

# Coleambally

habitat



### 3.2. Coleambally

Coleambally is the largest of the three townships of the Murrumbidgee Council area. It was established in 1968 to act as the centre for the surrounding Coleambally Irrigation Area and is the newest town in NSW celebrating its 50-year anniversary in 2018.

The town is located approximately 30 kilometres south of Darlington Point and 70 kilometres north of Jerilderie.

The main urban areas are zoned RU5 Village under the LEP to provide for the residential and commercial needs of the township. Other zones within the town include the R5 Large Lot Residential, IN1 General Industrial, RE1 Public Recreation, RE2 Private Recreation, RU1 Primary Production zones and RU3 Forestry zones.

#### 3.2.1. Social and Community

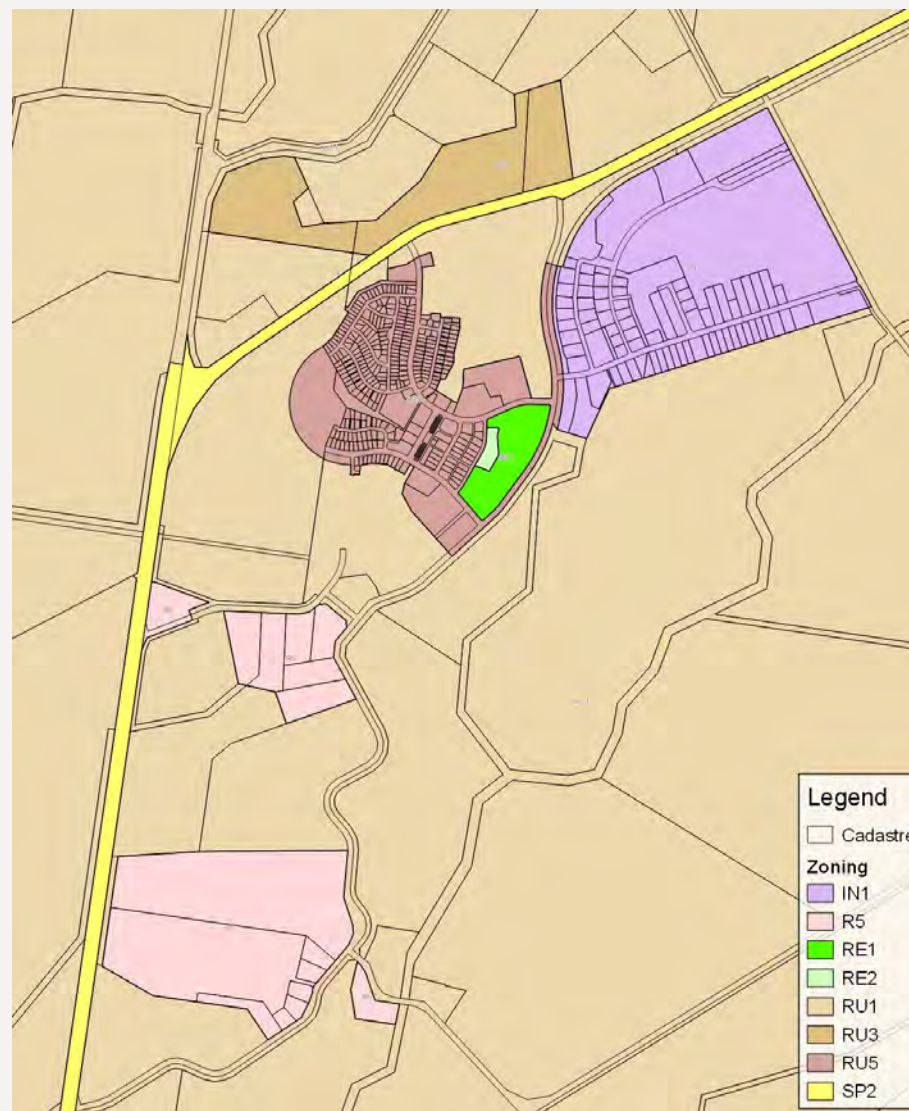
##### Population

Coleambally had a total population of 1,331 people at the 2016 Census, which accounted for 35 percent of the total Murrumbidgee area.

Population and demographic trends within Coleambally are consistent with the broader Murrumbidgee Council area as outlined in Section 2.2.

**Table 26:** Darlington Point Population Projections 2016-2041

	Population (2016)	Additional Population (persons)	Annual change (persons)	Population (2041)
<b>DPIE Projection (Common Growth)</b>	1,331	-55	-2.22	1,276
<b>Council Projection (High Growth)</b>	1,331	175	7	1,506



**Figure 46:** Land Zoning Map - Coleambally

## Housing

At the 2016 Census, there were 659 dwellings in Coleambally. The predominant housing type in the township is single detached dwellings, with the largest household type being classified as 'family households' comprising at least one parent and child. The average size of households within Darlington Point was 2.3 persons per household.

Building approvals for Coleambally have remained low but steady over time with 3-4 new dwellings constructed per annum, which is reflective of population growth.

Anecdotally, demand for housing is forecast to increase in response to the establishment of a number of large industries and agricultural businesses proposed within close proximity to the town.

**Table 27:** Coleambally Housing Projections 2016-2041

	Housing (2016)	Additional Dwellings	Annual change (dwellings)	Housing (2041)
<b>DPIE Projection (Common Growth)</b>	659	-26.95	-1.08	-
<b>Council Projection (High Growth)</b>	659	86.21	3.45	745.21

Current housing issues facing Coleambally include:

- Increased demands for short-term or temporary worker accommodation in the township and potential amenity and land use conflicts this may create.
- Instances of residents living in sheds or outbuildings.
- Ageing population and demands for appropriate housing types.

## Residential Land Supply

An analysis of residential land supply had been used to determine how much residential land is currently available for consumption.

For the purposes of this assessment, a lot is considered to be 'vacant' where it does not contain a dwelling as at 30 June 2021.

The residential land within Coleambally has been categorised as follows:

- **Standard Residential**, being land zoned RU5 Village with a minimum lot size of 600m<sup>2</sup>. This land is connected to Council's reticulated sewerage;
- **Large Lot Residential**, being land zoned R5 Large Lot Residential with lot sized of 2ha or larger. This land is not connected to Council's reticulated sewerage.

Whilst it is acknowledged that the RU5 Village zone has a default minimum lot size of 600m<sup>2</sup>, this is not representative of the established residential subdivision pattern of the town, which is more consistent with a minimum lot size of 1,000m<sup>2</sup>.

There are currently approximately 15 vacant developed residential zoned lots within the township that are available for development. Furthermore, there is approximately 11.5 hectares of residential zoned land located to the south west of the main township, which can be further subdivided for conventional residential purposes.

It is noted that there is another approximate 7 hectare sized parcel of land zoned RU5 Village located to the south of Kookaburra Avenue. However, this land has not been included within the existing residential land supply as it is heavily vegetated and is proposed to be rezoned for environmental purposes.

In addition, there is approximately 87 hectares of undeveloped land located to the south of Coleambally along Pine Drive that is zoned R5 Large Lot Residential with a 2 hectare minimum lot size that could be further developed.

Table 28 provides an analysis of the current supply of residential zoned land (both developed and undeveloped) in Coleambally. The figures used in this table are based on an average of 8 lots per hectare for RU5 zoned land, which equates to an average lot size of 1,000m<sup>2</sup>. Land supply in the R5 Large Lot Residential Zone has been calculated using a 2 hectare minimum lot size. This calculation also assumes 20% of the development site is required for roads, drainage and open space.

Based on this analysis, Coleambally has an approximate 62 years supply of residential zoned land based on an average take-up rate of 2.5 dwellings per annum.

When considering population projections outlined in Table 12 and using an average take-up rate of 3.5 dwellings per annum, the level of residential land supply is reduced to approximately 35 years.

**Table 28:** Coleambally Existing Residential Land Supply

Summary	Growth Rate	Land Supply	No. of additional lots	Demand (dwellings p.a.)	Years Supply
<b>Standard Residential (600m<sup>2</sup>)</b>	DPIE Projection (High Growth)	11.5ha	89*	2.0	44.5
	Council Projection (High Growth)	11.5ha	89*	2.5	35.6
<b>Large Lot Residential (2ha+)</b>	DPIE Projection (High Growth)	87	35	0.5	70
	Council Projection (High Growth)	87	35	1.0	35

\* This figure includes the existing 15 constructed lots that are vacant

## Community Facilities

Coleambally is well serviced with a number of community facilities including a pre-school, playgroup, primary school (St Peter's), a K-12 school (Coleambally Central), residential program for Aboriginal boys (Tirkandi Innaburra), a medical centre, aged care hostel, police station and ambulance station. Council also runs an administration office and a mobile library services the town every Wednesday. A community hall is also available for hire and the area has a number of churches and a local cemetery.

In recognition of the wide range of community facilities and historical population trends, there is capacity within the existing facilities to accommodate the expected marginal population growth to 2041.

A plan showing the existing community facilities is provided in Figure 47.

## Recreation and Open Space

The Coleambally area is serviced by a number of public recreation and open space areas including the Coleambally Sports and Recreation Complex, Apex Park, John McInnes Square and Lions Park, which is situated at the town's entrance and contains the imposing Bucyrus Erie dragline excavator.

The town caters for tennis, netball, basketball, football, lawns bowls, cricket and squash. In addition, it is serviced with an outdoor heated swimming pool, clay target shooting club, pistol club and golf course.

The Coleambally Lake Committee has recently been established to investigate opportunities to create a new lake and associated recreation and parking facilities to the south west of the main township. A residential subdivision is also proposed surrounding this lake.

In recognition of future population growth and consistent with the key performance criteria of the NSW Government's *Draft Greener Places Design Guide*, it is recommended that a new local park be constructed on the south western side of town to service the future population in this area and ensure that all residents have access to open space within a general 400m / 5 minutes walking distance.

A plan showing existing and proposed open space is provided in Figure 47.



**Figure 47:** Open Space and Community Facilities Map – Coleambally

### 3.2.2. Economy

#### Commercial and Retail

The main commercial and retail centre of Coleambally is focussed around Brolga Place, which is the main street. The main commercial area includes banking services, a butcher, supermarket, service station, post office, newsagent, hairdresser, clothing stores, take-away food shop, pharmacy, account and legal services.

The area also contains a number of cafes, coffee shops and restaurants, as well as the Brolga Hotel, which is located at the northern edge of the main street.

The main township is zoned RU5 Village under the current LEP to provide flexibility in zoning and to allow for a range of commercial, residential and light industrial activities.

Further commercial development within the township should occur around the established main street.

#### Industry

Coleambally is well serviced with industrial zoned land with approximately 155 hectares of land located on the eastern side of town zoned IN1 General Industrial.

This industrial area provides the town with automotive and tyre services, transport, hardware and building supplies, engineering and agricultural industries.

A supply and demand analysis of existing industrial zoned land has been undertaken and is provided in Table 29.

As can be seen in this table, there is approximately 60 hectares of vacant industrial zoned land that could be developed. Based on an average lot size of 5,000m<sup>2</sup> – 7,000m<sup>2</sup> which is consistent with the current established lot pattern, this could equate to an industrial land supply of 84-115 lots.

A review of recent council building and planning approvals for the previous 5 years shows that on average, 3 new industrial developments are constructed each year in Coleambally.

Based on current industrial supply and demand figures, this equates to approximately 28-38 years worth of industrial land.

Accordingly, the town is well serviced with industrial zoned land and there is no need to rezone more land for this purpose, given a large proportion of this area still remains undeveloped.

**Table 29:** Coleambally Industrial Land Supply

Supply and Demand Analysis	No.
Amount of industrial zoned land	155ha
Total Lots Created	81
Total Lots Consumed (developed)	60
Total Vacant Lots	21
Vacant Industrial zoned land (to be developed)	59ha
Potential additional lot supply (based on average lot size of 5,000m <sup>2</sup> – 7,000m <sup>2</sup> )	84-115*
Land supply (years) (based on demand for 3 industrial lots p.a.)	28-38

\* This figure will be lower if several larger industrial lots are created similar to other examples within the industrial estate.



## Tourism

Coleambally enjoys a number of tourist attractions that make it an ideal place to visit including; retail, recreation, agricultural and nature-based activities. These permanent attractions are in addition to a number of events held throughout the year.

It is recommended that land use zoning remain flexible to continue to support a variety of tourist opportunities.

As outlined above, the Coleambally Lake Committee has also recently been established to investigate opportunities to create a new lake and associated recreation and parking facilities to the south west of the main township so as to encourage additional tourism opportunities consistent with a number of other regional and rural townships. It has been proposed that this lake can be constructed on Council owned land and filled with surplus irrigation water.



Coleambally Water Tower

## Agriculture

The majority of the Murrumbidgee Council area is zoned for rural and agricultural purposes and is broadly used for dryland and irrigated cropping, as well as grazing.

Land within and immediately surrounding Coleambally is rated as Class 6 - Very severe limitations in terms of agricultural land quality (Figure 48).

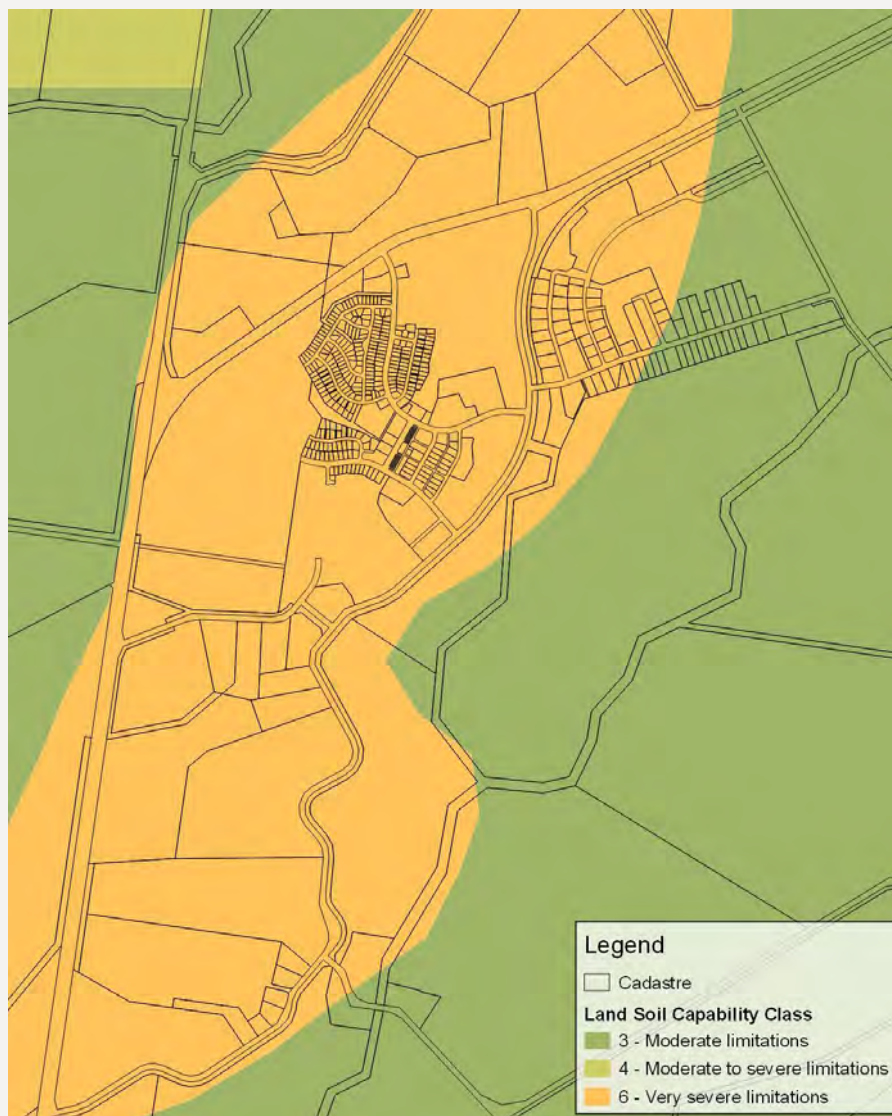
All rural land within and surrounding the main township of Coleambally is zoned RU1 Primary Production with a corresponding 200 hectare minimum lot size for subdivision. This land is generally used for broadacre grazing and irrigated cropping purposes.

Although the Council area can be viewed as a traditional rural and agriculturally based local government area, the main townships and immediate surrounds are urban in nature or have been developed for hobby farming type purposes.

Future development and expansion of Coleambally will need to ensure that residential and rural residential growth does not restrict existing productive agricultural operations.

Similarly, land management for native vegetation removal in the rural zones is undertaken in accordance with the *Local Land Services Act 2013*. For the purposes of this Study, much of the land surrounding the main Coleambally township is classified as 'Category 1 Exempt Land' as it was cleared of native vegetation as at 1 January 1990 (Figure 49).

Under the LLS Act, Category 1 land is unregulated and owners can remove native vegetation so long as they do not knowingly harm an animal or damage the habitat of an animal that is a threatened species or part of a threatened ecological community



**Figure 48:** Agricultural Land Capability Map – Coleambally



**Figure 49:** Category 1 Exempt Land Map  
(Source: Area Environmental and Heritage Consultants, 2021)



### 3.2.3. Environment

#### Vegetation and Threatened Species

Coleambally is surrounded by dense vegetation including semi-arid woodlands (Black Box, Cypress Pine and Weeping Myall), Riverine sandhill woodlands (White Cypress Pine), Forested wetlands (River red gums), as well as grasslands (Speargrass, Windmill grass and Plains Grassland).

Of these, a number are classified as endangered (Sandhill pine woodland, Myall woodland) and critically endangered (Artesian springs ecological community and natural grasslands).

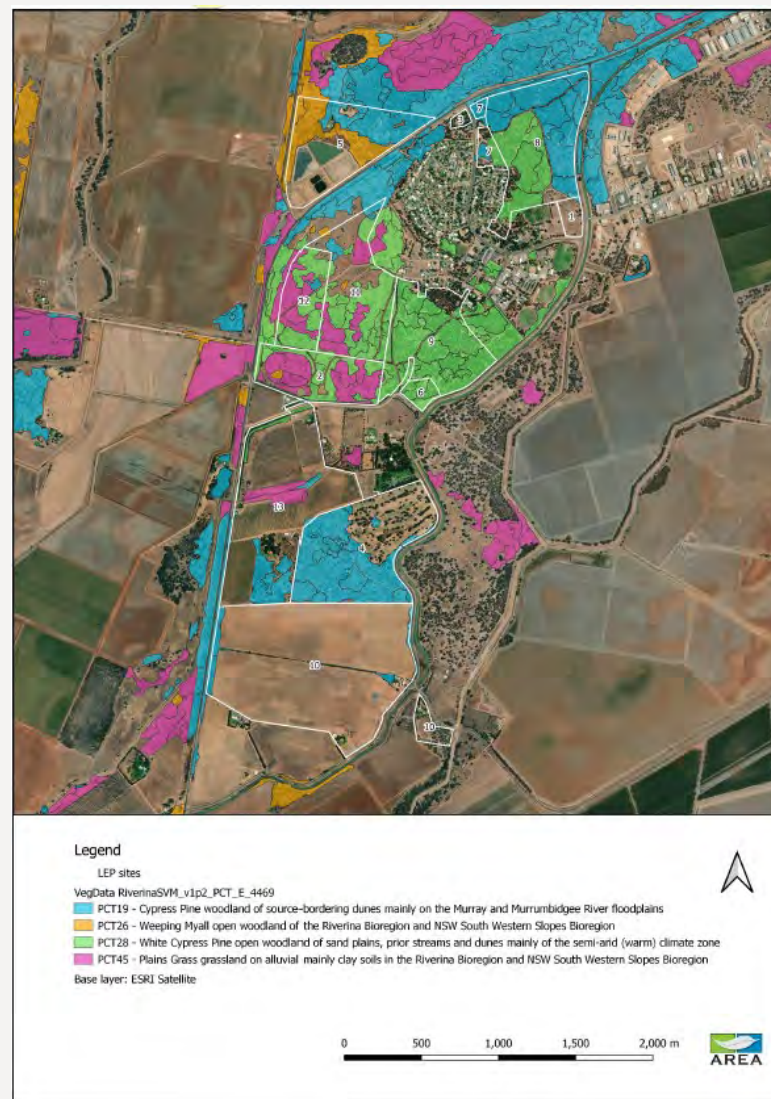
The area is also home to a number of native fauna including the Grey-crowned babbler (eastern subspecies), Painted honeyeater, Southern Myotis and Superb parrot, which are all listed as 'vulnerable' under the *Biodiversity Conservation Act 2016* and/or the *Federal Environment Protection and Biodiversity Conservation Act 1999*.

The LEP maps much of Coleambally as an area of 'Terrestrial Biodiversity' within which Clause 6.3 requires Council to consider the impact of development on flora and fauna as well as "any appropriate measures proposed to avoid, minimise or mitigate" those impacts. These areas have been identified through aerial imagery and have not been 'ground truthed' for significance. They also do not identify scattered vegetation.

Having regard to the vegetation types in the study area, vegetation presents as a constraint for development not just because of its biodiversity value but also because of the high cost of offsetting its removal. Specifically, this is the reason that the proposed Coleambally Lake project has not been progressed due to the biodiversity offsetting costs to develop this land.

Fortunately, there remains areas of land that are either unconstrained by stands of remnant vegetation or contain scattered paddock trees at a lower density.

Further matters regarding biodiversity are contained in the Biodiversity Constraints Analysis report prepared by AREA Environmental and Heritage Consultants in support of the Land Use Plan.



**Figure 50:** Plant Community Types associated with Threatened Ecological Communities (Source: Area Environmental and Heritage Consultants, 2021)



**Figure 51:** Terrestrial Biodiversity Map – Coleambally

### Flooding

Coleambally is not subject to flooding or inundation.

### Bushfire

The entire township west of Pine Drive is classified as being bushfire prone. Therefore, any development of this land or adjoining land shall have regard to the relevant bushfire planning requirements as outlined within the NSW RFS document titled *Planning for Bushfire Protection Guidelines 2019*.

In addition, *Planning for Bushfire Protection Guideline 2019* now provides a broader definition of grassland than previous versions with any undeveloped land now considered to be 'grassland vegetation'.

Consequently, further development of land shall have regard to the bushfire prone land map, as well as the broader grassland bushfire hazard. Where necessary, any future subdivisions shall incorporate relevant bushfire provision measures such as Asset Protection Zones, whilst the construction of new buildings shall achieve relevant Bushfire Attack Level (BAL) ratings in accordance with the requirements of PBP.

Council is currently in discussions with the NSW RFS to update this mapping to reflect current day bushfire hazards and policy changes.



**Figure 52:** Extract of Bushfire Prone Land Map for Coleambally  
(Source: NSW Planning Portal, 2020)



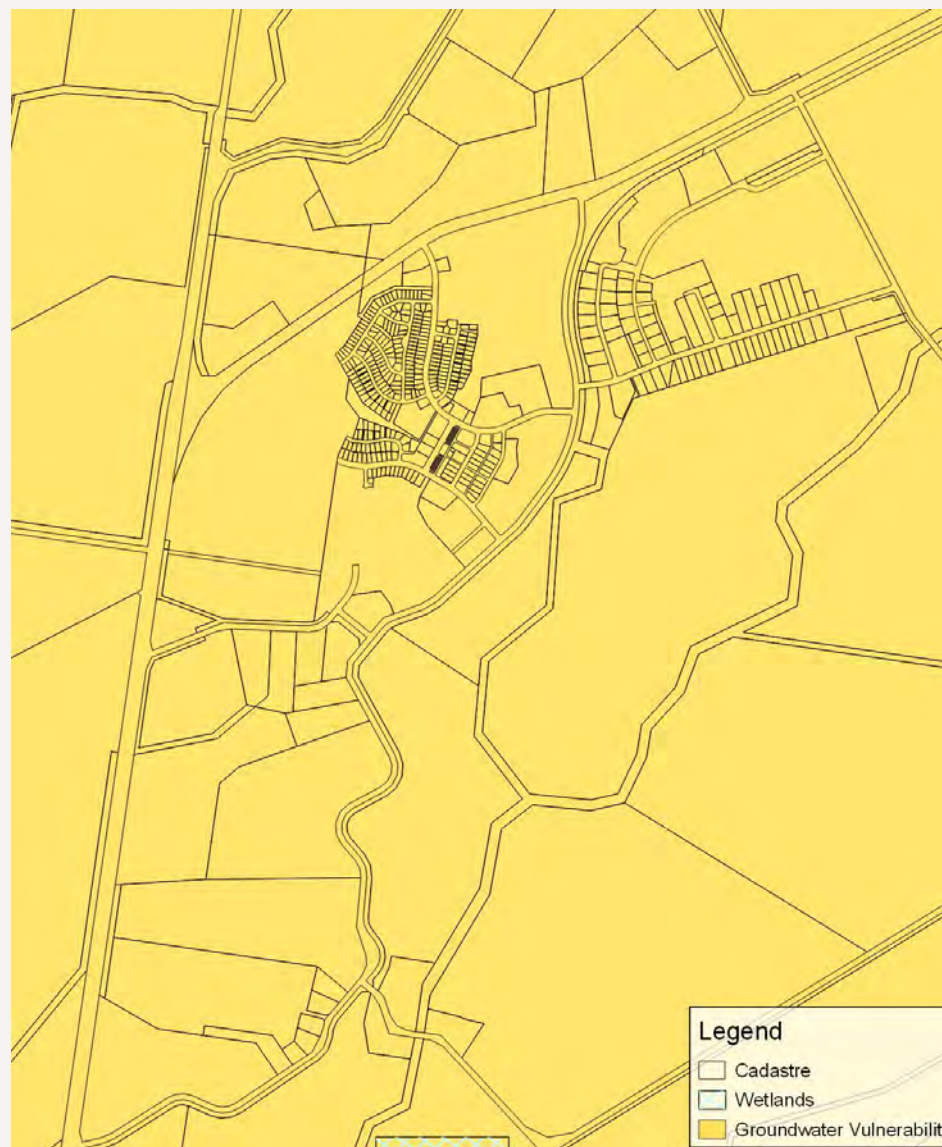
## Waterways

Coleambally does not contain any identified waterways, but rather contains a number of constructed irrigation channels that service the wider Coleambally Irrigation Area.

Notwithstanding, the entire township is identified as being subject to groundwater vulnerability as it contains important aquifers (Renmark and Calivil Formations), which are used for consumptive and beneficial uses including urban water supplies.

Consequently, Clause 6.4 of the LEP contains specific matters regarding groundwater vulnerability that Council must consider when assessing a development application.

Consideration of these areas will be required in the future rezoning of any land, particularly areas of groundwater vulnerability where effluent is proposed to be disposed of on-site.



**Figure 53:** Waterways Map – Coleambally



## Non-Aboriginal Heritage

There are currently no non-Aboriginal heritage items recorded in Coleambally. Reasons for this could include the relatively young age of the town, but the more likely scenario is that matters regarding heritage have not been previously investigated.

A Heritage Review Inventory Report has been prepared by Noel Thomson Architecture in support of the Land Use Plan. The purpose of this report was to review the current heritage listings and recommend any deletions and/or additions to this list.

The report recommends the inclusion of a number of items of environmental heritage including:

- Police Station, Brolga Place and Kookaburra Avenue, Coleambally
- Post Office and shopping centre, 33-35 Brolga Place, Coleambally
- Coleambally Community Hall, Kingfisher Avenue, Coleambally
- St Mark the Evangelist Anglican Church, 26 Kookaburra Avenue, Coleambally
- Uniting Church, 13 Kingfisher Avenue, Coleambally
- Catholic Church of St Peter, 20 Kingfisher Avenue, Coleambally
- St Peters Primary School, Currawong Crescent, Coleambally
- Coleambally Central School, 11 Kingfisher Avenue, Coleambally
- Bucyrus Class Dragline, Lions Park, Coleambally
- Coleambally Water Tower, Kingfisher Avenue, Coleambally
- Coleambally Memorial Swimming Pool, Falcon Road, Coleambally
- Coleambally Station, Four Corners Road, Coleambally
- Kyola Station, 110 Kyola Road, Coleambally
- The Avenue, The Avenue, Donald Ross Drive, Coleambally
- Gala Vale, Kulki Lane via Coleambally
- Argoon Church, Corner Kulki Lane and Stud Park North Road, Argoon
- Noonameena & Coleambally Station, Four Corners Road, Coleambally
- Coleambally Main Canal Bridge No. 2, Coleambally
- Coleambally Offtake Bridge Regulator, Coleambally

See Heritage Review Inventory Report prepared by Noel Thomson Architecture for further details.

## Aboriginal Heritage

Generally, the Coleambally area has low archaeological potential due to its distance from a reliable water source. It is important to note however that prior streams may be present within or nearby, which could reveal uncovered archaeological items.

A review of the NSW Aboriginal Heritage Information Management System (AHIMS) has revealed one previously-recorded Aboriginal site within the township of Coleambally with three others located to the west of Kidman Way, but in proximity to the township. All previously-recorded sites are culturally-modified trees.

Existing ground disturbances are variable in Coleambally but the regional and local archaeological contexts indicate a low likelihood for sites of Aboriginal heritage even where disturbance is low.

Nonetheless, any remnant mature vegetation should be inspected for possible cultural modification prior to clearance. Other site types are possible where disturbances are low.

Key future development sites, proposed to the south west of Coleambally have been inspected as part of an Aboriginal Cultural Heritage Assessment Report prepared by AREA Environmental and Heritage Consultants.

A pedestrian survey was undertaken on Wednesday 17 March 2021 by AREA Environmental and Heritage and a representative of the Griffith Local Aboriginal Land Council. The site was adequately covered and one possible culturally-modified (scarred) tree was recorded in the south-west corner. No other sites or areas of archaeological sensitivity were recorded and the report concluded that there will be no archaeological constraints to the development of this land.

For further details regarding Aboriginal Cultural Heritage, see the Aboriginal Cultural Heritage Review report prepared by AREA Environmental and Heritage Consultants.

## Land Use Conflicts

As outlined within Section 2.2.7, land use conflicts arise when incompatible land uses are situated in close proximity to each other. Land use conflicts may impact on the amenity of sensitive land uses, the efficient use of productive land, or environmental and landscape values.

An assessment of land use conflicts for Coleambally has been undertaken consistent with the NSW Department of Primary Industry's Land Use Conflict Risk Assessment (LUCRA) guidelines. There are four key steps involved in undertaking a LUCRA and these include:

1. Gather information about proposed land use changes and associated activities.
2. Evaluate the risk level of each activity.
3. Identify risk reduction management strategies
4. Record LUCRA results.

Key potential land use conflicts contained within Coleambally include:

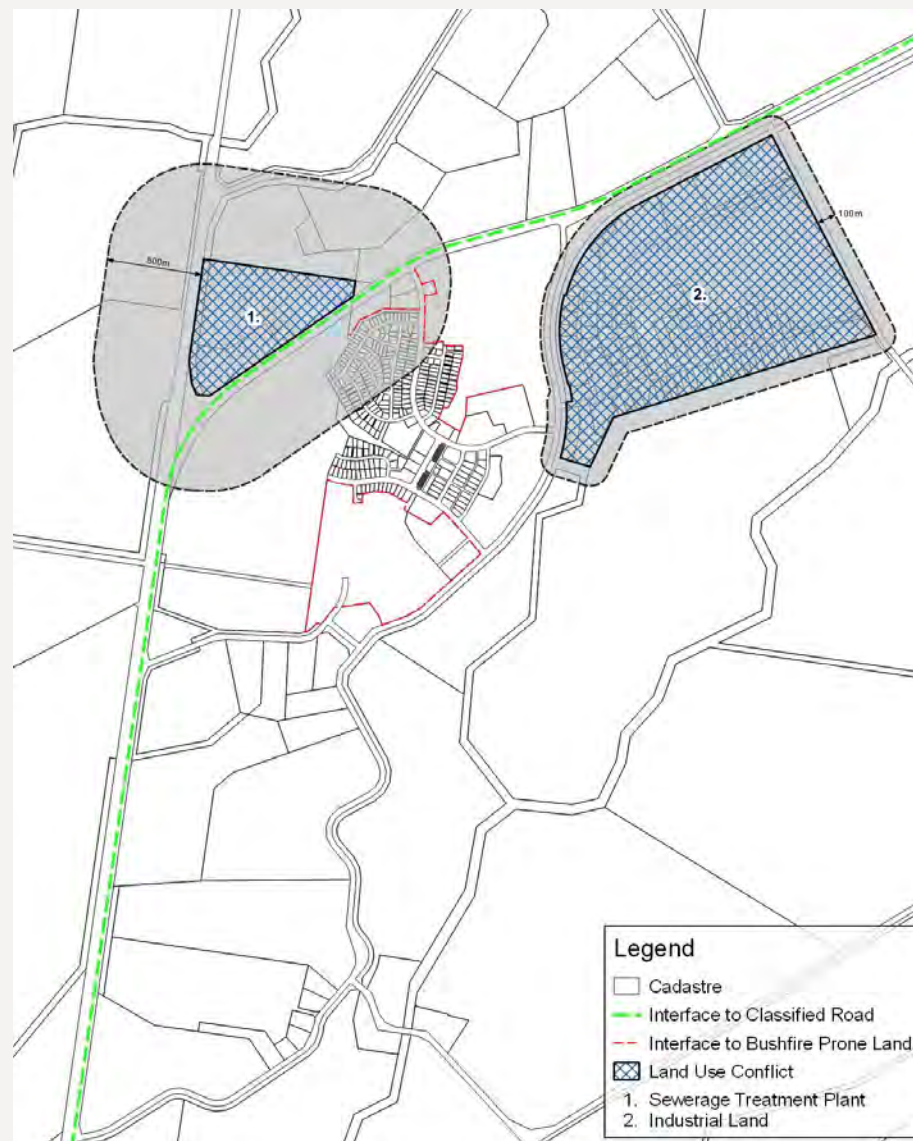
1. Sewerage treatment plant
2. Industrial land

Other land use conflicts that are specific to Coleambally that need to be considered include:

3. Bushfire risks on development that adjoins heavily vegetated areas or open grasslands.
4. Amenity impacts such as noise adjoining key transport corridors (road, rail).

Careful consideration will be required when planning future land uses to ensure that they will not result in conflicts between land uses.

A plan showing these potential land use conflicts is provided in Figure 54.



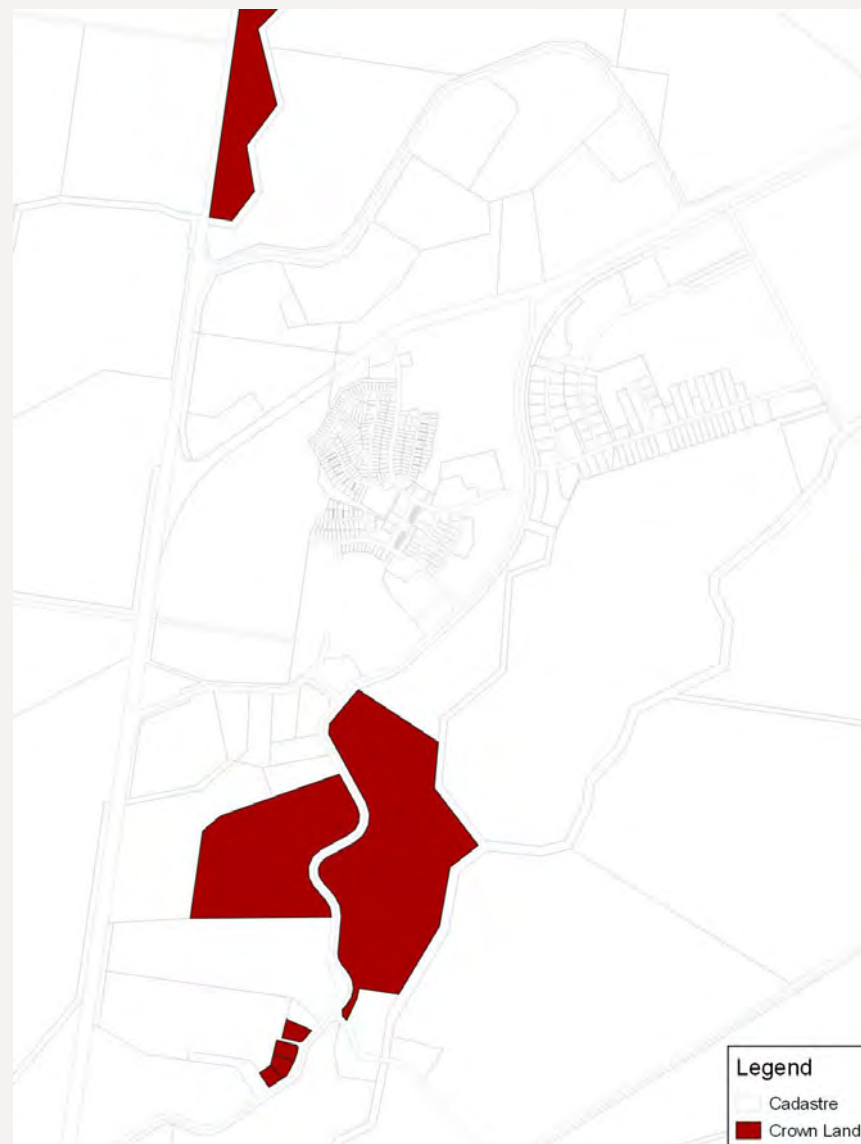
**Figure 54:** Land Use Conflict Map – Coleambally

### Crown Lands

The township of Coleambally contains a number of Crown Land Reserves held in public ownership. Council is the manager of some of this land, whilst other portions are subject to lease or licence agreements.

This land is generally located to the south and west of the main urban township and includes the Coleambally Golf Club.

The public ownership status of this land may therefore be placing a constraint on development in the absence of the land being devolved to Council.



**Figure 55:** Crown Lands Map – Coleambally

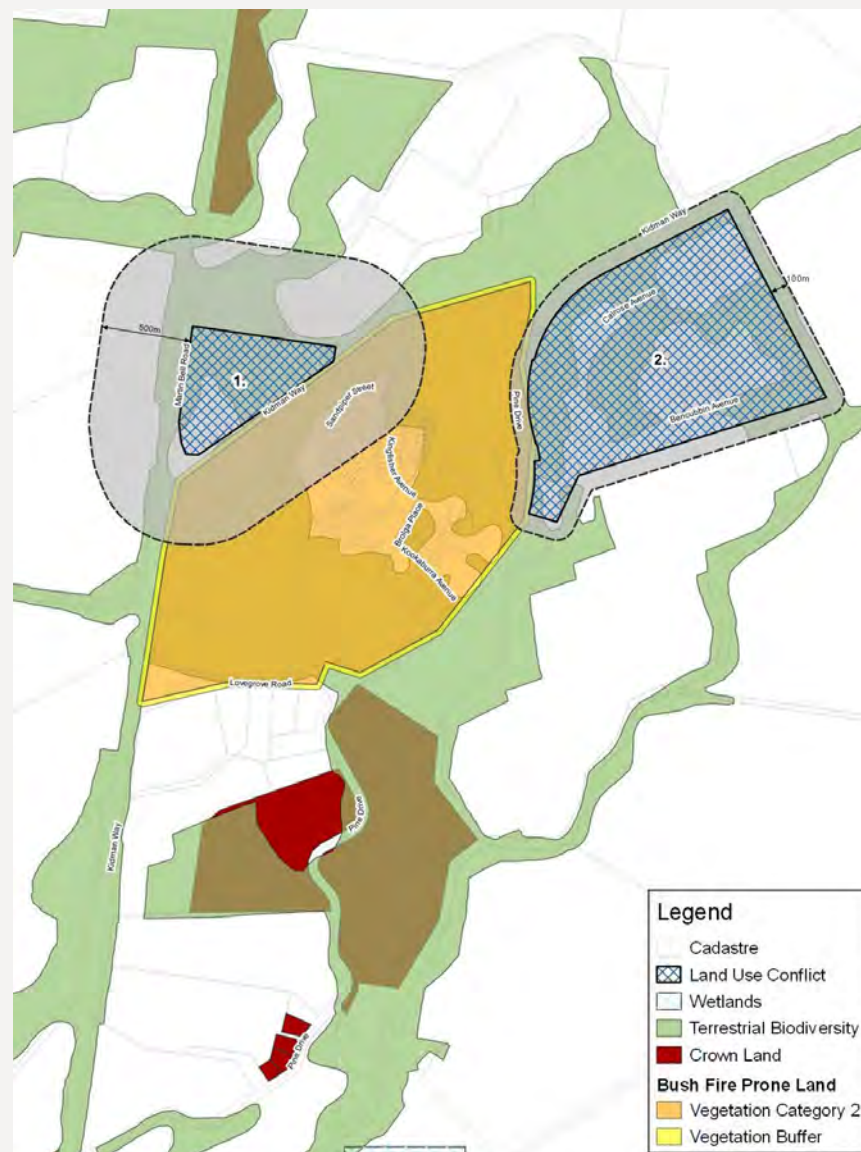


### Summary of Constraints and Opportunities

To help assist identifying potential candidate sites for rezoning and/or redevelopment, consideration has been given to the environmental constraints and opportunities as outlined within this Section.

A plan showing the combined constraints and opportunities for Coleambally is provided in Figure 56.

The features have informed the proposed zoning recommendations outlined in Section 3.2.5.



**Figure 56:** Combined Constraints and Opportunities Map – Coleambally

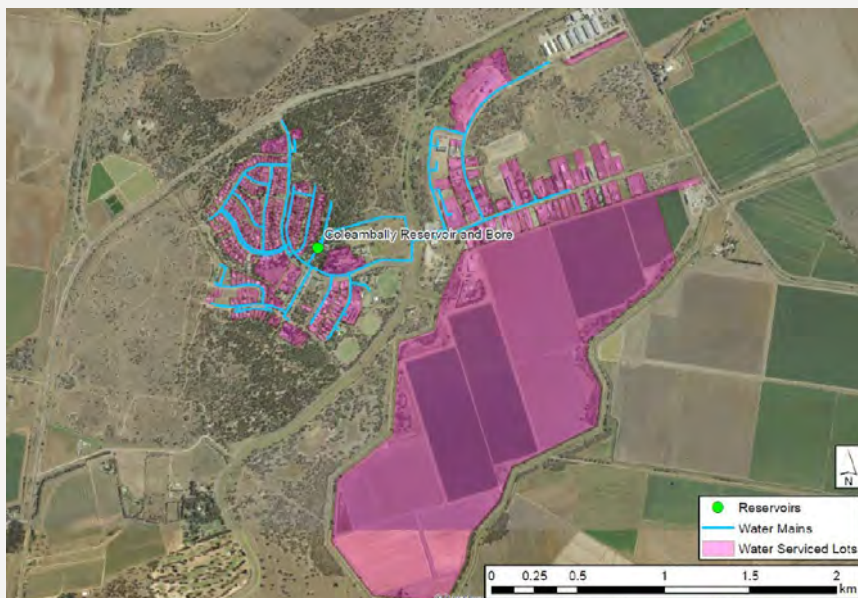
### 3.2.4. Infrastructure

Council in association with the NSW Public Works Advisory is in the process of preparing an Issues Paper to the IWCMS, which will identify current and future capacity issues and upgrade requirements.

The outcomes of this Paper will inform further recommendations to the IWCMS and the conclusions of this Issues Paper as they relate to Coleambally are discussed below.

#### Water

Coleambally's town water is supplied from two bores/reservoirs and the water is filtered and chlorinated at the water filtration plant. Minor repairs have been carried out to the water mains over the past 12 months.



**Figure 57:** Coleambally water supply scheme distribution map  
(Source: Draft Integrated Water Cycle Management Strategy)

The IWCMS Issues Paper identifies the following capacity issues in terms of water supply in Coleambally. These items will need to be addressed so as to achieve projected future population growth.

Based on this analysis projected residential development can be achieved subject to augmentations of the existing water network. It is also recommended that as part of a broader strategy that council investigate and reduce current water losses to ensure that service capacity is not unnecessarily reduced.

**Table 30:** Water Supply Upgrade requirements – Coleambally

This table has been removed from the public exhibition version pending the finalisation of the IWCMS.

## Sewerage

The Coleambally sewerage treatment works is located to the north west of the township on the opposite side of Kidman Way. This facility currently services the town via holding and evaporation ponds and is subject to an EPA licence.

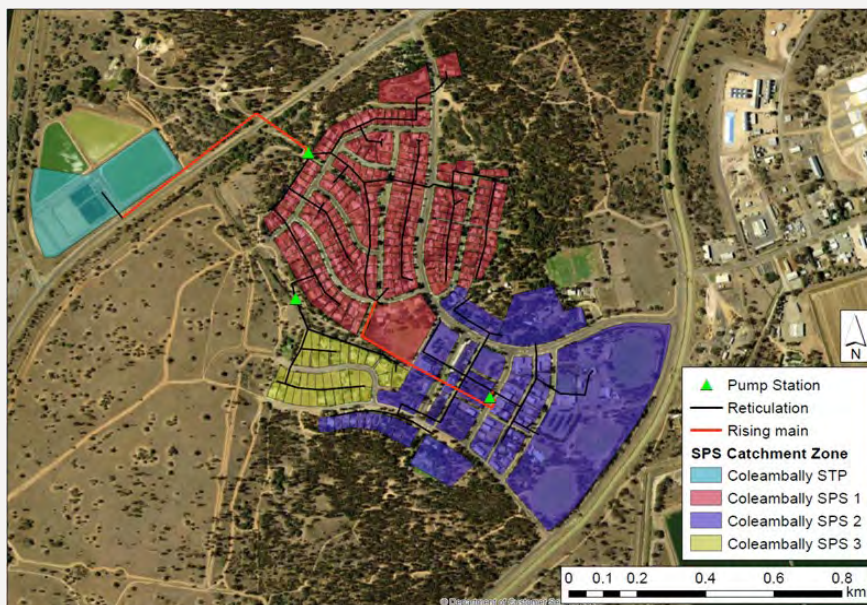
Due to the plants' relatively isolated location and ongoing management operations, Council has received no complaints in regard to this facility.

Given the important role that this facility provides, it is recommended that it is rezoned to a special activities zone to ensure its ongoing protection.

The IWCMS Issues Paper identifies the following capacity issues in terms of sewerage supply in Coleambally. These items will need to be addressed so as to achieve projected future population growth.

**Table 31:** Sewerage Supply Upgrade requirements – Coleambally

This table has been removed from the public exhibition version pending the finalisation of the IWCMS.



**Figure 58:** Coleambally sewage system  
(Source: Draft Integrated Water Cycle Management Strategy)

## Transport

Coleambally is located alongside the Kidman Way, which is state-listed roadway that services the Murrumbidgee Irrigation area and links the Newell and Sturt Highways. Road access to the town is via two main intersections with primary vehicular access via Kingfisher Avenue, whilst a secondary intersection is available via Pine Drive.

Previous discussions with Transport for NSW have advised that no additional driveways or roadways would be permitted to connect to this roadway.

## Other Services

Gas (bottled), electricity and telecommunications infrastructure are available and can be extended to service future development.

Drainage infrastructure is also appropriate and should continue to occur via a 'pit and pipe' system. Where large lot residential subdivisions are proposed, drainage can be via vegetated swale/table drains.



### 3.2.5. Coleambally Land Use Plan

#### Recommendations

The Land Use Plan identifies four candidate sites to be rezoned for residential purposes (Figure 59). These parcels of land are described as follows:

- Kingfisher Avenue, Coleambally (Part Lot 534, DP1097168).
- Kookaburra Avenue, Coleambally (Part Lot 464, DP862112).
- 46 Lovegrove Road, Coleambally (Lot 92, DP750872).
- 5012 Kidman Way, Coleambally (Part Lot 94, DP750872).

The recommended rezoning of this land is consistent with the environmental constraints of the land, as well as infrastructure and servicing provision.

The properties represent both infill and greenfield development and are currently zoned RU1 Primary Production with a minimum lot size of 200 hectares.

More specifically, it is proposed to rezone land on the eastern side of the Coleambally Central School, as well as land to the north of Bluebonnet Crescent from RU1 Primary Production to RU5 Village with a 600m<sup>2</sup> minimum lot size. The rezoning of this land represents infill development within close proximity to infrastructure and services. Combined, this land has a total area of approximately 7 hectares, which could result in the creation of an additional 45 conventional residential lots.

The Land Use Plan also recommends rezoning land to the south west of the main township from RU1 Primary Production to RU5 Village with a 600m<sup>2</sup> minimum lot size. This land is largely unconstrained with the exception of a number of scattered paddock trees and adjoins vacant land currently zoned RU5 Village, which is accessed via Kookaburra Way. The total size of this area is approximately 7 hectares in size, which could result in the creation of an additional 45 conventional residential lots.

In order to achieve a diversity of residential lot types it is proposed to rezone land to the south of Lovegrove Road and adjoining the Kidman Way from RU1 Primary Production to R5 Large Lot Residential with a 2 hectare minimum lot size. This land is unconstrained from an environmental perspective and already adjoins land that has been developed for large lot residential purposes. The total size of this area is approximately 40 hectares, which has the potential to create an additional 16 large lot residential properties.

The proposed land zoning recommendations contained within this Plan is outlined in Figure 55.

Based on the land zoning and minimum lot size recommendations, this land has the potential to cater for up to approximately 89 additional residential lots as outlined in Table 32.

Based on the current take up rate of 2.5 dwellings per annum, this equates to a residential land supply of approximately 44 years.

When considering the forecast take-up rate of 3.5 dwellings per annum, this level of residential land supply is reduced to approximately 35 years.

This level of proposed residential land supply is in addition to the existing supply that is currently available and brings the total supply to 92 years.

The Land Use Plan does not recommend rezoning any additional industrial land given the large level of supply that already exists.

Other changes recommended by the Plan include rezoning certain lands for environmental protection purposes in recognition of their environmental features and constraints, as well as placing Council's key infrastructure facilities within a special use zone to ensure its ongoing protection.

It is also recommended that the Terrestrial Biodiversity Map be reviewed as it applies to the urban areas of Coleambally as it currently maps land that is developed or contains no identified significant vegetation. Similarly, it is recommended that the Heritage Map and Schedule 5 of the LEP be reviewed consistent with the recommendations of the Heritage Review.

**Table 32:** Coleambally Existing and Proposed Residential Land Supply

Summary		Area	Proposed No. of additional lots	Demand (dwellings p.a.)	Years Supply
<b>Existing Supply</b>					
<b>RU5 Village (600m<sup>2</sup> +)</b>	DPIE Projection (High Growth)	11.5ha	89*	2.0	44.5
	Council Projection (High Growth)	11.5ha	89*	2.5	35.6
<b>R5 Large Lot Residential (2ha+)</b>	DPIE Projection (High Growth)	87	35	0.5	70
	Council Projection (High Growth)	87	35	1.0	35
<b>Proposed Supply</b>					
<b>RU5 Village (600m<sup>2</sup> +)</b>	DPIE Projection (High Growth)	14ha	89	2.0	44.5
	Council Projection (High Growth)	14ha	89	2.5	35.6
<b>R5 Large Lot Residential (2ha+)</b>	DPIE Projection (High Growth)	40ha	16	0.5	32
	Council Projection (High Growth)	40ha	16	1.0	16
<b>Total</b>	DPIE Projection (High Growth)	152.5ha	229	2.5	91.6
	Council Projection (High Growth)	152.5ha	229	3.5	65.4

\* This figure includes the existing 15 constructed lots that are vacant

## Key Land Use Planning Considerations

**Table 33:** Key Land Use Planning Considerations – Coleambally

### Population and Housing:

- C1 Ensure a sufficient supply and range of residential zoned land to cater for expected demand.
- C2 Rezone land to the south west of Coleambally for to RU5 Village with a 600m<sup>2</sup> minimum lot size.
- C3 Rezone land on the corner of Kingfisher Avenue and Pine Drive to RU5 Village with a 600m<sup>2</sup> minimum lot size.
- C4 Rezone land to the south of Lovegrove Road to R5 Large Lot Residential with a 2 hectare minimum lot size.
- C5 Ensure short-term accommodation developments are appropriately designed and located to minimise impacts on surrounding residents.

### Community Facilities and Open Space:

- C6 Continue to review community facilities and open space provisions within town, with gaps identified and strategies developed.
- C7 Ensure zoning is flexible to allow for the establishment of community facilities within central locations that are accessible.
- C8 Establish a new public open space area on the south western side of town to service the proposed residential development in this area.
- C9 Rezone the Coleambally golf club and Lions Park to RE1 Public Recreation.

### Commercial and Retail:

- C10 Retain flexible land use zoning in the main commercial centre to encourage a range of businesses.
- C11 Encourage new commercial development to occur within the main commercial centre of town around Brolga Place and Kestrel Road.

- C12 Introduce new building and planning controls within the DCP that sets minimum design standards for the construction of new buildings or alterations and additions to existing buildings.

### Industry:

- C13 Monitor demand for industrial zoned land and develop currently undeveloped industrial land to satisfy demand.

### Agriculture:

- C14 Limit residential and rural residential sprawl into established rural areas that has the potential to create land use conflicts and undermine the viability of productive agricultural businesses.

### Environment:

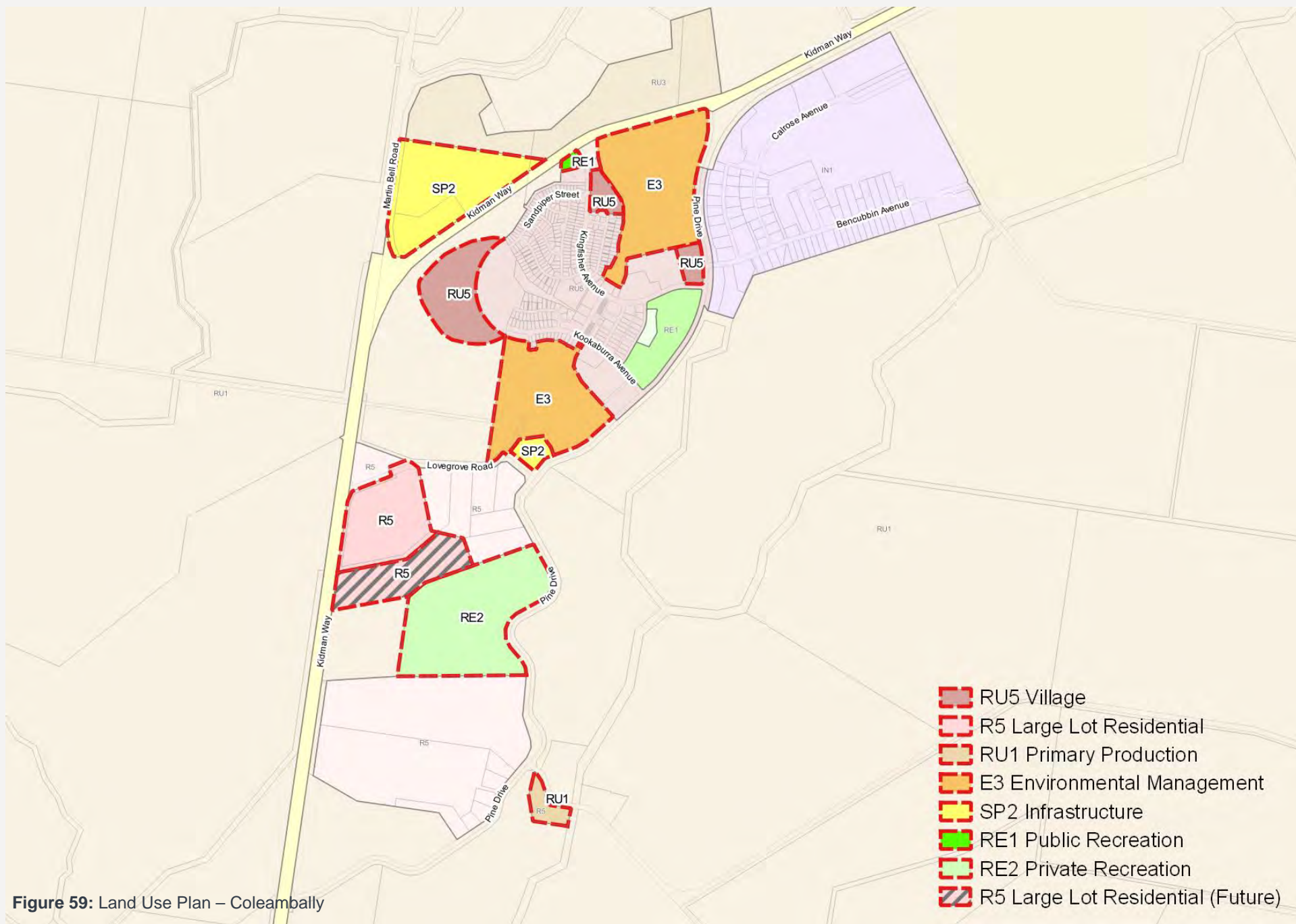
- C15 Require development proposals to consider the environmental impacts of vegetation removal in accordance with local and state government legislation and the recommendations of the Biodiversity Constraints Analysis for Murrumbidgee Council.
- C16 Review the Terrestrial Biodiversity Map of the LEP as it relates to the main urban area of Coleambally Point to better reflect environmental conditions.
- C17 Require development proposal to consider impacts on matters of Aboriginal Cultural Heritage in accordance with the recommendations of the Aboriginal Cultural Heritage Review.
- C18 Prepare a Bushfire Prone Land map in association with the NSW RFS.
- C19 Require new development proposals to consider the provisions of *Planning for Bushfire Protection Guidelines 2019*.
- C20 Amend Schedule 5 and the Heritage maps of the LEP consistent with the recommendations of the Heritage Review Inventory Report.



- C21 Rezone densely vegetated reserves to the north and south of Coleambally to E3 Environmental Management.
- C22 Incorporate specific controls into the DCP to ensure development adjoining the large environmental reserves provides an appropriate interface to these public lands.

Infrastructure:

- C23 Finalise and adopt the recommended actions of the Integrated Water Cycle Management Strategy.
- C24 Ensure that new developments make an appropriate contribution towards the provision or augmentation of infrastructure consistent with Council's adopted Infrastructure Contributions Plans.
- C25 Ensure that development occurs in a staged and logical sequence to minimise pressures on infrastructure.
- C26 Rezone Council Sewerage Treatment Plant and Cemetery SP2 Infrastructure.



**Figure 59:** Land Use Plan – Coleambally

