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JOBS & HOUSING BOOST FOR COOLAMON SHIRE UNDER NEW LEP

The NSW Government has approved a comprehensive plan that will support urban expansion and new housing in the Coolamon Shire.

Minister for Planning, Tony Kelly, said the Coolamon local environmental plan (LEP) would guide future planning across the council area to deliver jobs and housing in line with expected growth, while protecting the biodiversity value of the region.

“One of the key aspects of the plan was the zoning of an additional 15.5 hectares of urban land in Coolamon and Ardlethan to support up to 35 new residential lots and a highway service centre,” the Minister said.

“An additional 173 hectares of land north of Coolamon and in Ganmain has also been zoned for rural small holdings, with a two hectare minimum lot size, able to support up to 87 new homes.

“These lot sizes allow for existing native vegetation to be retained as well as agricultural activities.

“These changes recognise the urban growth potential of Coolamon Shire.”

Mr Kelly said the council is looking at developing a subdivision policy and requesting vegetated buffers at the rear of new lots, to improve vegetation links with the State Forest and provide a buffer between housing and farming.

“By promoting some limited new housing in the north of Coolamon, the LEP will protect good broad acre agricultural land to the south,” the Minister said.

The LEP was prepared in line with the NSW Government’s standard template which provides consistency in the format and layout of council LEPs throughout the state, while still allowing councils the flexibility to address specific local planning issues.

To assist in preparing the draft plan, the council received $50,000 in financial assistance from the Department of Planning under its Planning Reform Fund.

Mr Kelly said the new LEP provides greater clarity for landowners and the community about the type of development that can be expected within the Coolamon local government area into the future.

“Maps which identify sensitive natural resources - areas with significant biodiversity, land or water values - are included in the LEP and accompanied by a series of local natural resources management clauses that set out the rules which will protect these areas,” the Minister said.

Mr Kelly, in his capacity as Minister for Lands has also announced funding of $17,571 to help pay for improvements at Ardlethan Showground.

“The funding, in the form of a $6,000 grant and $11,571 loan, has been offered to Coolamon Shire Council as trust manager to help install an underground power supply,” the Minister said.