeological or heritage significance, including Aboriginal relics and places,
- (b) preventing the unjustified development of prime crop and pasture land for purposes other than agriculture,
 - (c) facilitating farm adjustments,
 - (d) minimising the cost to the community of:
 - (i) fragmented and isolated development of rural land, and
 - (ii) providing, extending and maintaining public amenities and services, and
 - (e) providing land for development for other non-agricultural purposes, in accordance with the need for that development.

2 Without development consent

Agriculture (other than intensive livestock keeping establishments); forestry (other than pine plantations).

3 Only with development consent

Any purpose other than a purpose included in item 2 or 4.

4 Prohibited

Motor showrooms; residential flat buildings; shops (other than general stores not exceeding 100 square metres in gross floor area).

Zone No 1 (c) (Rural Small Holdings)

1 Objectives of zone

The objective of this zone is to promote development of land identified as suitable for:

- (a) rural residential or hobby farm development, and
- (b) a range of industrial, storage or intensive livestock keeping purposes which are compatible with the environmental capabilities of the land and which are unlikely to adversely affect land or development in the vicinity.

2 Without development consent

Agriculture (other than intensive livestock keeping establishments).

3 Only with development consent

Any purpose other than a purpose included in item 2 or 4.

4 Prohibited

Boarding houses; hotels; motor showrooms; refreshment rooms; residential flat buildings; shops (other than general stores not exceeding 100 square metres in gross floor area).

Zone No 1 (f) (Rural State Forest)

1 Objectives of zone

The objectives of the zone are:

- (a) to permit state forestry activity, and
- (b) to permit appropriate recreational development and activities.

2 Without development consent

Any development permitted under the [Forestry Act 1916](#); camping grounds; forestry; picnic grounds; recreation areas.

3 Only with development consent

Nil

4 Prohibited

Any purpose other than a purpose included in item 2.

Zone No 2 (v) (Village)

1 Objectives of zone

The objective of this zone is to promote development in existing towns and villages in a manner which is compatible with their service function.

2 Without development consent

Nil

3 Only with development consent

Any purpose other than a purpose included in item 4.

4 Prohibited

Extractive industries; intensive livestock keeping establishments; mines; offensive and hazardous industries.

Part 3 Special provisions

10 General considerations for development within rural zones

- (1) The Council shall not consent to an application to carry out development on land within Zone No 1 (a) or 1 (c) unless it has taken into consideration, if relevant, the effect of the carrying out of that development on:
 - (a) the present use of the land, the potential use of the land for the purposes of agriculture and the potential of any land which is prime crop and pasture land for sustained agricultural production, and
 - (b) vegetation, timber production, land capability (including soil resources and soil stability) and water resources (including the quality and stability of water courses and ground water storage and riparian rights), and
 - (c) the future extraction of known valuable deposits of minerals, coal, petroleum, sand, gravel or other extractive materials and localities considered to be prospective for those materials, and
 - (d) the protection of localities of significance for nature conservation or of high scenic or recreational value, and places and buildings of archaeological or heritage significance, including Aboriginal relics and places, and

- (e) the cost of providing, extending and maintaining public amenities and services to the site of the development, and
 - (f) the future expansion of settlements in the locality.
- (2) As well as the matters referred to in subclause (1), the Council shall take into consideration the relationship of the development to development on adjoining land and on other land in the locality.
- (3) Subclause (1) does not apply to development consisting of:
- (a) an addition to a building or work, or
 - (b) development ancillary to other development for which the consent of the Council has been granted, or
 - (c) the erection of a dwelling-house on an allotment of land created in accordance with this plan for the purpose of a dwelling.

10A What is exempt and complying development?

- (1) Development of minimal environmental impact listed as exempt development in *Development Control Plan No 2* as adopted by the Council on 20 March 2000 is **exempt development** if it is carried out on land other than land in Zone No 1 (f), despite any other provision of this plan.
- (2) Development listed as complying development in *Development Control Plan No 2* as adopted by the Council on 20 March 2000 is **complying development** if:
- (a) it is local development of a kind that can be carried out with consent on the land on which it is proposed, and
 - (b) it is not an existing use, as defined in section 106 of the Act.
- (3) Development is exempt or complying development only if it complies with the development standards and other requirements applied to the development by *Development Control Plan No 2* as adopted by the Council on 20 March 2000.
- (4) A complying development certificate issued for any complying development is to be subject to the conditions for the development specified in *Development Control Plan No 2* adopted by the Council, as in force when the certificate is issued.

11 Subdivision of land generally

- (1) A person shall not subdivide land to which this plan applies except with the consent of the Council.
- (2) The Council must not consent to an application to subdivide land within Zone No 1 (a) or 1 (c) unless it has obtained all relevant information in relation to, and made and

assessment of:

- (a) the primary purpose for which each allotment to be created by the subdivision is intended to be used, and
- (b) whether any allotment to be created by the subdivision is intended to be used primarily for the purposes of agriculture, and
- (c) whether a dwelling is intended to be erected on any allotment to be created by the subdivision and the approximate location of any such dwelling.

12 Subdivision for the purposes of agriculture in Zone No 1 (a)

- (1) A person may, with the consent of the Council, subdivide an allotment of any area if every allotment to be created by the subdivision is intended to be used for the purposes of agriculture.
- (2) The Council shall not consent to the creation of an allotment intended to be used for the purposes of agriculture if the allotment has an area of less than 100 hectares and there is a dwelling on the allotment.
- (3) Notwithstanding subclause (2), the Council may consent to the creation of one (but not more than one) allotment intended to be used for the purposes of agriculture from an existing holding on which a dwelling stands if that dwelling was lawfully erected on that land on or before the appointed day.

13 Subdivision for the purposes of dwelling-houses in Zone No 1 (a)

The Council may consent to a development application to subdivide an existing holding within Zone No 1 (a) if not more than 2 of the allotments to be created by the subdivision are intended to be used for the purpose of a dwelling-house, but only if each allotment to be created:

- (a) has an area of not less than 1 hectare and not more than 5 hectares, and
- (b) forms part of an existing holding which has an area of not less than 100 hectares, and
- (c) is unlikely to affect adversely the existing and potential capability of the land and adjacent land to produce food or fibre or to be used for other agricultural purposes.

14 Subdivision for other purposes in Zone No 1 (a)

- (1) The Council shall not consent to a development application to subdivide land within Zone No 1 (a) if any allotment to be created by the subdivision is intended to be used primarily for purposes other than agriculture or a dwelling, unless, in the opinion of the Council:
 - (a) none of the land the subject of the application is prime crop and pasture land, and

(b) the area of each allotment to be created by the subdivision is appropriate having regard to the purpose for which it is being created.

(2) Nothing in subclause (1) prevents the Council from granting consent to a development application to subdivide land to create an allotment intended to be used for a purpose other than agriculture or a dwelling if the Council is satisfied that:

(a) the purpose for which the allotment is to be used involves the supply of goods or services for which there is a demand in the locality, and

(b) no other land in the locality could reasonably be used for that purpose, and

(c) the level of demand for the goods or services which are to be supplied from the allotment and the extent to which that allotment is proposed to be used to meet that demand justify the creation of the allotment notwithstanding its agricultural value.

15 Subdivision for the purposes of the creation of dwellings in Zone No 1 (c)

(1) A person shall not subdivide land within Zone No 1 (c) to create an allotment which the Council is satisfied will be used for the purposes of a dwelling-house unless the allotment has an area, frontage and depth which is, in the opinion of the Council, appropriate to the urban land capability and character of the locality.

(2) The Council shall not grant consent to the subdivision of land under subclause (1) unless it has taken into consideration:

(a) the land capability (including soil resources and soil stability), natural constraints and hazards of the land to be subdivided in relation to the density of the allotments proposed to be created, and

(b) the desirability of providing a range and mixture of allotment sizes, and

(c) whether the design of each allotment to be created by the subdivision is satisfactory for the economic provision of services and the physical suitability for on-site disposal of wastes.

16 Subdivision of land in Zone No 2 (v)

A person shall not subdivide land within Zone No 2 (v) to create an allotment which the Council is satisfied will be used for the purposes of a dwelling-house unless the allotment has an area, frontage and depth which is (in the opinion of the Council) appropriate to the urban land capability and character of the locality.

17 Dwellings in Zone No 1 (a)—vacant land

(1) The Council shall not consent to an applicant to erect a dwelling on vacant land within Zone No 1 (a) unless:

- (a) the land has an area of 100 hectares or more, or
- (b) the land comprises:
 - (i) a lot in a subdivision consented to by the Council for the purpose of erecting dwellings (clause 13), or
 - (ii) a vacant 'existing holding' (as defined in clause 5), or
 - (iii) a lot in a subdivision consented to by the Council for a purpose other than agriculture, or for the purpose of erecting dwellings in accordance with clause 14 and the Council is satisfied that use of the dwelling will be ancillary to the primary purpose for which the land will be used, or
 - (iv) be a lot in a subdivision which was approved by the Council before this plan took effect and which met the requirements for erecting dwellings that applied before that time.

(2) In this clause, ***vacant land*** means land on which no dwelling is erected.

18 Creation of additional dwellings in Zone No 1 (a) or 1 (c)

- (1) A person may, with the consent of the Council, create not more than 2 additional dwellings on land within Zone No 1 (a) or 1 (c) (whether by the erection of a new dwelling or the alteration of an existing dwelling to create 2 dwellings) if:
 - (a) a dwelling could be erected on the land in accordance with clause 17, where the land is within Zone No 1 (a), and
 - (b) no additional access to a public road is required from the land, and
 - (c) separate ownership of the proposed dwelling or dwellings could be achieved only by a subdivision of the land; under this plan, and
 - (d) in the opinion of the Council, the dwelling or dwellings to be created on the land will not interfere with the purpose for which the land is being used, and
 - (e) the land is not prime crop and pasture land unless, despite the land being prime crop and pasture land, the creation of the additional dwelling or dwellings is justified in the opinion of the Council, having regard to the practical and economic provision of access and services to the proposed dwelling or dwellings.
- (2) The Council shall not consent to the subdivision of land on which an additional dwelling is erected in pursuance of this clause except as provided by plan.
- (3) The Council shall not grant a consent pursuant to this clause that may result in the existence on a piece or parcel of land of more than 2 dwellings the erection of which was consented to pursuant to this clause.

19 Applications that must be advertised

The provisions of sections 84, 85, 86, 87 (1) and 90 of the Act apply to and in respect of development specified in Schedule 2 in the same way as those provisions apply to and in respect of designated development.

20 Development along arterial roads

The Council shall not grant consent to an application to carry out development on land which has frontage to an arterial road, unless:

- (a) access to that land is provided by a road other than the arterial road, wherever practicable, and
- (b) in the opinion of the Council, the safety and efficiency of the arterial road will not be affected adversely by:
 - (i) the design of the access to the proposed development, or
 - (ii) the emission of smoke or dust from the proposed development, or
 - (iii) the nature, volume or frequency of vehicles using the arterial road to gain access to the proposed development, or
 - (iv) visual distraction or hazard to passing traffic.

21 Flood liable land

- (1) A person shall not erect a building or carry out a work on flood liable land except with the consent of the Council.
- (2) In this clause, ***flood liable land*** means land shown as flood liable on the map.

22 Heritage aims and objectives

The aims and objectives of this plan with respect to heritage are:

- (a) to conserve the environmental heritage of the land to which this plan applies, and
- (b) to integrate heritage conservation into the planning and development control processes, and
- (c) to provide for public involvement in matters relating to the conservation of the area's environmental heritage, and
- (d) to ensure that new development is undertaken in a manner that is sympathetic to, and does not detract from, the heritage significance of heritage items and their settings, as well as streetscapes and landscapes and the distinctive character that they impart to the land to which this plan applies.

23 Heritage items

- (1) A person shall not, in respect of a building, work, relic, place or tree that is a heritage item:
 - (a) demolish or alter the building or work, or
 - (b) damage or move the relic, or
 - (c) excavate for the purpose of exposing the relic, or
 - (d) damage or despoil the place or tree, or
 - (e) erect a building on or subdivide land on which the building, work or relic is situated or that comprises the place, or
 - (f) damage any tree on land on which the building, work or relic is situated or on the land which comprises the place,except with the consent of the consent authority.
- (2) The consent authority must not grant consent to a development application required by subclause (1) unless it has taken into consideration the extent to which the carrying out of the proposed development would affect the heritage significance of the item and any stylistic or horticultural features of its setting.
- (3) Development consent is not required under this clause if the consent authority is of the opinion that the proposed development would not adversely affect the heritage significance of the heritage item.

24 Development in the vicinity of heritage items

The Council shall not grant consent to a development application to carry out development within the vicinity of the land on which a heritage item is situated unless the Council has made an assessment of the effect which the carrying out of that development will have on the historic, scientific, cultural, social, archaeological, architectural, natural or aesthetic significance of the heritage item and its setting.

25 Heritage conservation areas

A person must not, in respect of a heritage conservation area:

- (a) demolish or alter a building or work within the area, or
- (b) damage or move a relic within the area, or
- (c) excavate for the purpose of exposing a relic within the area, or
- (d) damage or despoil a place within the area, or

- (e) erect a building on or subdivide land within the area,
except with the consent of the Council.

26 Heritage advertisements and notifications

- (1) Except as provided by this clause, the provisions of sections 84, 85, 86, 87 (1) and 90 of the Act apply to and in respect of:
 - (a) the demolition of a heritage item, and
 - (b) the demolition of a building, work, relic or place within a heritage conservation area,in the same way as those provisions apply to and in respect of designated development.
- (2) The Council must not grant consent to an application to demolish a heritage item unless:
 - (a) the Council has notified the Heritage Council of its intention to grant consent, and
 - (b) the Council has taken into consideration any response made by the Heritage Council within 28 days of being notified by the Council.

27 Conservation incentives

- (1) Nothing in this plan prevents the consent authority from granting consent to:
 - (a) the use, for any purpose, of a building that is a heritage item or the land on which the building is erected, or
 - (b) the use, for any purpose, of a building within a heritage conservation area or of the land on which the building is erected,if it is satisfied that:
 - (c) the proposed use would have little or no adverse effect on the amenity of the area, and
 - (d) the conservation of the building depends on the Council granting that consent.
- (2) When considering an application to erect a building on land on which there is situated a building which is a heritage item or on land within a heritage conservation area, the Council may:
 - (a) for the purposes of determining the floor space ratio, and
 - (b) for the purposes of determining the number of parking spaces to be provided on the site,

exclude from its calculation of the floor space of the buildings erected on the land the floor space of the building, but only if the Council is satisfied that the conservation of the building depends upon the Council making that exclusion.

28 Access

A person, other than the Council, shall not construct a road which has access to a public road except with the consent of the Council.

Schedule 1 Heritage items and heritage conservation areas

(Clause 5 (1))

Ardlethan:

Old Bank of New South Wales

Catholic Presbytery

London Hotel

Beckom:

Beckom Hotel

Coolamon:

Old Coolamon Hospital

Coolamon Hotel

Coolamon Shire Hall

Cowabbie Street precinct (Loughnan Street to Mann Street) including:

Bank of New South Wales

CBC Bank

Cowabbie Street Park

Royal Hotel

Old General Store, corner of Cowabbie Street and Loughnan Street

St. Michael's Roman Catholic Church

Ganmain:

"Royal Hotel"

Ganmain Hotel

Langham Street group of buildings, consisting of:

Original timber church and timber hall

Presentation Convent

St. Brendan's Roman Catholic Church

St. Brendan's Roman Catholic Presbytery

St. Brendan's Infants and Primary School

Uniting Church

Matong:

Farmers Home Hotel

Marrar:

Marrar Heritage Conservation Area (Wise Street to See Street)

Schedule 2 Applications that must be advertised

(Clause 19)

- (1)** The demolition of a building or work that is a heritage item, or is within a heritage conservation area (not being a partial demolition, which in the opinion of the Council, is of a minor nature and does not adversely affect the significance of the building or work as part of the environmental heritage within the area of the Coolamon Shire Council.
- (2)** Development for the purpose of boarding houses; hotels, motels and residential flat buildings.
- (3)** Development for the purpose of industries, other than rural industries within Zone No 1 (a), 1 (c) or 2 (v).
- (4)** Development for the purpose of intensive livestock keeping establishment, junk yards, liquid fuel depots, sawmills or stock and sales yards.