

# Coolamon Shire Settlement Strategy 2040

(November 2021 Version)



# CONTENTS

EXECUTIVE SUMMARY .....	3
1. INTRODUCTION.....	7
2. STUDY AREA AND SETTLEMENTS .....	8
3. METHODOLOGY .....	9
4. REGIONAL PLANNING CONTEXT.....	11
NSW GOVERNMENT POLICIES .....	11
COOLAMON SHIRE STUDIES AND PLANS .....	12
<i>Local Environmental Study and Planning Strategy 2010</i> .....	12
<i>Coolamon Local Strategic Planning Statement 2020</i> .....	13
<i>Coolamon Local Environmental Plan 2011</i> .....	14
<i>Coolamon Development Control 2015 (CDCP 2015)</i> .....	15
<i>Section 7.11 Contributions Plan</i> .....	16
5. DEMOGRAPHIC ANALYSIS .....	17
<i>Overview</i> .....	17
<i>Existing Population Characteristics</i> .....	17
<i>Migration Patterns</i> .....	21
<i>Household Composition</i> .....	23
<i>Employment statistics</i> .....	29
<i>Travel to work</i> .....	32
<i>Commuting distance from usual residence</i> .....	35
6. POPULATION PROJECTIONS .....	37
<i>Population Growth by Area</i> .....	40
<i>Application of the Projections</i> .....	41
7. HIERARCHY OF EXISTING SETTLEMENTS .....	42
8. OPPORTUNITIES AND CHALLENGES .....	46
9. PRINCIPLES .....	52
10. SETTLEMENT SPECIFIC RECOMMENDATIONS .....	53
11. SUMMARY OF RECOMMENDATIONS.....	72
12. CONCLUSION.....	73
APPENDIX 1 - Proposed Land Rezoning Table and Maps .....	75
APPENDIX 2 - Lot Yield Maps .....	88
APPENDIX 3 – Staging Plan.....	99
APPENDIX 4 – Constraint Mapping; Coolamon .....	100
APPENDIX 6 - Assessment of Rezoning Areas against Section 9.1 Ministerial Directions .....	105
APPENDIX 7 - Summary of forecast methodology, the forecast modelling process and factors of population change.....	110

## EXECUTIVE SUMMARY

The Settlement Strategy provides a clear direction for long term growth and development within the Coolamon LGA.

The strategy is delivered through five parts:

- A review of the strategic planning context
- The development of guiding themes and principles
- A demographic analysis
- An analysis of current settlements
- Recommendations and implementation.

A review of all relevant government strategies and policies provides a comprehensive understanding of the surrounding strategic planning context. The primary strategic policy document relevant to this strategy is the Riverina Murray Regional Plan 2036. The strategy is also informed by the Coolamon Local Strategic Planning Statement and with the previous Local Environmental Study and Planning Strategy 2010 and associated supporting studies. The review of these policies has revealed a range of themes which aim to deliver appropriate land use and development planning for the LGA. These themes aim to achieve development, which sustainably integrates environmental, social and economic considerations and are in the best interests of the community and the region.

The following is a summary of the guiding themes which will guide this settlement strategy. The five themes identified are:

- Environmentally, socially and economically sustainable settlements.
- Growth focussed on existing towns and villages and settlement expansion, rather than isolated land release sites.
- The provision of cost effective water infrastructure is essential for growth.
- Establish, strengthen and enhance the role, function and character of settlements.
- Consistency with the Coolamon Local Strategic Planning Statement and the Riverina Murray Regional Plan 2036.

These themes are further refined and delivered by the principles in this strategy. Key principles which guide the recommendations include:

- Future development should strengthen the hierarchy of settlements, support and maintain strong multi-functional commercial centres and maximise infrastructure and services efficiencies
- Future developments should complement existing settlement structure, character and uses and allow for the creation of legible and integrated growth
- Future development should strengthen the efficient use of infrastructure, services and transport networks and not overburden existing services elsewhere
- Future development, particularly at the residential/agricultural and the residential/industrial interfaces should be planned for and managed to minimise potential conflict between adjacent land uses.

Growth in the Coolamon LGA is influenced by a number of factors, particularly access to an affordable reticulated water supply and reticulated sewerage service, access and commuting proximity to Wagga Wagga, affordable large lot detached housing and rural to semi-rural lifestyle choice. These factors as well as others were thoroughly considered in creating the recommendations contained in this settlement strategy.

The Coolamon LGA has experienced relatively consistent population growth in recent years. The LGA has grown by 7% since 2001. This trend is expected to continue, with a projected population of 4,612 by 2040. The most significant demographic shifts are likely to be in the population's age structure as the proportion of residents aged 60 years and over (and particularly those aged 70 years and over) continues to increase.

The towns and villages within the Coolamon LGA have evolved to incorporate different functions and roles within the housing market. For example, the Coolamon peri-urban areas tend to attract predominantly family households, while Coolamon and Marrar both appeal to retirees but also attract families.

The differing functions and role of these areas means that population outcomes differ across the LGA. The supply of residential land within the LGA will also have an influence in structuring different population and household futures within the Coolamon LGA over the next five to ten years. While new residential opportunities are available on the outskirts of most townships, Coolamon and Ganmain provide the majority of the development across the LGA in the form of both standard and rural residential land. Most development in the Coolamon peri-urban area will be infill development or subdivision of rural land.

Between 2020 and 2040, the population of the Coolamon LGA is forecasted to increase by 294 persons (6.8 per cent growth), at an average annual change of 0.34 per cent. It is worthwhile noting that the majority of growth will occur in the Coolamon Township with a 15.8 % growth rate during the period of 2020 to 2040. The following table summarises the population forecasts for the Coolamon LGA and each of its smaller population settlement areas and highlight how population change will affect different parts of the LGA. Some areas may be rapidly growing whilst others are stable or even declining in population.

**Table 1: Population forecast summary**

Coolamon LGA	Forecast Year					Change between 2020 and 2040	
	2020	2025	2030	2035	2040	Total Change	% Change
Ardlethan	386	382	377	373	370	-16	-4.2
Beckom	No population statistics available						
Coolamon	2336	2434	2531	2619	2705	369	15.8%
Ganmain	609	603	600	598	597	-11	-1.9%
Marrar	173	171	170	170	171	-2	-1.2%
Matong	No population statistics available						
<b>Totals</b>	4301	4374	4451	4521	4595		
Source: Population .id Forecast 2020 - 2040							

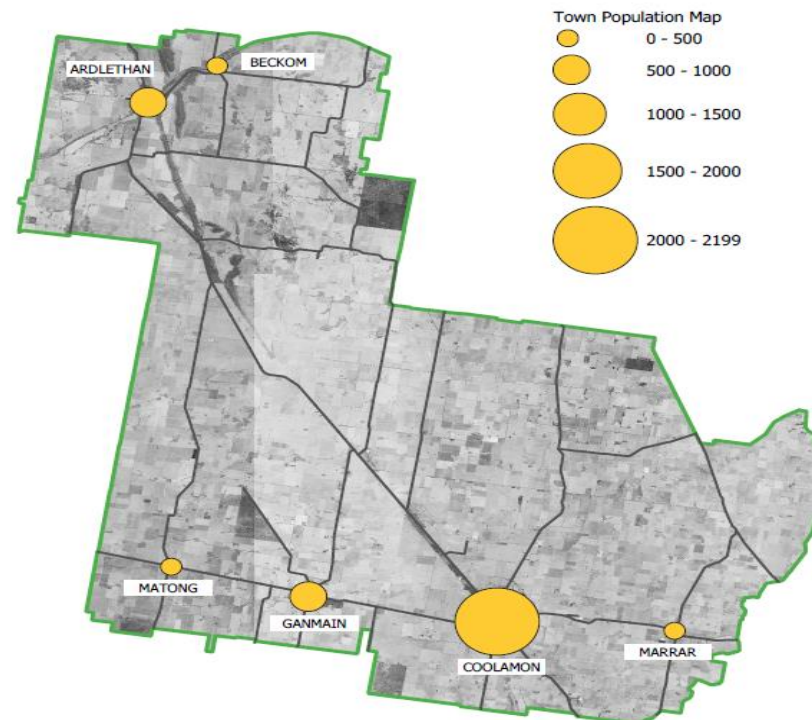
The Coolamon LGA is forecasted to grow to a population of approximately 4612 people by 2040. The majority of this future growth in the short to medium term (to 2040) will be focused in the settlement of Coolamon. It is recommended that Coolamon strengthen its role in the region and aim to grow into a township that accommodates up to 3,000 people.

In order to achieve sustainable growth in the Coolamon and Ganmain Townships, the securing of affordable water supply infrastructure is required.

Development in Beckom, Marrar and Matong is highly constrained due to the lack of reticulated sewerage treatment systems. Given, the sewerage constraints and the community's desire for Beckom, Marrar and Matong to remain as villages, limited future development could be permitted where its impact did not compromise existing village character or surrounding agricultural land uses.

Ardlethan and Ganmain require no further rezoning's at this time due to a range of issues including low demand for housing, existing supplies of undeveloped land or undesirable distances to Major Regional Centres, Regional Centres and Major Towns in the region. Future planning proposals for further development which supports economic development and tourism may be considered to allow natural and appropriate growth. While the strategy does not identify growth in these settlements, it is also appropriate to monitor their demand as the cost of land in and adjacent to these areas increases.

**Figure 1: Existing settlement hierarchy**





**Introduction**

**Study Area and Settlements**

**Methodology**

# 1. INTRODUCTION

## *PURPOSE OF THIS STUDY*

Guiding population growth and the location of required residential and rural residential land is a key strategic challenge facing the Coolamon LGA. The Coolamon Local Government Area (LGA) has experienced moderate but sustained population growth in recent years. In 2011, the ABS Census estimated residential population of the LGA was 4,099. In the five years following, the population grew by 216 people to 4,315 - an increase in total population of approximately 1 per cent.

The NSW Department of Planning, Industry and Environment anticipate, albeit modestly, that this growth will continue, estimating that by 2041 the population will increase from to 4,400 to 4,450 with an average growth rate of 0.04 per cent per annum. The population forecasts prepared in 2020 by demography and spatial analysis firm .id to support this settlement strategy predicts a faster rate of growth with the population forecast to increase by 294 persons between 2020 and 2041 to 4612 people. This represents an average annual change of 0.34 per cent and an overall growth of 6.8% per cent over this period. These rates are all below the average growth rates of the Coolamon LGA in recent years. Consequently, the population may be much larger.

Whilst there is no current constraints in land supply in any of the towns and villages within the shire, with the exception of appropriately zoned land and rates of population growth projected to continue in LGA, ensuring an adequate supply of new and strategically located residential land in Coolamon is vital for managing housing affordability and ensuring the social, economic and environmental sustainability of the Coolamon LGA. Population growth and development also needs careful planning and management to ensure that the interests of the community, landowners and the development industry are balanced.

The NSW Department of Planning, Industry and Environment, in 2018, approved the Regional Growth Plan for the Riverina Murray Region. This plan presents a planning framework for the region as a whole, and individual local government areas, aimed at managing and balancing future growth with the protection of sensitive natural environments, resources and rural lands.

The Regional Plan does not identify specific sites for future development in the Coolamon Shire, however, a key action of the plan is to support the development of local housing strategies by local governments (Direction 25, Action 25.1).

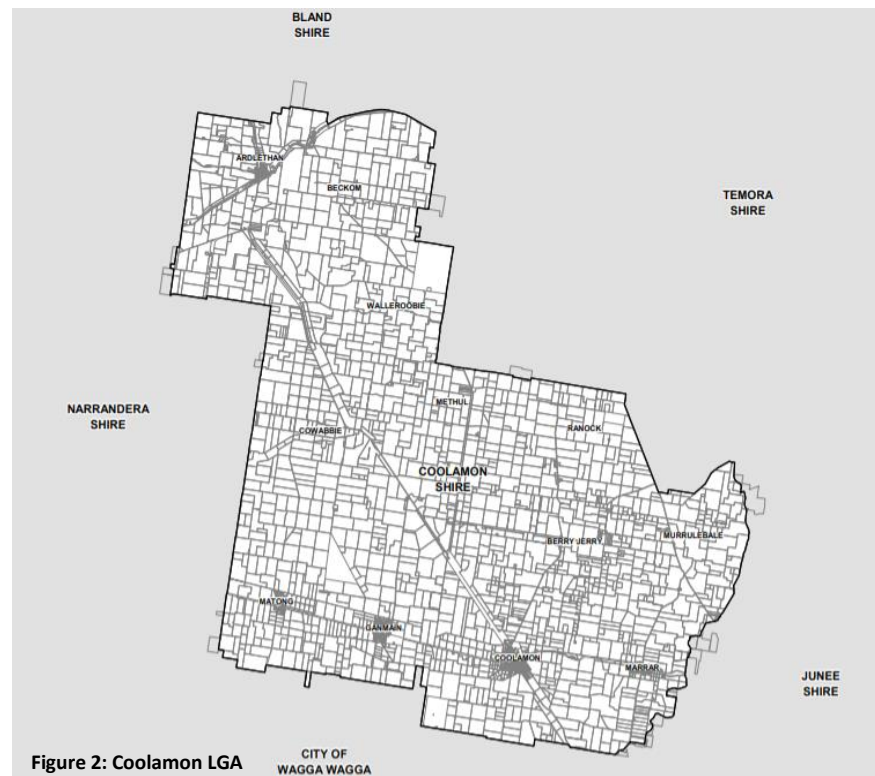
The Coolamon Shire Settlement Strategy seeks to compliment the Regional Plan with a more comprehensive settlement strategy for the local government area. The Strategy includes recommendations as to how the Coolamon Shire Council can approach current and future urban growth pressures to deliver environmentally, economically and socially sustainable settlements for the period 2020 - 40 and beyond.

## 2. STUDY AREA AND SETTLEMENTS

The study area is the Coolamon Shire Local Government Area (Figure 2). The Shire of Coolamon is located in the State's south-west on the eastern fringe of the Riverina region. The Shire is approximately 450 kilometres from both Sydney and Melbourne and about 150km from Canberra. The City of Wagga Wagga, 40km to the south of Coolamon, is the nearest major urban centre; Narrandera, Temora and Cootamundra (to the west and east respectively) are important secondary regional centres within an hour's travel radius.

The Coolamon Shire Settlement Strategy analyses the current role of the settlements within the Coolamon LGA. The future of these settlements is considered in the context of regional NSW and the relationship to Wagga and the ACT. The settlements discussed in this strategy include Ardlethan, Beckom, Coolamon, Ganmain, Marrar and Matong. These settlements are defined by their existing population, infrastructure and services and as part of this strategy and each will be investigated for their potential for growth.

Settlements within commuting distance to Wagga Wagga such as Coolamon, Ganmain and Marrar are well placed to benefit from the economic opportunities of Wagga Wagga's continued growth. Also discussed in this strategy, is the future role of the peri-urban areas located in Coolamon. These areas are under increased development pressure and require strategic direction to ensure such development is appropriate and sustainable.





### 3. METHODOLOGY

The Coolamon Shire Settlement Strategy has adopted an informed and rigorous approach to directing sustainable growth in the Local Government Area and Region. The development of the strategy has been undertaken by Council's Strategic Planning staff, with input from the community and other key stakeholders.

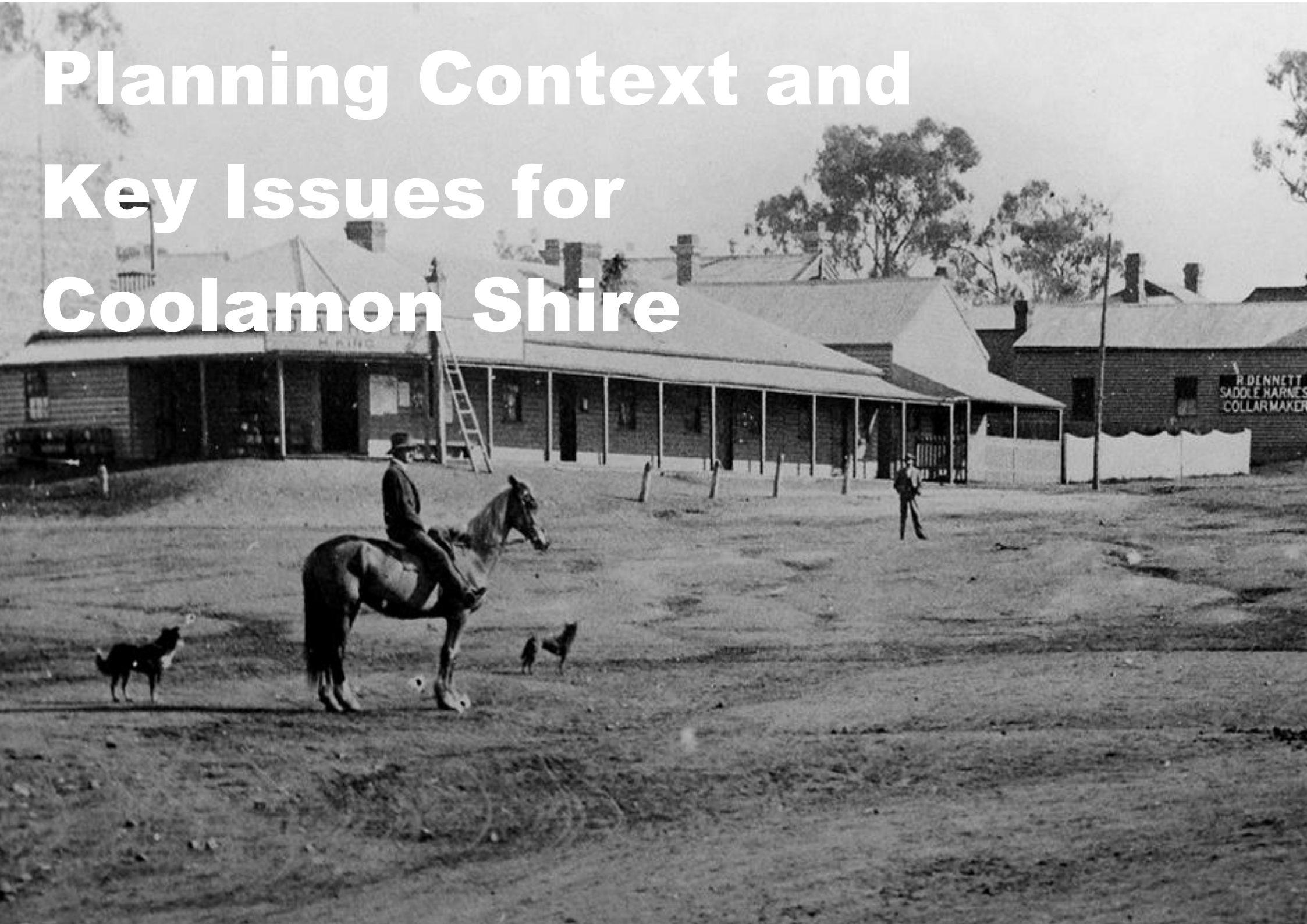
The strategy reviews and analyses the current regional planning context to inform and guide recommendations for the growth of settlements in the Coolamon LGA and the formation of principles for settlement patterns. The Riverina Murray Regional Plan 2036 provides the strategic directions for the region. The settlement strategy is also significantly informed by the Coolamon Shire Local Strategic Planning Statement, the previous Local Environmental Study and Planning Strategy 2010, Coolamon Local Environmental Plan 2010 and associated supporting studies. The review also provided insights into community perceptions and preferences which informed this strategy.

The strategy undertakes a comprehensive desktop review of the population projections for the Coolamon LGA, including data from the ABS, NSW Department of Planning, Industry and Environment, projections from both the NSW Department of Planning Industry and Environment and Population Id. and the Coolamon Shire Council Community Strategic Plan. The review analyses these projections, identifies drivers of growth, and clarifies the expected population and demographic profiles for the LGA.

Based on the understanding of the regional planning context and the population projections, a comprehensive review of individual potential growth areas was undertaken. A comprehensive analysis of the role of settlements and the opportunities and challenges including physical constraints such as existing infrastructure (water and sewerage), services, flooding and environment, required infrastructure, proposed land releases and development patterns which refined the identification of suitable growth areas.

The final recommendations were compiled and incorporated into the strategy for public consultation by the Coolamon Shire Council. Following public consultation, the strategy was adopted subject to amendments.

# Planning Context and Key Issues for Coolamon Shire



## 4. REGIONAL PLANNING CONTEXT

To plan for growth in the Coolamon Shire it is important to understand the strategic policy and planning framework that applies to the LGA. This framework is set primarily by the NSW Government and the Coolamon Shire Council.

The review of the NSW and Coolamon Shire Council's strategic policy and planning frameworks provides the necessary regional planning context for this strategy and the foundations for the recommendations it contains.

### NSW GOVERNMENT POLICIES

#### *Riverina Murray Regional Plan (2036)*

The Riverina Murray Regional Plan was approved in 2018. The plan was developed collaboratively with the Department of Planning, Industry & Environment together with local Councils in the region, along with stakeholder and community input. It is the overarching strategic framework for the region, guiding each Council's more detailed local planning – which includes this strategy for the Coolamon Shire.

The vision for the region, as outlined within the plan, is 'a diversified economy founded on Australia's food bowl, iconic waterways and a network of vibrant connected communities'. Of particular relevance, the Plan notes that the region is acknowledged as one of Australia's premium agricultural areas. Tourism and agricultural exports are expanding through the region's strategic location and connections to global markets and efficient transport networks. It specifically noted that the Coolamon Shire contributed an estimated \$124 million to the region's gross regional product in 2013.

The Plan builds on the Riverina Murray's excellent freight connections, strong and connected centres, quality education institutions, varied landscapes and potential for industry diversification and innovation. The plan mentions the growth of towns and regional cities will encourage future investment, increase supply of housing, diversify industry and increase job opportunities and services – all of which will benefit the immediate and broader regional community.

Direction 1 of the Plan seeks to protect the regions diverse and productive agricultural land, emphasizing that new development must not create or exacerbate land use conflicts. This strategy will support this direction.

Strategic transport links are covered under Direction 18: 'enhance road and rail freight links', and Direction 20: 'Identify and protect future transport corridors', of particular relevance is the action to 'Identify the regional freight network' (including key national, State, regional and local roads and the rail network). The future sustainability of the Coolamon LGA relies on the promotion of existing and future transport corridors which serve respective communities in the LGA.

Directions 23 and 27 underpin much of this strategy by encouraging Council's to build resilience in towns and villages and to manage rural residential development. The Settlement Strategy gives effect to this direction by focusing growth on the existing towns and peri urban areas of Coolamon and Ganmain, rather than opening up new development fronts.

Direction 15 sets out the actions required for Councils to protect important environmental assets, particularly those which have been identified with the Plan.

The provision of safe and reliable water infrastructure is a key component of this Strategy, and the regional plan makes note within Direction 10 of sustainably managing water resources for economic opportunities. The relevant key action for Coolamon Shire is the need to prepare/review/contribute to GoldenFields Water County Councils integrated water cycle management strategy to ascertain and secure long term infrastructure needs for projected population growth. Direction 21 is also applicable to this strategy and requires consideration of how best to align and protect utility infrastructure investment that will service communities.

Direction 25 identifies a need to ensure housing capacity meets demand. Direction 26 emphasises that greater housing choice is required to cater for the decrease in the average household size, and to provide more affordable options.

The plan includes a specific narrative for the Coolamon Shire, which can be linked to this settlement strategy:

- *Sustain the strong agriculture-based economy in an evolving global market.*
- *Promote and support existing and new business investment, taking advantage of the shire's proximity to Wagga Wagga.*
- *Continue to deliver a high standard of services, facilities and infrastructure to support residents and visitors.*
- *Adapt to climate variability and protect environmental assets.*

Each of these priorities are given effect through the recommendations of this strategy.

## COOLAMON SHIRE STUDIES AND PLANS

The majority of the following studies were undertaken to inform the Coolamon Local Environment Plan (LEP) 2011. Much of the content remains relevant and has informed this Settlement Strategy.

### *Local Environmental Study and Planning Strategy 2010*

This document was created in 2004 as a precursor to a new local environmental plan.

The strategy embodies information collected by the Council to assist with the preparation of the new plan (LEP), and reflects the views of the Shire community and government agencies in response to the earlier draft version. Importantly, it incorporates a statement of the strategic planning objectives for the Shire and urban areas, which underpinned the new statutory plan.

The document describes the existing environment, both built and natural; to take stock of the existing situation; and to offer provisional planning strategies for the future. Its informal public exhibition early in 2004 elicited useful feedback from the community and a number of government agencies relating in the main to matters which require consideration in the new local plan.

The primary purposes of the study/strategy can be summarised as follows:

- it reflected the widespread community interest in and support for the Coolamon Local Environmental Plan 2011 (CLEP 2011);
- it clarified the process which the Council undertook in creating the CLEP 2011;
- it provided a 'snapshot' profile of the Coolamon Shire community and resources;
- it presented visions, goals and strategies for the future of the Shire;

- it presented various scenarios and strategic planning options for handling future growth and change within the Shire, the towns and villages;
- it presented in summary form the policies and planning requirements of State agencies (at a point in time) and as they might affect the process of development and environmental management in Coolamon Shire at a point in time.

### *Coolamon Local Strategic Planning Statement 2020*

The Local Strategic Planning Statement (LSPS) sets out the 20-year vision for land use planning in the Coolamon Shire, outlining how growth and change will be managed to maintain the high levels of environmental amenity, liveability and landscape quality that characterises the Coolamon LGA. It identifies the special characteristics that contribute to the local identity of the towns and villages within the Shire and recognises the shared community values to be maintained and enhanced.

This Statement identifies 10 Planning Priorities to achieve the Council’s vision for the Shire, along with actions and the means for monitoring and reporting on the delivery of these actions.

The Statement is consistent with the NSW Government’s strategies and directions for land use planning contained in the Riverina Murray Regional Plan 2036, released by the NSW Department of Planning and Environment in 2017 and is aligned with Council’s Community Strategic Plan.

The LSPS contains 10 Planning Priorities, identified as follows and which have informed the creation of this Settlement Strategy:

- Planning Priority 1:*** *Promote the protection of agricultural land.*
- Planning Priority 2:*** *Support agricultural research & development opportunities via a flexible and responsive Local Land Use Planning Framework.*
- Planning Priority 3:*** *Protect Environmental Heritage Assets.*
- Planning Priority 4:*** *Promote opportunities for local employment.*
- Planning Priority 5:*** *Adapt to the impacts and hazards of climate change.*
- Planning Priority 6:*** *Improve access to, from and within the Coolamon Shire, and encourage active transport.*
- Planning Priority 7:*** *Advocate to State and Federal Governments for development to be supported by Infrastructure funding.*
- Planning Priority 8:*** *Investigate opportunities for residential and rural residential land rezoning*
- Planning Priority 9:*** *Ensure that building design and construction is of high quality, and maintains resident amenity and promotes sense of place.*
- Planning Priority 10:*** *Provide diverse housing choices and opportunities to meet changing demographics and population needs, with housing growth in the right locations.*

Importantly, the LSPS and Planning Priority 8 ‘Investigate opportunities for residential and rural residential land rezoning’ commits Council under one of the nominated actions to the ‘Development of Residential Land Strategy by 2025’. The creation of this settlement strategy achieves that action.

### *Coolamon Local Environmental Plan 2011*

The Coolamon LEP 2011 is the primary statutory planning document which provides the framework for the administration of planning within the Shire. The LEP manages land use change and development in a way that is consistent with the strategic directions for the region and NSW.

The Coolamon LEP 2011 took effect on 18th of February 2011 and replaced the Coolamon LEP 1995 that previously covered the Coolamon Local Government Area.

The particular aims of the LEP are as follows:

*The particular aims of this Plan are as follows—*

- (a) to guide the future development of land and management of environmental, social, economic and cultural resources within Coolamon,*
- (b) to provide a clear community-based framework for the control of development within Coolamon,*
- (c) to protect Coolamon's natural resources,*
- (d) to protect places and native habitats within Coolamon that are environmentally sensitive,*
- (e) to protect Coolamon's indigenous and non-indigenous cultural heritage,*
- (f) to encourage a variety of housing types within Coolamon, including affordable housing, to accommodate different levels of income and improve housing choice,*
- (g) to protect and sustainably manage Coolamon's surface and groundwater resources,*
- (h) to support and enhance the development of educational facilities within Coolamon,*
- (i) to support the town of Coolamon as Coolamon's principal centre for urban services.*

The objectives of the Coolamon LEP 2011 serve to reduce conflicts between land uses, ensure retention and continuation of appropriate character, and ensure the sustainable growth of towns and villages within the shire.

The LEP establishes Principal development standards. The LEP also includes Land Zoning Maps, Lot Size Maps, Heritage Maps, and a range of environmental and natural resource mapping.

The minimum subdivision lot size objectives are:

*Minimum subdivision lot size*

- (1) The objectives of this clause are as follows—
  - (a) to establish minimum areas for lots that are consistent with the relevant zone objectives.**
- (2) This clause applies to a subdivision of any land shown on the Lot Size Map that requires development consent and that is carried out after the commencement of this Plan.*
- (3) The size of any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the Lot Size Map in relation to that land.*
- (4) This clause does not apply in relation to the subdivision of any land—
  - (a) by the registration of a strata plan or strata plan of subdivision under the Strata Schemes Development Act 2015, or**

(b) by any kind of subdivision under the Community Land Development Act 1989.

In regard to Minimum Lot Sizes this information is specified in the Lot Size Maps corresponding to the particular Land Use Zones.

**Coolamon Development Control 2015 (CDCP 2015)**

The Coolamon Development Control Plan was created and adopted in 2015 and applies to the whole of the Coolamon Shire Local Government Area.

The overall objectives of the Coolamon Shire Development Control Plan 2015 are to:

- Support the Coolamon LEP 2011 and associated strategic plans by providing detailed advice and guidance to owners and developers;
- Enhance the role of Coolamon Shire in the overall economic framework of the region;
- Encourage development which will strengthen the economic base of the Shire whilst retaining and protecting valued environmental and heritage assets;
- Recognise and enhance the role of Coolamon as the primary centre of the Shire for business, retail, commerce and community infrastructure; and
- Enhance the roles of the towns of Ganmain and Ardlethan, and the villages of Marrar, Matong and Beckom.

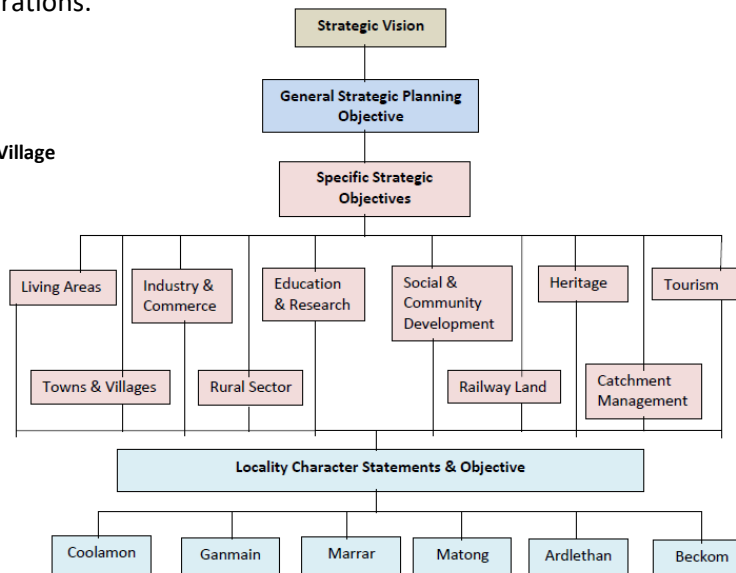
The DCP contains vision statements intended to guide development across the Shire and take into account the unique qualities and characteristics of the individual villages and localities. The statements themselves have been adapted from the Strategic Plan 2010, shaped throughout the planning and creation of the development of the Coolamon Local Environmental Plan 2011 and will be used to inform this settlement strategy.

The strategic vision seeks to promote and encourage sustainable development practices across every sector of the Shire's economy, and to stimulate civic, community and business opportunities which will enhance and protect the Shire's special features and characteristics.

Themes such as water, soils, minerals, land, native vegetation, scenery, landscape, cultural heritage and biological communities are recognised by the Council as valued resources requiring diligent and responsible management to ensure their survival in ways which will not disadvantage future generations.

The sustainability principle underpins the strategic objective of marshalling land and other economic resources needed to provide jobs and commercial opportunities without risking adverse consequences for future generations.

Figure 3: Vision Framework Towns and Village



The strategy seeks to provide housing choice supplemented by suitable support facilities for the needs of a changing residential community.

Wherever and whenever possible, social health, informal security and support networks will be retained and strengthened, along with social and cultural infrastructure consistent with the needs of the Shire population.

### *Section 7.11 Contributions Plan*

The Coolamon 7.11 Contributions Plan is relevant to this Strategy.

Coolamon Shire is likely to accommodate increased development in the future that affects the quality and standard of Local Infrastructure that is provided by, or is under the responsibility of, Coolamon Shire Council (Council). Local infrastructure includes local and regional roads, stormwater drainage and sporting facilities.

Council seeks to promote economic development of the Shire, but also considers that it is important for new developments to make a reasonable contribution towards the provision of new and / or augmentation of local infrastructure to meet the increased demands caused by those developments.

Section 7.11 of the Environmental Planning and Assessment Act 1979 (EP&A Act) authorises a Consent Authority to grant consent to a proposed development subject to a condition requiring the applicant to dedicate land free of cost and/or make a monetary contribution to the Council. Such a condition can only be imposed if that development will or is likely to require the provision of, or increase the demand for, Local Infrastructure.

The plan applies to:

- Residential accommodation development on land in and around Coolamon town that is zoned RU4 Rural Small Holdings Lots and RU5 Village; and
- Heavy Haulage Development on land within the Coolamon Shire.

Coolamon Shire Council will be undertaking a review of its current Section 7.11 in light of this settlement strategy to ensure consistency.



## 5. DEMOGRAPHIC ANALYSIS

### *Overview*

The Coolamon Shire has an area of approximately 2,494 square kilometres and a population of 4,312 in 2021, comprising the three larger towns of Coolamon, Ganmain and Ardlethan and the smaller villages of Marrar, Matong and Beckom. Whilst the area has grown since its establishment, the value of past effort is appreciated with many heritage buildings and items being protected under Council's Local Environmental Plan. Primary amongst these is the Up-to-Date Store – incorporating the Mavis Furner Collection and Garth Jones Agricultural Collection, which are of State Heritage value.

The Coolamon Shire is one of the richest agricultural and pastoral districts in the Riverina. Surrounded by Bland, Narrandera, Junee and Temora Shires and the City of Wagga Wagga. The district is renowned for its production of wheat, canola, barley, oats and other cereal crops, as well as hay and chaff. Wool, lamb and beef are also important products from the area, with emerging agricultural enterprises. The shire contributed an estimated \$124 million to the region's gross regional product in 2013.

Being located within easy driving distance from Wagga many residents choose to live within the Shire as a lifestyle choice, many retiring into Coolamon from the farm, being afforded most of the essential services of a city with greater housing affordability especially for first home buyers. Residents are within easy commuting distance of nearby Wagga and its greater employment opportunities.

There are employment opportunities in the service areas of health, aged care, Local Government and in rural based small business. Coolamon Shire's proximity to Wagga Wagga and advances in information technology, broadband and satellite communication systems have established positive opportunities for home-based business, business support and consultancies.

### *Existing Population Characteristics*

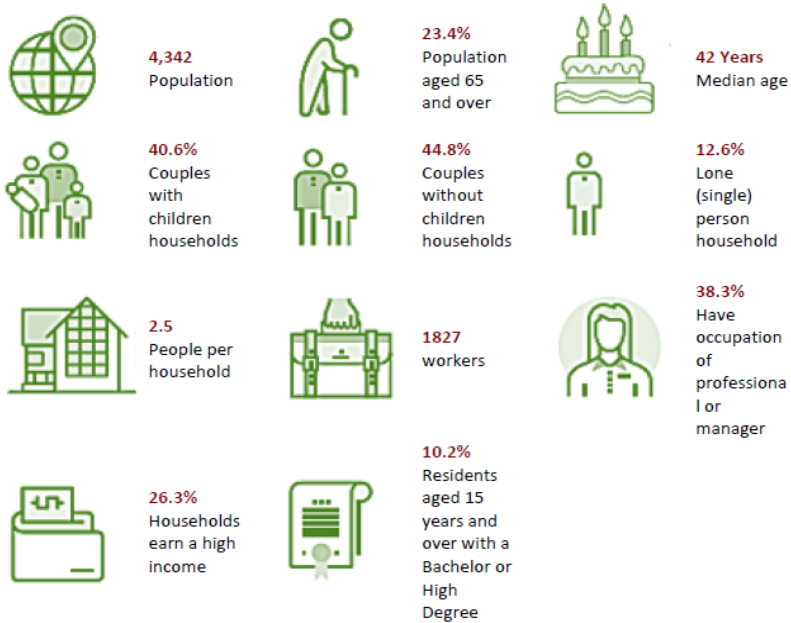
The Coolamon Shire is home to 4,342, with equal number of male and female (50% and 50%). The median age of residents within the Shire is 44. Children aged 0 - 14 years made up 20.6% of the population, by comparison the state average is 18.5 % and people aged 65 years and over made up 23.4% of the population, in comparison to 16.2% within the State.

There are 1103 families with an average of 2.1 children per family. Of the families in the LGA, 40.6% were couple families with children, 44.8% were couple families without children and 12.6% were one parent families.

The Coolamon Shire is an educated community, having financial mobility, with residents having achieved higher levels of qualifications, more likely to be employed as professionals, managers, technicians and trades earning significantly higher incomes. In the Coolamon LGA 84.8% of people were born in Australia. The most common other countries of birth were England 1.4%, New Zealand 0.4%, Netherlands 0.2%, Germany 0.2% and India 0.2%. A small proportion of residents require help due to a disability.

The Coolamon LGA has experienced relatively consistent population growth in recent years. The LGA has grown by 7% since 2001. This trend is expected to continue, with a projected population of 4,612 by 2041. The most significant demographic shifts are likely to be in the population's age structure as the proportion of residents aged 60 years and over (and particularly those aged 70 years and over) continues to grow.

COOLAMON SHIRE IN 2019



COOLAMON SHIRE IN 2039



Figure 4: Demographic Snapshot of the Coolamon Shire

Coolamon Shire’s population grew by 75 residents between 2010 and 2020. According to the ABS estimated resident population (ERP) statistics, which are official population statistics, Coolamon Shire’s population was increasing at around 20 - 50 residents per year in the 2010-2013 period before this growth slowed down. In recent years, the Shire’s population has been decreasing at a rate of approximately 34 residents per year.

As at 30 June 2020, Coolamon Shire’s estimated population is 4,291.

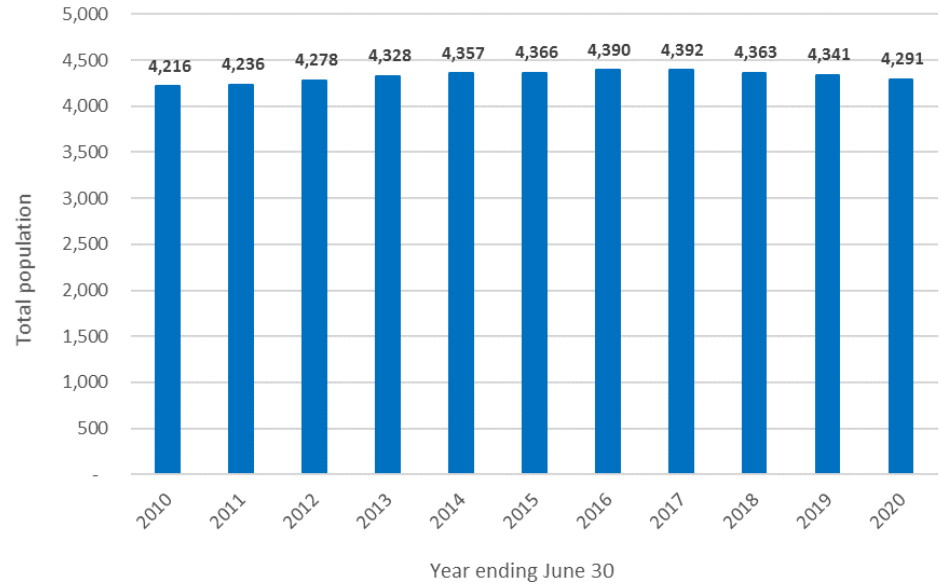


Figure 5: Coolamon Shire’s estimated resident population (ERP), 2010-2020. Source: ABS.

From 2006 to 2016, the Coolamon LGA experienced an average annual population change of 0.52% per year (5.26% per cent in total or 287 people).

Year	Population	Change (%)	Dwellings	Change (%)	Household size
2006	4028 (+ 116)	2.9	1719 (+ 85)	5.2	2.5
2011	4099 (+ 71)	1.7	1790 (+ 71)	4.1	2.5
2016	4315 (216)	5.26	1811 (+ 100)	1.1	2.5

Table 2: Rate of population change Coolamon LGA 2006 – 2016 (Source: ABS Census Data) Source: ABS, Census of Population and Housing 2006, 2011 and 2016

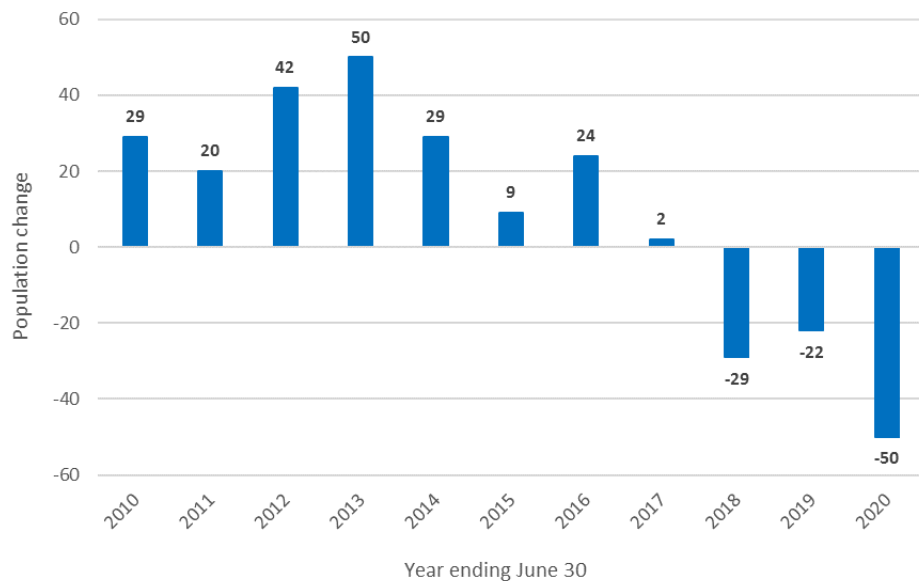


Figure 6: Annual population change in Coolamon Shire, 2010-2020. Source: ABS.

Along with the total population, Coolamon Shire’s age structure has also changed over time. The proportion of all residents aged 0-9 years has decreased from 15.1% in 2006 to 12.6% in 2016 and 12% in 2019\*. On the other hand, the proportion of residents aged over 65 has increased from 17.5% of the Shire’s total population in 2006, to 23.4% in 2016 and 2019.

\* Intercensal population figures change once a new Census dataset is finalised. The 2019 population figures are an estimate and are likely to be recalibrated once the 2021 Census is completed and the ABS have a total count of Australia’s population. Although the methodology of calculating the ERP is sound, the 2019 figures should just be used and referred to as an estimate.

Figures 7 - 10 illustrate how Coolamon Shire’s age structure has changed over time (by five-year age group and service age group). Table 3 also contains figures of the total population by service age group.

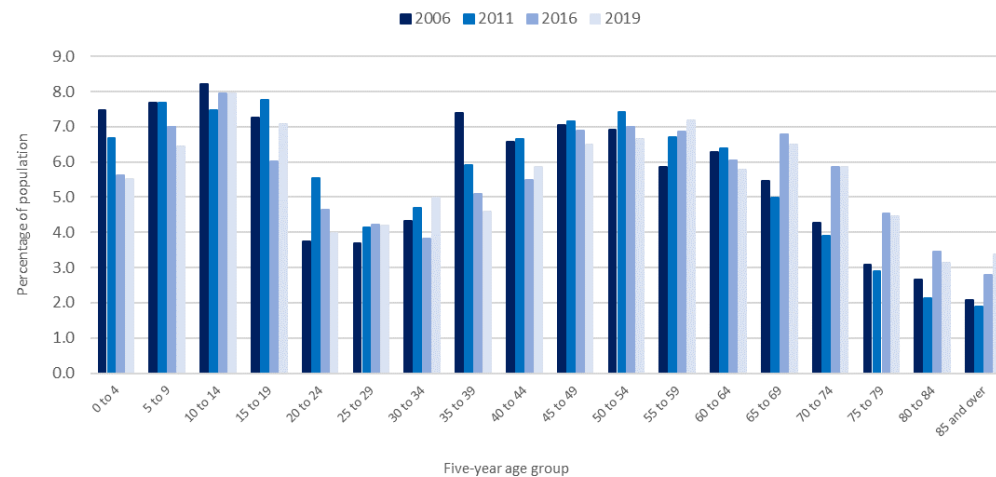


Figure 7: Age structure by five-year age group for Coolamon Shire, 2006-2019. Source: ABS.

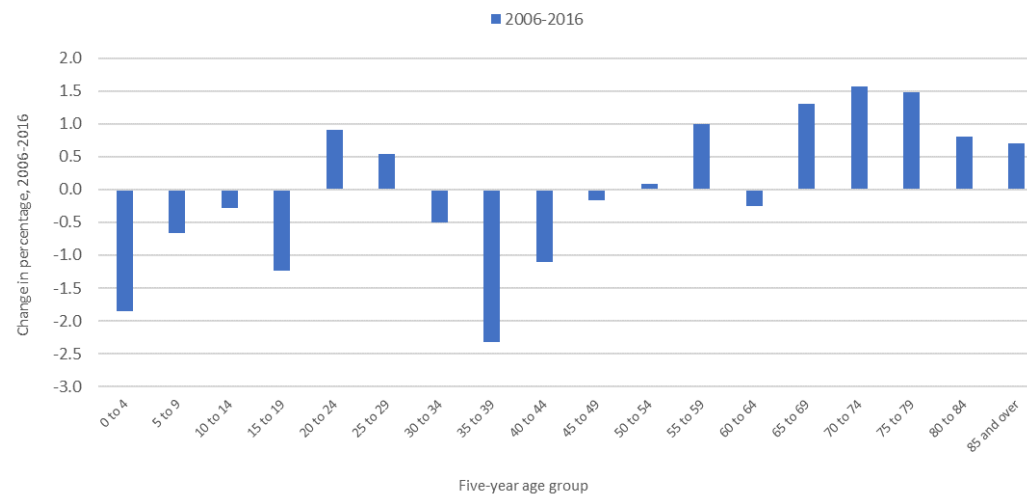


Figure 8: Change in age structure by five-year age group for Coolamon Shire, 2006-2016. Source: ABS.

From a service age group perspective, the following changes to Coolamon Shire's age structure are evident:

- The proportion of babies and pre-schoolers, primary schoolers and secondary schoolers is decreasing.
- The proportion of tertiary education and independent residents (18-24 years old) is slightly increasing.
- The proportion of the young workforce is also slightly increasing.
- The proportion of parents and homebuilders is decreasing.
- The proportion of the older workforce and pre-retirees is increasing.
- The proportion of empty nesters, retirees, seniors and elderly aged is increasing.

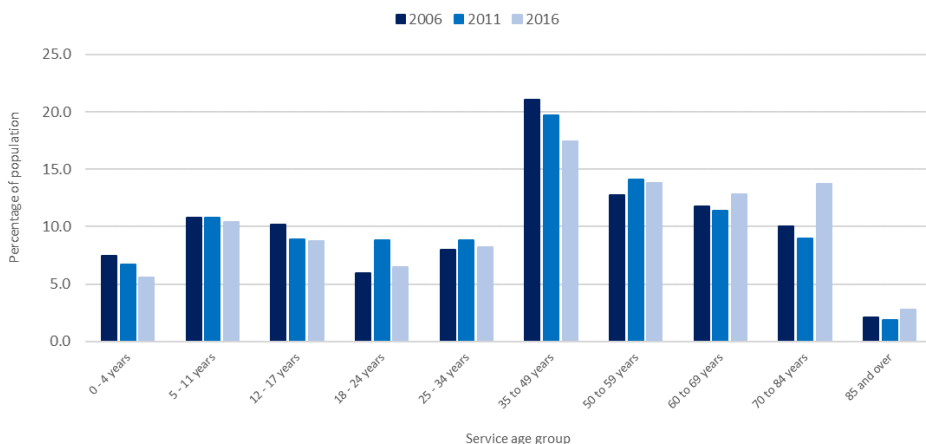


Figure 9: Age structure by service age group for Coolamon Shire, 2006-2016. Source: ABS.

The dominant group in the Coolamon Shire LGA is the 35 -49 year age group.

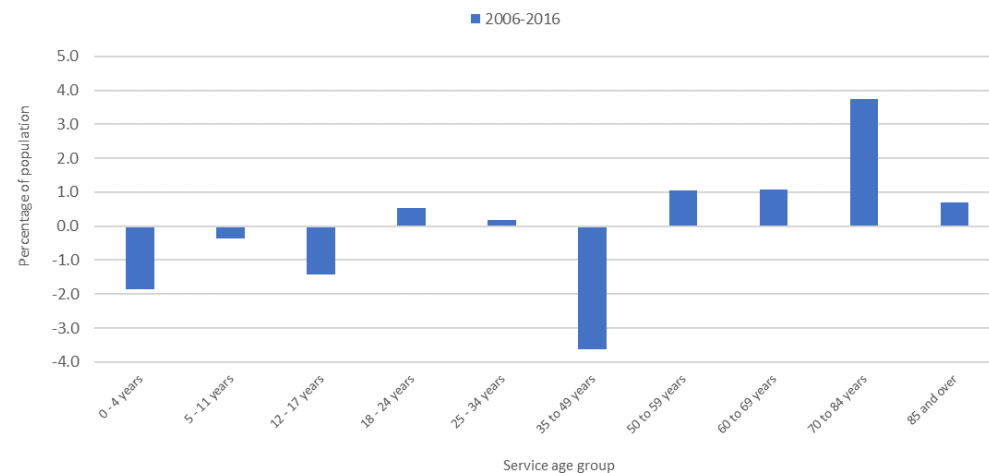


Figure 10: Change in age structure by service age group for Coolamon Shire, 2006-2016. Source: ABS.

Service Age Group description	Service Age Group	2006	2006 %	2016	2016 %	2006-2016 %
Babies and pre-schoolers	0 - 4 years	302	7.5	242	5.6	-1.9%
Primary schoolers	5 - 11 years	435	10.8	449	10.4	-0.4%
Secondary schoolers	12 - 17 years	410	10.1	377	8.7	-1.4%
Tertiary education and independence	18 - 24 years	241	6.0	281	6.5	+0.5%
Young workforce	25 - 34 years	324	8.0	354	8.2	+0.2%
Parents and homebuilders	35 to 49 years	850	21.0	752	17.4	-3.6%
Older workers and pre-retirees	50 to 59 years	516	12.8	597	13.8	+1.1%
Empty nesters and retirees	60 to 69 years	475	11.8	554	12.8	+1.1%
Seniors	70 to 84 years	404	10.0	594	13.8	+3.8%
Elderly aged	85 and over	84	2.1	120	2.8	+0.7%
<b>TOTAL</b>		<b>4,041</b>	<b>100.0</b>	<b>4,320</b>	<b>100.0</b>	

Table 3: Detailed age structure information by service age group for Coolamon Shire, 2006-2016. Source: ABS

## Migration Patterns

Migration, or residential mobility, together with births and deaths are significant components of population change in Australia. Migration is the most volatile component of population change and can be affected by changing housing and economic opportunities such as housing affordability issues or the mining boom. The three main types of migration are overseas migration, interstate migration and within-state migration, of which within-state is the most common and largely involves moves between neighbouring areas within an urban or regional setting.

The information below is collected from the Census and is based on the Census question “Where did you live five years ago?” and relates to movements between 2011 and 2016. The upcoming Census will ask that question for the 2016-2021 period. For context, Coolamon Shire’s residential mobility information is compared to that of New South Wales as a whole.

- A higher proportion of Coolamon Shire residents live at the same address as they did five years ago, 67% compared to 58% in NSW.
- A slightly higher proportion of NSW residents lived elsewhere five years ago, 35% in NSW compared to 33% in Coolamon Shire. Note – this could mean elsewhere within Coolamon Shire, not necessarily outside of the Shire.
- A significantly higher proportion of NSW residents lived overseas five years ago than Coolamon Shire – 7% in NSW compared to 0.3% in Coolamon Shire.

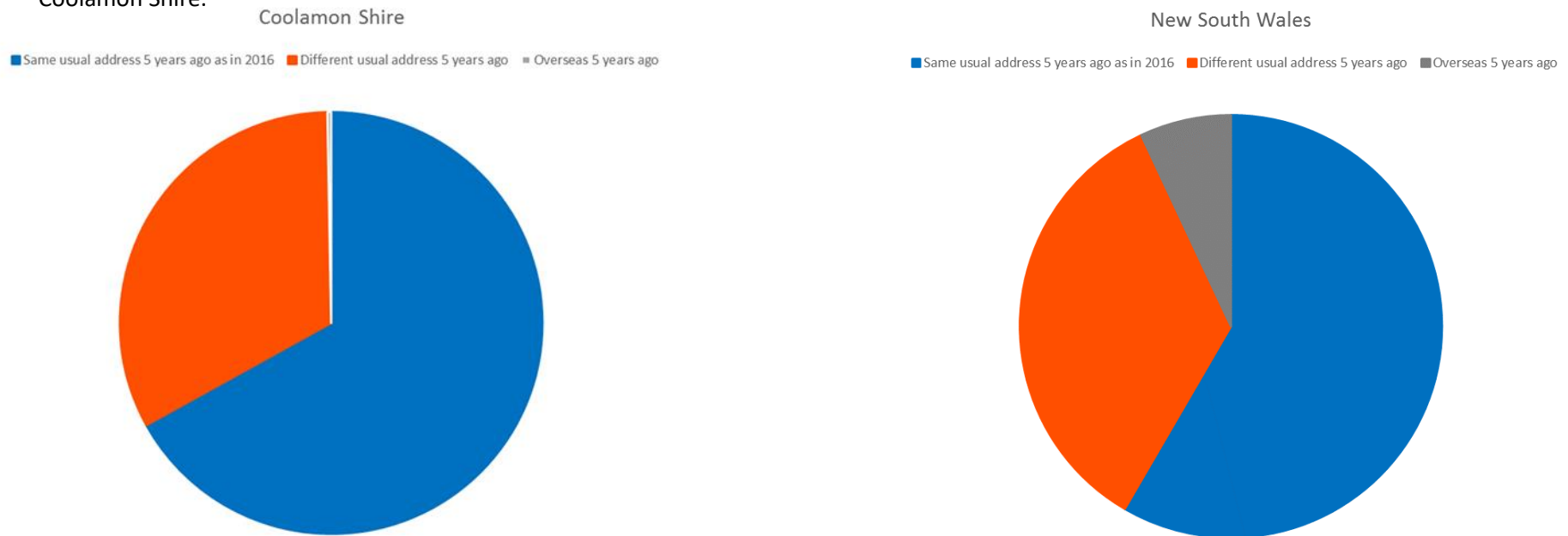


Figure 11: Comparison of residential mobility (migration) statistics for Coolamon Shire and New South Wales, 2011-2016. Source: ABS.

Between 2011 and 2016, 297 people migrated to Coolamon Shire from elsewhere in Australia, and 227 people moved from Coolamon Shire to elsewhere in Australia. This resulted in a net gain of 70 residents to Coolamon Shire from within Australia in the 2011-2016 period. Coolamon Shire also had an estimated net gain of 10 residents from overseas in the same period.

Figure 12 illustrates these migration moves by location. Most migration moves are to and from nearby municipalities.

Largest net gains between 2011 and 2016 are from:

**Bland Shire** – net gain of 23 residents.

**Central Coast** – net gain of 17 residents.

**Narrandera Shire** – net gain of 14 residents.

**Shellharbour City** – net gain of 13 residents.

**City of Brisbane** – net gain of 13 residents.

Largest net losses between 2011 and 2016 are from:

**Albury City** – net loss of 13 residents.

**Leeton Shire** – net loss of 13 residents.

**Federation** – net loss of 12 residents

**Cairns Region** – net loss of 12 residents.

**Tweed Shire** – net loss of 11 residents.

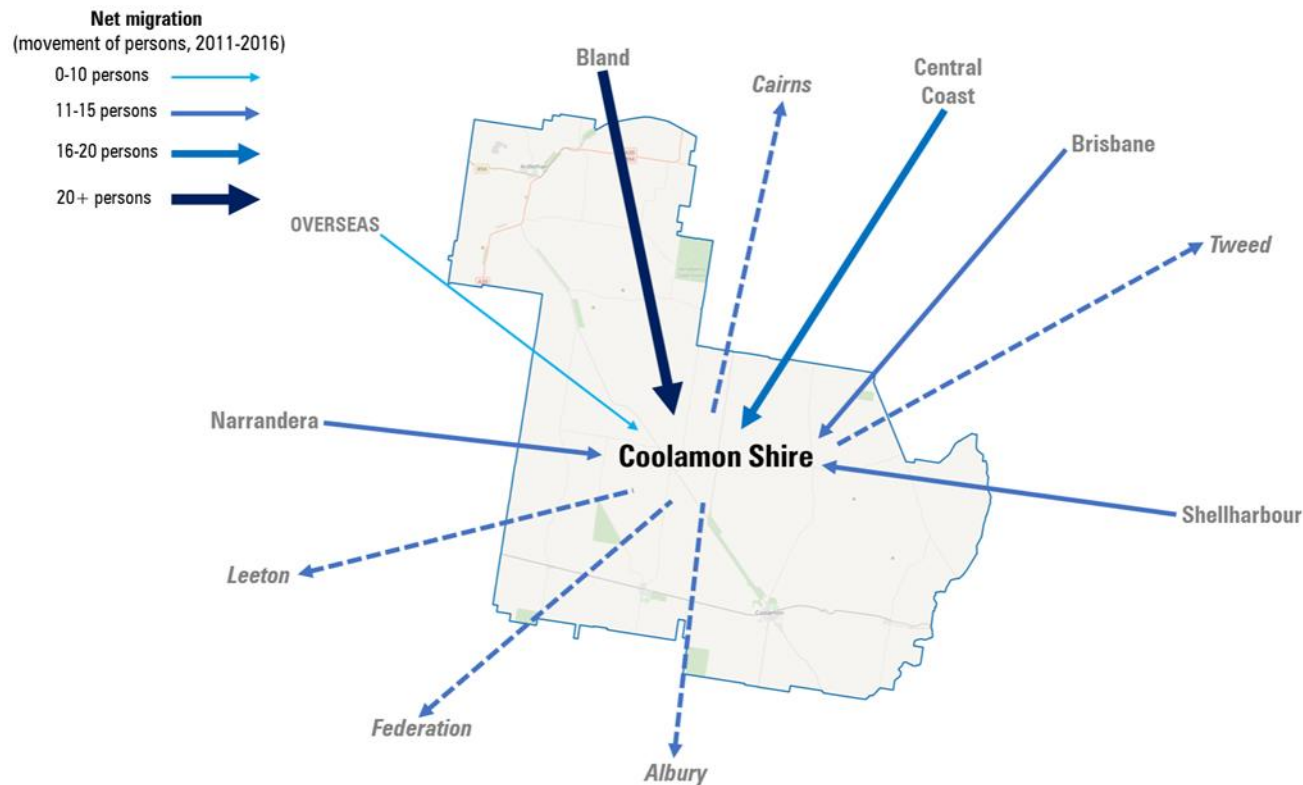


Figure 12: Migration moves to and from Coolamon Shire between 2011 and 2016. Source: ABS

## Household Composition

As with age structure, the Coolamon Shire’s household composition has been changing over time as the population ages.

Between 2006 and 2016, there has been a decrease in the proportion of households that are “couples with children” households, “couples without children” households and “lone person” households. The proportion of “single parents with children” increased slightly in the same period, as did “group households”. The most significant proportional increase was in “other households”. This group includes other families (addressed in the next section) and dwellings which the Census field officer believes were occupied on Census night but from which no form was returned. People are imputed into these households with most responses set to “Not Stated” (but age, sex and marital status are imputed). A small proportion of households in this category are those where only children aged under 15 were present on Census night (no adults).

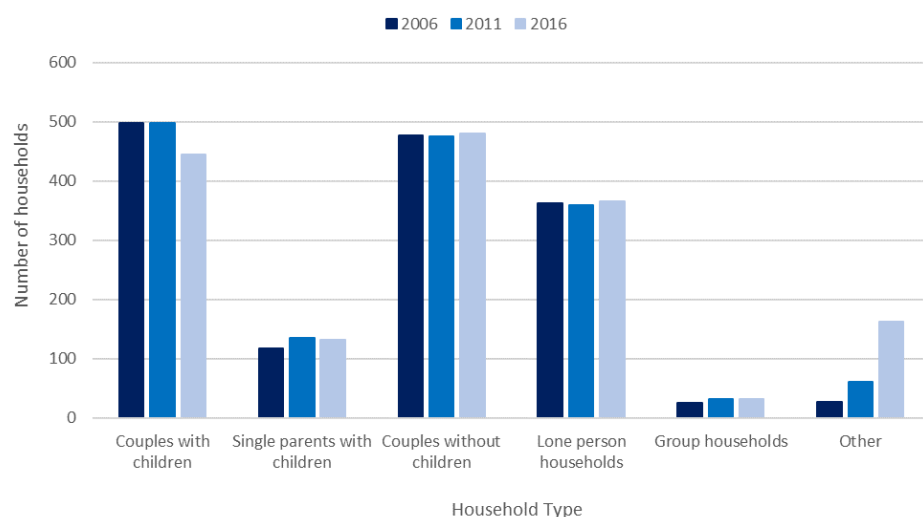


Figure 13: Household composition in Coolamon Shire, 2006-2016. Source: ABS

In terms of family households, “couples without children” are the most significant family household type (44.5% of all family households), followed by “couples with children” (41.2%). Between 2006 and 2016, there was a decrease in the proportion of family households that are “couples with children” and an increase in “couples with no children”, as seen in figure 13. One parent families and other family households also increased in proportion. These kinds of changes are usually related to ageing in place as Coolamon Shire now has a higher proportion of empty nester, early-retiree and retiree residents who live alone or as couples without children.

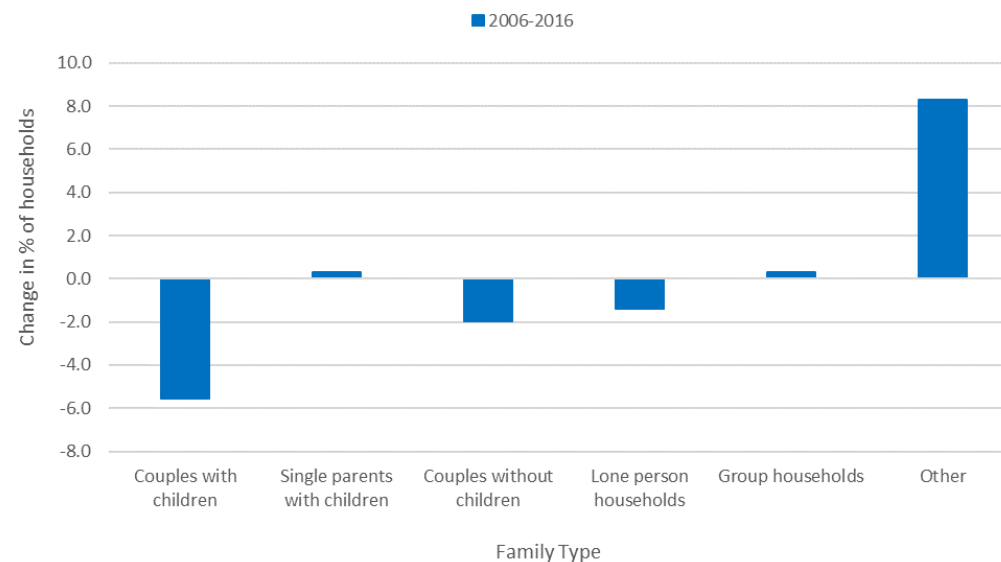
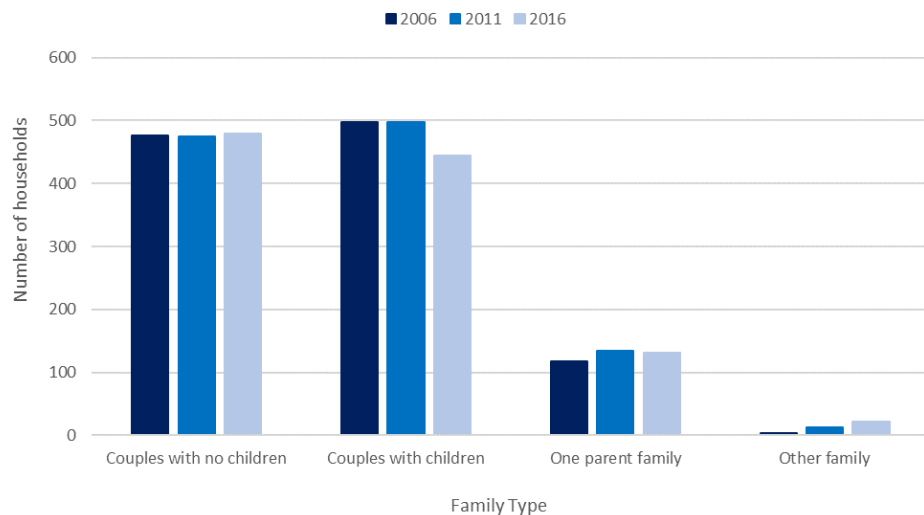


Figure 14: Change in proportion of households by type, in Coolamon Shire, 2006-2016. Source: ABS

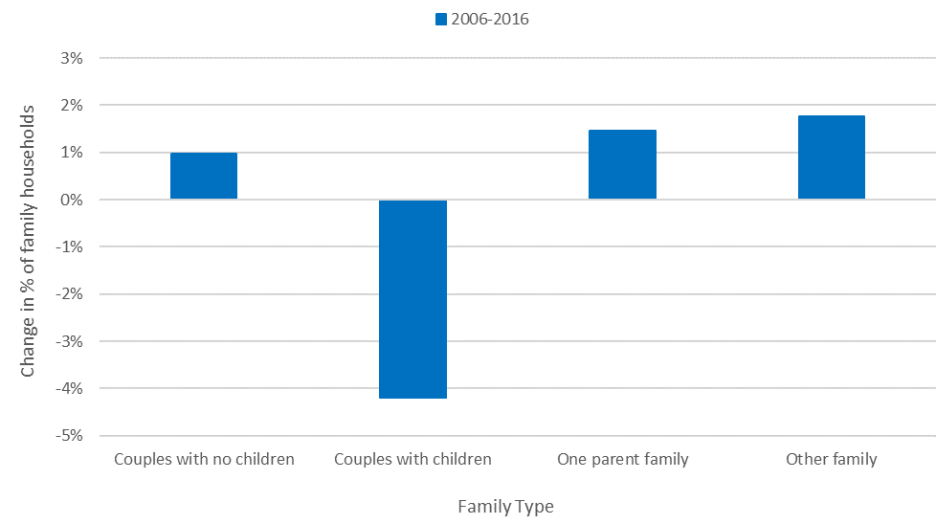


**Figure 15: Family composition, in Coolamon Shire, 2006-2016. Source: ABS**

Tenure statistics provide insight into an area’s socioeconomic status as well as the role it plays in the housing market. For example, a high concentration of private renters may indicate a transient area attractive to young singles and couples. In contrast, a concentration of home owners indicates a more settled area with mature families and empty-nesters.

Most households in Coolamon Shire are fully owned. Between 2006 and 2016, the proportion of fully-owned households decreased from 50.5% to 41.4%. In the same period, the proportion of mortgaged households decreased by 1%, from 29.6% to 28.6% whereas the proportion of rented households increased by 2%.

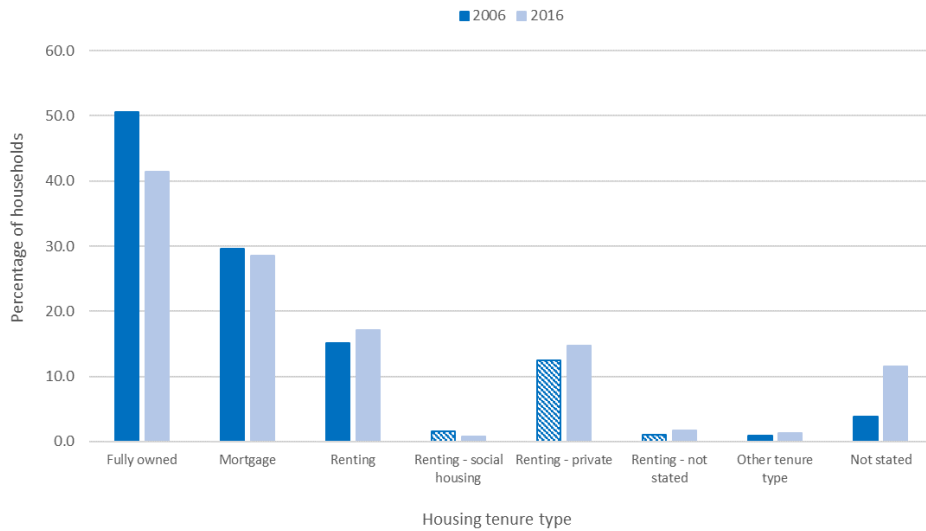
Of those households which are renting, the increase was predominantly in private renting tenure. Social housing tenure is a small proportion of tenure type for Coolamon Shire (0.8% in 2016) and decreased by 0.8% since 2006.



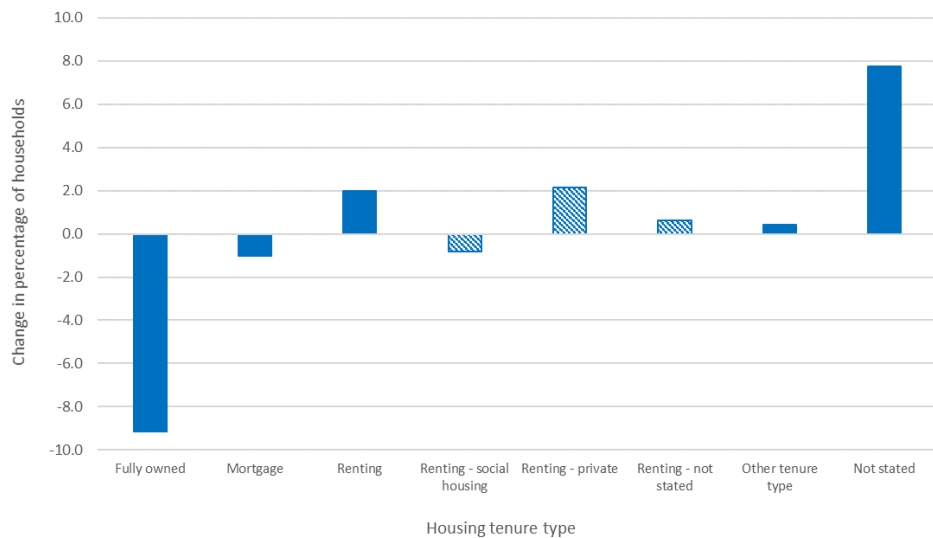
**Figure 16: Change in family composition, in Coolamon Shire, 2006-2016. Source: ABS**

Unfortunately, there was a significant increase in the “Not stated” category between the 2006 and 2016 Census, affecting the confidence of trend analysis. The proportion of households in the “Not stated” category increased from 3.8% in 2006 to 11.6% in 2016, restricting any confident in-depth analysis or understanding of trends.





**Figure 17: Tenure type of households, in Coolamon Shire, 2006-2016. Source: ABS.**  
 Note – Renting is made up of the three categories that are coloured differently on the chart.

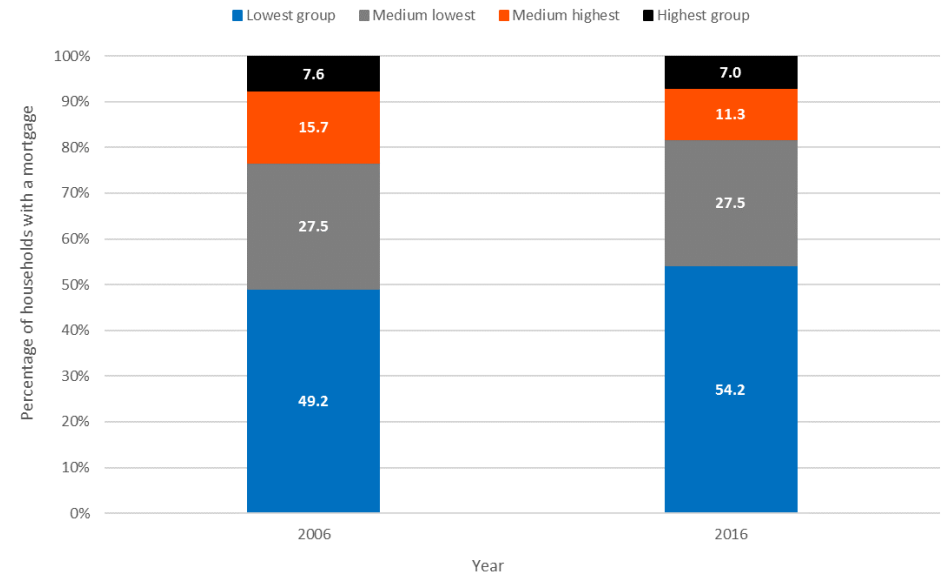


**Figure 18: Change in tenure type of households, in Coolamon Shire, 2006-2016. Source: ABS**

Housing loan repayments in Coolamon Shire are directly related to house prices, length of occupancy, and home owners' level of equity. Housing loan/mortgage payment levels are not directly comparable over time because of inflation. The quartile method is the most objective method of comparing the change in the mortgage payment profile of a community over time.

Between 2006 and 2016, more households with a mortgage were in the lowest housing loan repayment group, and fewer households were in the medium-highest and highest housing loan repayment groups/quartiles.

To reference these quartiles to dollar values (monthly housing loan repayments), please see table 4.



**Figure 19: Housing loan repayments for households with a mortgage in Coolamon Shire, 2006-2016. Source: ABS**

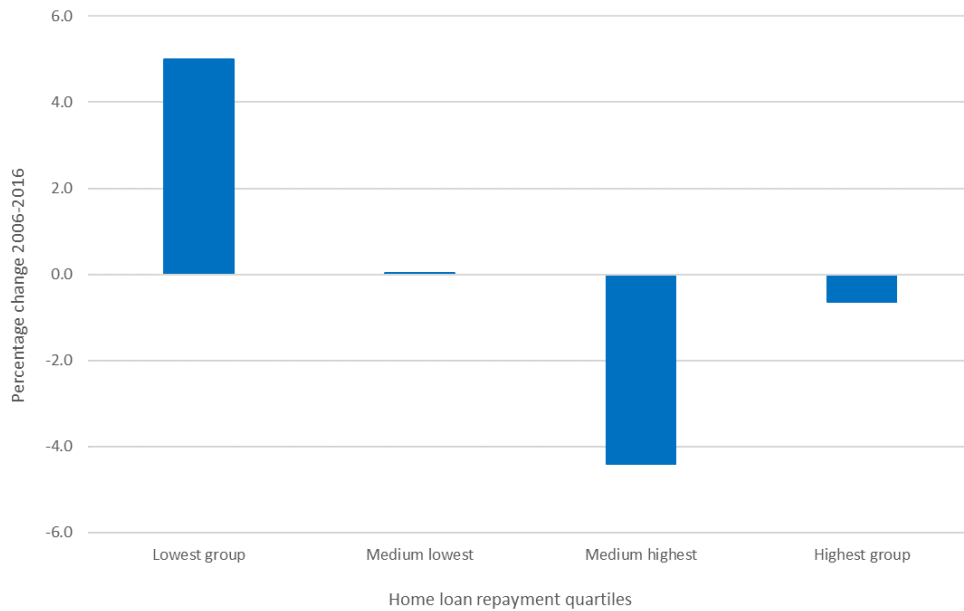


Figure 20: Changes in housing loan repayment quartiles, for households with a mortgage in Coolamon Shire, 2006-2016. Source: ABS

Quartile group dollar values	2006	2011	2016
Lowest group	\$0 to \$850	\$0 to \$1,159	\$0 to \$1,184
Medium lowest	\$851 to \$1,305	\$1,160 to \$1,804	\$1,185 to \$1,784
Medium highest	\$1,306 to \$1,931	\$1,805 to \$2,596	\$1,785 to \$2,518
Highest group	\$1,932 and over	\$2,597 and over	\$2,519 and over

Table 4 – Housing loan repayment quartiles dollar values, Australia, 2006-2016. Source: ABS

Rental payments can be a better measure of the cost of housing in Coolamon Shire than mortgage repayments because they are not contingent on the length of occupancy or equity in the dwelling. As with housing loan repayment information, the quartile method allows for comparison over time.

Between 2006 and 2016, a higher proportion of households renting in Coolamon Shire had rental payments in the lowest group/quartile. The proportion of rental households making medium-lowest, medium-highest and highest quartile repayments increased between 2006 and 2016, indicating that rental costs in Coolamon Shire increased.

To reference these quartiles to dollar values (weekly housing rental repayments), please see table 5.

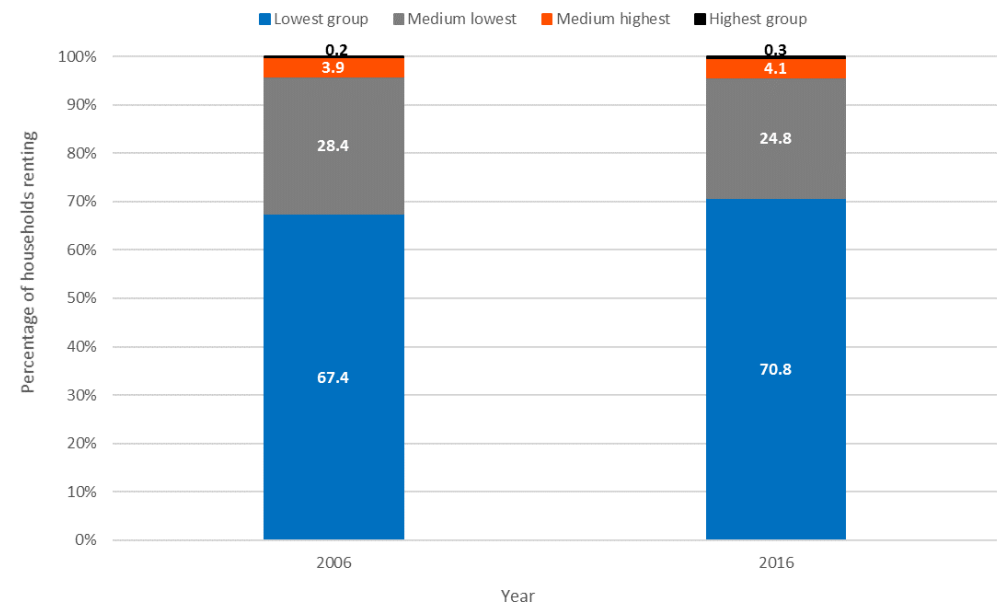


Figure 21: Rental repayments for households renting in Coolamon Shire, 2006-2016. Source: ABS

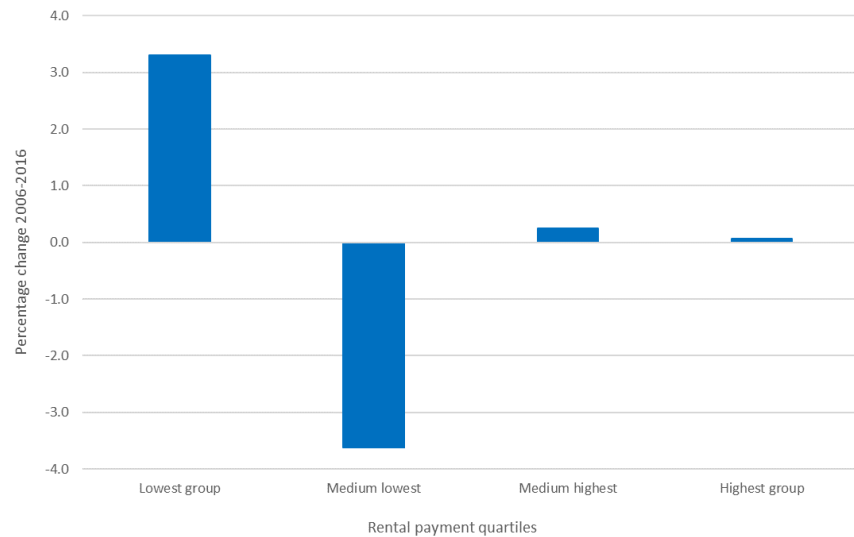


Figure 22: Changes in rental repayment quartiles, for households renting in Coolamon Shire, 2006-2016. Source: ABS

Quartile group dollar values	2006	2011	2016
<b>Lowest group</b>	\$0 to \$127	\$0 to \$179	\$0 to \$233
<b>Medium lowest</b>	\$128 to \$195	\$180 to \$288	\$234 to \$339
<b>Medium highest</b>	\$196 to \$265	\$289 to \$381	\$340 to \$442
<b>Highest group</b>	\$266 and over	\$382 and over	\$443 and over

Table 5: Housing rental repayment quartiles dollar values, Australia, 2006-2016. Source: ABS

Dwelling structure statistics indicate the built form and type of dwellings in an area. Places like Coolamon Shire are predominantly areas with a high proportion of low density, stand-alone houses. Some urban areas are composed of a mix of stand-alone, medium-density and high-density dwellings. A trend of increased density usually indicates gentrification or the realisation of planned housing policies that promote infill development.

Over 90% of dwellings in Coolamon Shire are “separate house” dwellings. This has not changed much over time, with separate houses making up 96% of all dwellings in Coolamon Shire in 2016. While there are no high-density dwellings in Coolamon Shire, there is a component of medium-density dwellings that include semi-detached, row, terrace, townhouse and villa dwellings and flats or apartments, 1 storey in nature. The proportion of medium density dwellings decreased by 0.5% between 2006 and 2016. This was a result of a decrease in the total number of medium density dwellings, from 46 in 2006 to 39 in 2016.

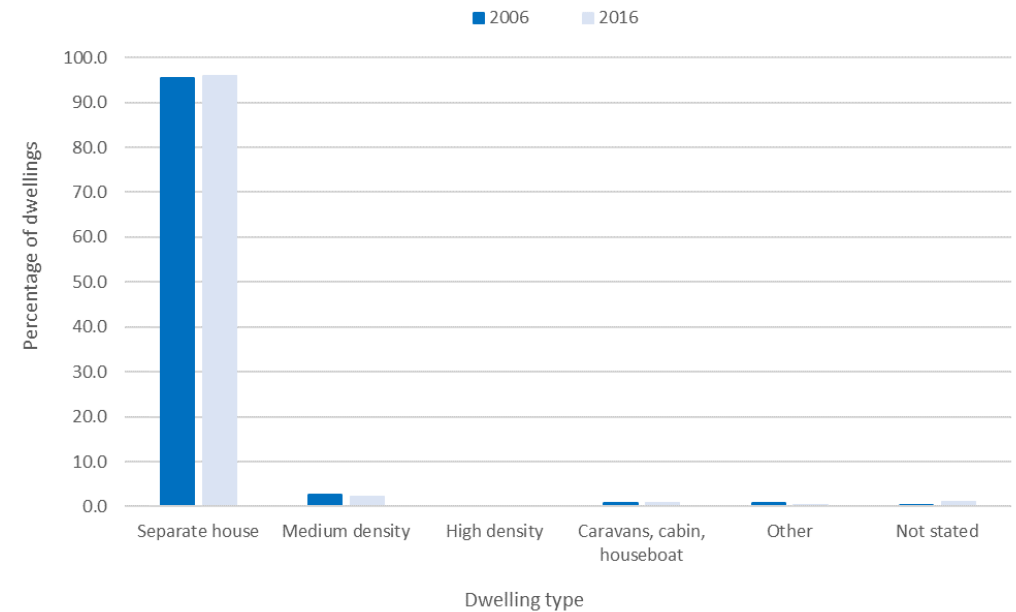
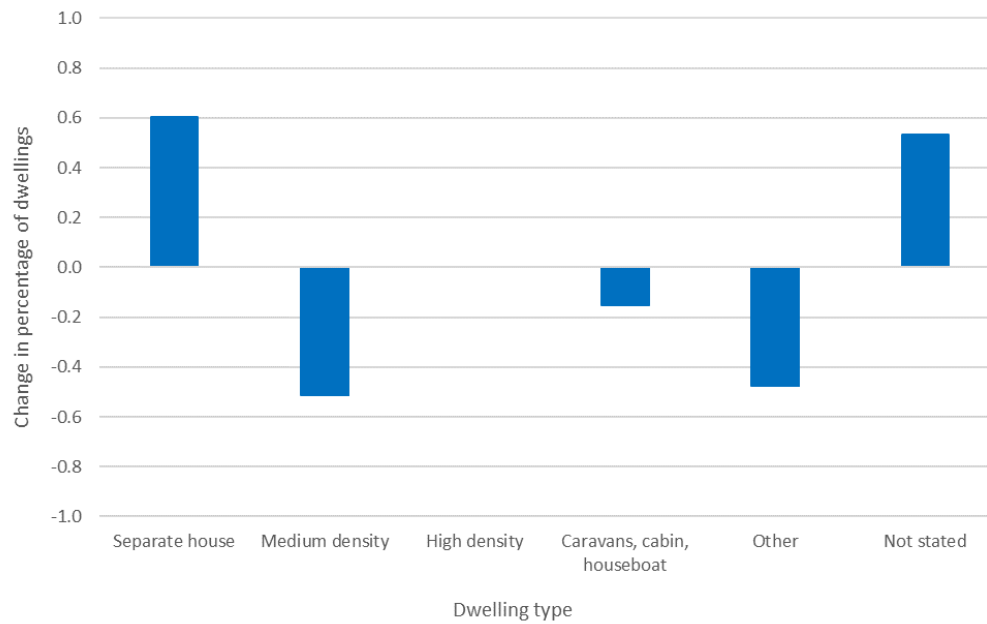
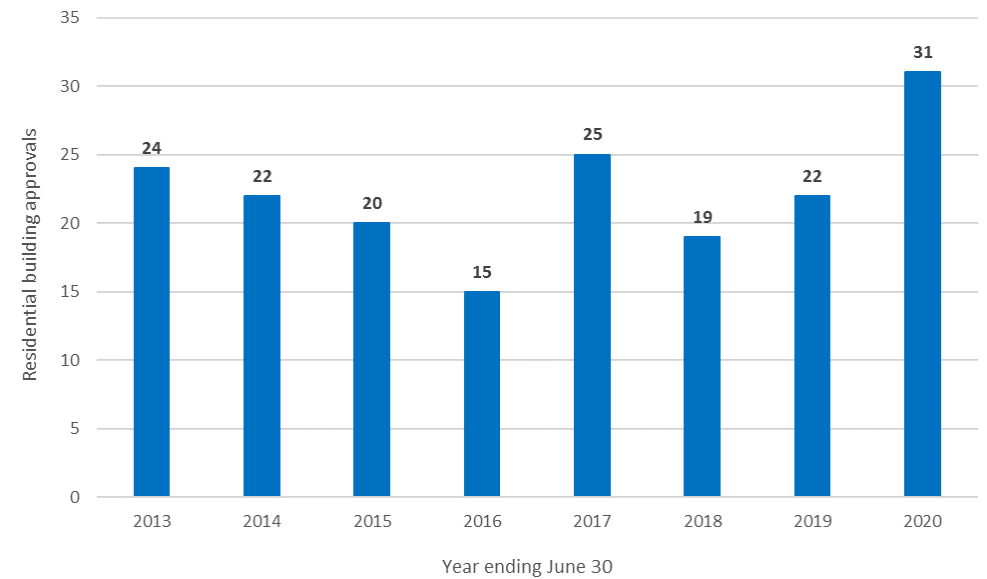


Figure 23: Dwelling types in Coolamon Shire, 2006-2016. Source: ABS



**Figure 24: Change in proportion of dwelling types in Coolamon Shire, 2006-2016. Source: ABS**

In terms of recent residential development activity in Coolamon Shire, residential building approvals published by the ABS indicate that the number of new dwellings approved each year has increased since 2018. Since 2013, Coolamon Shire has averaged 22 approvals for new dwellings per annum. In the past three years, between 2018 and 2020, this average increased slightly to 24, with the 2020 total being 31 residential development approvals.



**Figure 25: Residential building approvals, for Coolamon Shire, 2013-2020. Source: ABS**

## Employment statistics

### Employment status

Coolamon Shire's employment statistics are an important indicator of socio-economic status. The levels of full or part-time employment, unemployment and labour force participation indicate the strength of the local economy and social characteristics of the population.

- In 2016, there were 3,428 residents aged 15 years or older.
- Of those, 1,829 participated in the labour force\* (53.4% of 15+ year olds). This percentage is referred to as the labour force participation rate. Coolamon Shire's labour force participation rate of 53.4% is lower than Regional New South Wales (54.8%) or New South Wales (59.2%).
- Coolamon Shire's labour force in 2016 stood at 1,829.
- Of those, 94.5% (1,729 residents) were employed, and 100 (5.5% of labour force) were unemployed.

**\* - The 'Labour force' is all persons aged 15 years and over who are either employed or looking for work and available to start. Both full and part-time work counts towards the labour force.**

Almost 95% of Coolamon Shire's labour force was employed in 2016. This proportion was slightly higher than Regional New South Wales (93.4%) or New South Wales as a whole (93.7%). In Coolamon Shire, 58.6% of the labour force was employed full-time and 33.4%, part-time. The full-time to part-time statistics were similar to the benchmark areas, however in Regional New South Wales, a higher proportion of employed residents worked part-time. The unemployment rate, as at the 2016 Census was lower in Coolamon Shire (5.5%) than Regional New South Wales (6.6%) or New South Wales overall (6.3%).

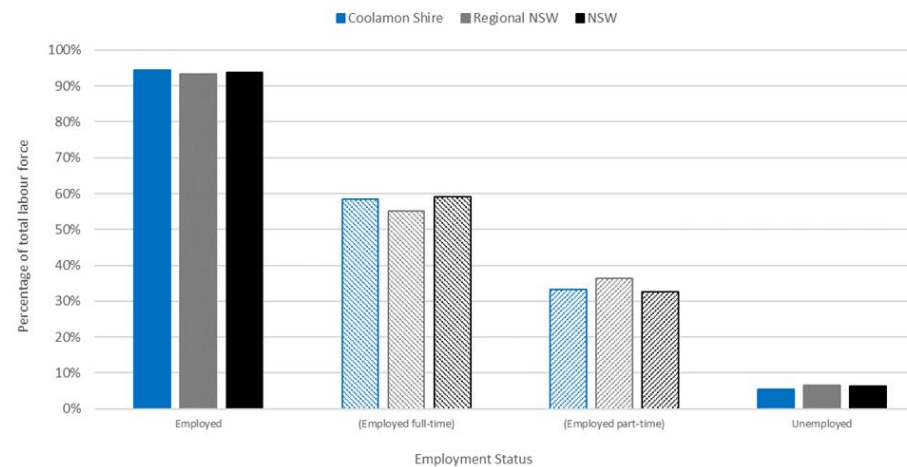


Figure 26: Employment status of Coolamon Shire residents, 2016. Source: ABS

## Industry sector of employment

Coolamon Shire's industry statistics identify the industry sectors in which the residents work (which may be within the residing area or elsewhere). This will be influenced by the skill base and socio-economic status of the residents as well as the industries and employment opportunities present in the region.

Coolamon Shire is part of New South Wales' "wheat belt" and is the leading producer of wheat in the area. The Shire's industry sector of employment statistics reflect that. In 2016, the "Agriculture, forestry and fishing" employed 22.5% of all employed residents. By comparison, only 5.7% of employed residents in Regional New South Wales and 2.1% of employed residents in New South Wales as a whole were employed in the "Agriculture, forestry and fishing" industry.

"Education and training" was the second largest industry in terms of local employment, with 11% of employed residents. This industry had a higher proportion of Coolamon Shire employed residents than in Regional New South Wales (9%) or New South Wales overall (8.4%). "Health care and social assistance" employed 9.6% of local residents, lower than Regional New South Wales (14.4%) or New South Wales (12.5%).

Other notable industries of employment in Coolamon Shire were: "Retail trade" (7.6% of employed residents), "Public administration and safety" (7.1%), "Construction" (6.4%) and "Manufacturing" (6%).

Coolamon Shire had a notably lower proportion of residents employed in the "Accommodation and food services" industry or the "Professional, scientific and technical services" industry, than the benchmark areas.

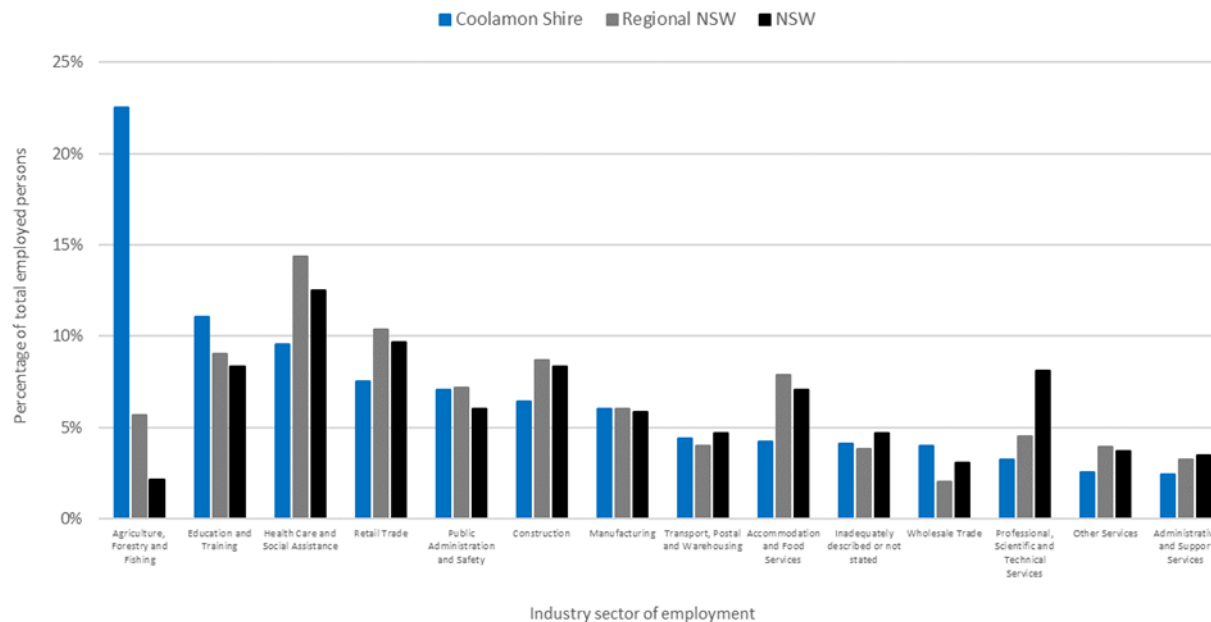


Figure 27: Industry sectors of employment in Coolamon Shire, 2016. Source: ABS

## Occupation of employment

Coolamon Shire's occupation statistics quantify the occupations in which the residents work (which may be within the residing area or elsewhere). This will be influenced by the economic base and employment opportunities available in the area, education levels, and the working and social aspirations of the population.

Almost one quarter of employed residents in Coolamon Shire are employed as “managers”, nearly twice than the proportion of Regional New South Wales or New South Wales’ employed residents. This is likely related to the types of industries of employment in the Shire.

A lower proportion of Coolamon Shire residents are employed as “Professionals” (13.6%) compared to Regional New South Wales (18.1%) or New South Wales (23.6%). “Technical and trades workers” (13.4% of employed residents) and labourers (10.7%) were also noteworthy occupations of employment in Coolamon Shire. Occupations such as “Sales workers” or “Clerical and administrative workers” were not as common in Coolamon Shire as in the benchmark areas.

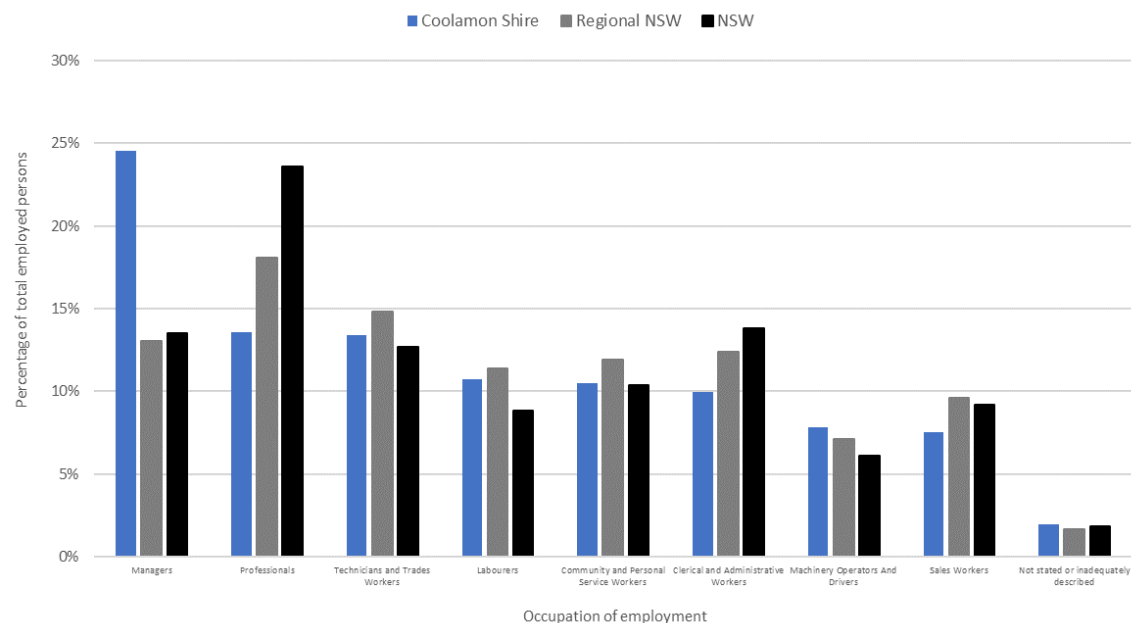


Figure 28: Industry sectors of employment in Coolamon Shire, 2016. Source: ABS

## Travel to work

### Method of travel to work

Coolamon Shire's commuting statistics reveal the main modes of transport by which residents get to work. There are several reasons why people use different modes of transport to get to work including the availability of affordable and effective public transport options, the number of motor vehicles available within a household, and the distance travelled to work.

Driving a car is the most common form of transport to work in Coolamon Shire. In 2016, 63% of employed residents drove a car to work, a proportion lower than that of Regional New South Wales employed residents (68%) but higher than New South Wales overall (58%).

A notably higher proportion of Coolamon Shire residents also worked from home in 2016 compared to other benchmarked areas. Over 11% of employed residents worked from home, which is almost twice the proportion of Regional New South Wales (5.8%) or New South Wales (4.8%). This could be related to the types of industries and occupations in the area, such as agriculture. A similar proportion of Coolamon Shire residents did not work on the day the Census was conducted in 2016 (9.9%, similar to the proportion of the benchmark areas).

A slightly higher proportion of employed residents in Coolamon Shire walked to work (5.5%) than Regional New South Wales (3.5%) or New South Wales (3.9%) and similar proportions of residents in Coolamon Shire as in the benchmark areas were passengers in a car.

A very small proportion of Coolamon Shire residents took a train or bus as the main method of travel to work, compared to New South Wales. This is an indication of the lack of public transport infrastructure in the area that would allow for employed residents to take these forms of transport.

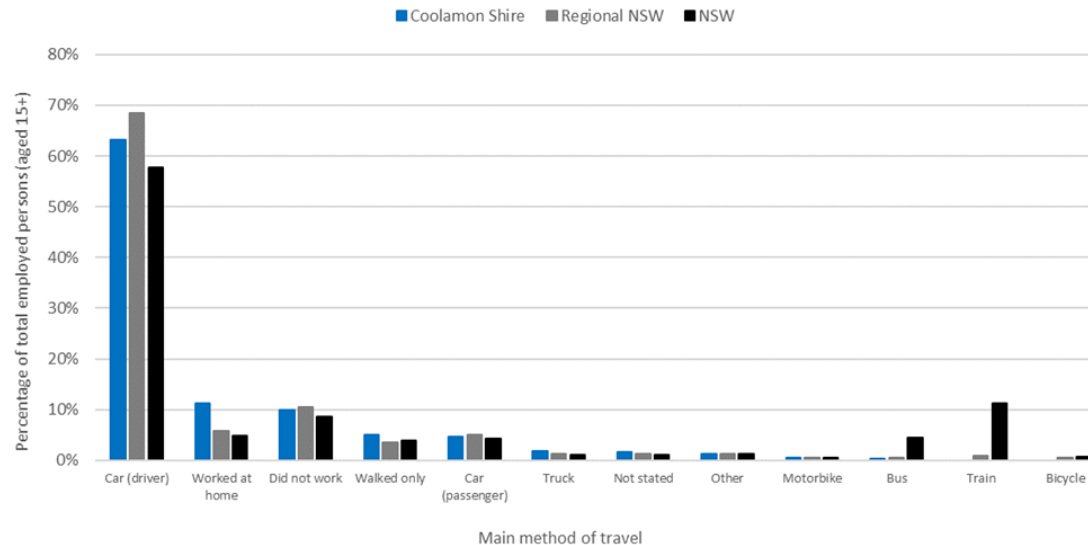


Figure 29: Method of travel to work for employed Coolamon Shire residents, 2016. Source: ABS



## Journey to work – residents

Residents' place of work information indicates where Coolamon Shire residents travel to for work. If most residents work within the LGA they live in, this indicates self-containment of jobs but can also be indicative of remoteness of an area.

An almost exact proportion of employed Coolamon Shire residents work in the Shire or work in an LGA outside of Coolamon Shire. In 2016, 815 residents (47.8%) lived and worked in Coolamon Shire. A total of 814 (also 47.8%) of employed residents lived in Coolamon Shire but worked in another LGA.

Those residents who lived in Coolamon Shire but worked elsewhere primarily worked in Wagga Wagga (33% of employed residents), with some also working in Narrandera (3.3%), Temora (3.1%) and Junee (2.2%). Full details of locations of work for employed residents are in table 6.

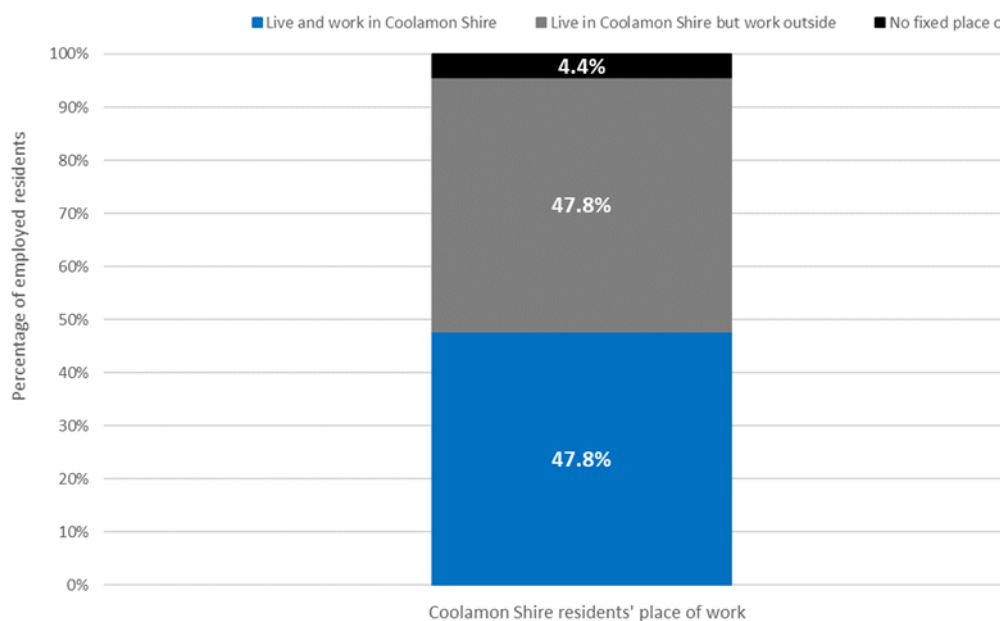


Figure 30: Coolamon Shire residents' place of work, 2016. Source: ABS

Local Government Area	Number of residents employed	% of employed residents
Coolamon	815	47.8%
Wagga Wagga	568	33.3%
Narrandera	57	3.3%
Temora	53	3.1%
Junee	37	2.2%
Lockhart	21	1.2%
Bland	19	1.1%
Griffith	13	0.8%

Table No. 6 – Employment locations of resident workers (who live in Coolamon Shire), by LGA, 2016. Source: ABS

## Journey to work – workers

This section of “Journey to work” data sheds light on how many workers live locally, how many commute from other areas and which areas they commute from. Some areas attract a large external workforce because they have major employment centres or because local residents have a different set of skills or aspirations than the local jobs require. Understanding where workers reside assists in planning and advocacy for roads and public transport provision. It also helps to clarify economic and employment drivers across areas and assists in understanding the degree to which Coolamon Shire provides local employment.

In 2016, 1,104 people worked in Coolamon Shire. Of those 1,104 workers, 815 also lived in Coolamon Shire, representing 74% of all local workers, and 289 lived outside of Coolamon Shire, representing 26% of all local workers.

Local workers who live outside of Coolamon Shire come from Wagga Wagga (15.5% of all workers). Table 7 lists all Coolamon Shire workers’ places of residence.

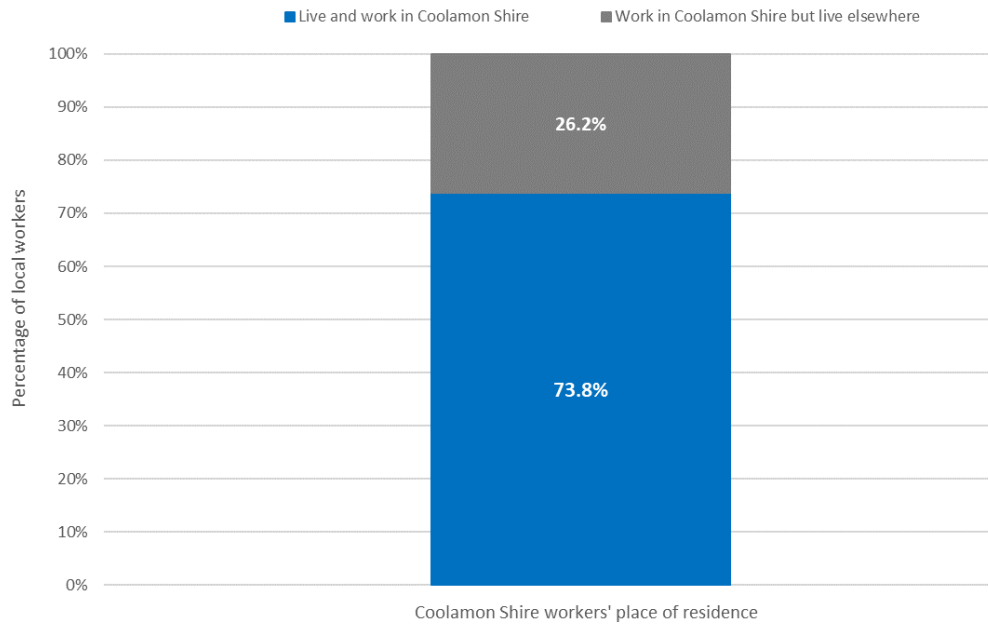


Figure 31: Coolamon Shire workers’ place of residence, 2016. Source: ABS

Local Government Area	Number of Local Workers	% of local Workers
Coolamon	814	73.7
Wagga Wagga	171	15.5
Temora	36	3.3
Lockhart	33	3.0
Junee	23	2.1
Narrandera	10	0.9

Table No. 7 – Residential location of local workers (who work in Coolamon Shire), by LGA, 2016. Source: ABS

### *Commuting distance from usual residence*

The Distance to Work data, or commuting distance, published by the ABS, provides a measurement of the distance travelled between a person's Mesh Block of Place of Usual Residence and Mesh Block of Place of Work. An assumption in the calculation of this data is that a person has followed the shortest path with no stops when commuting to work.

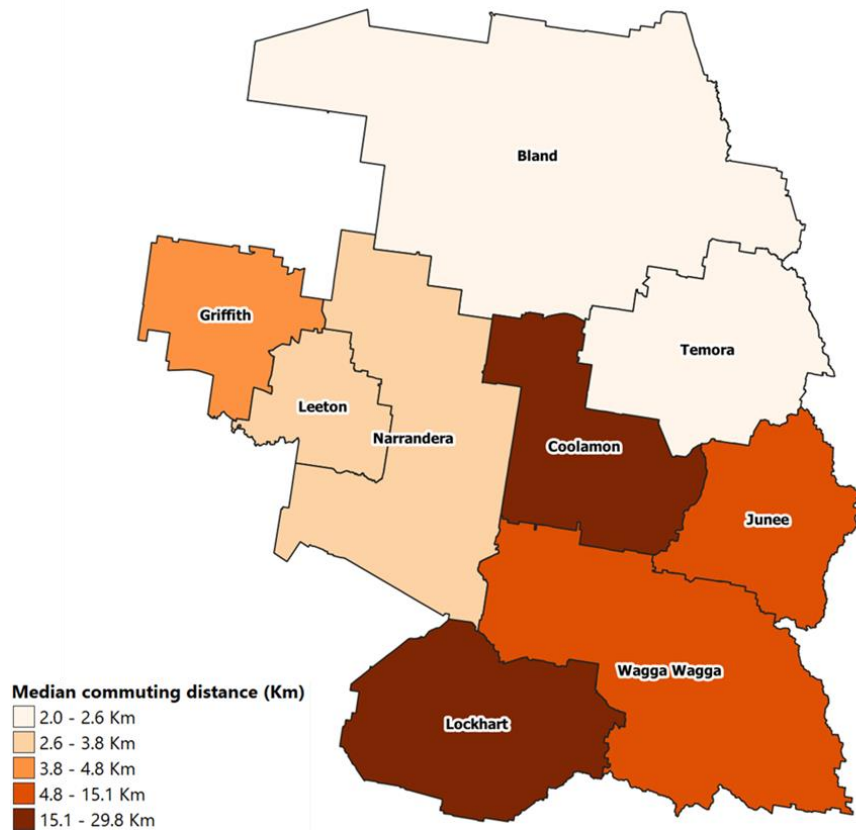
The median distance of a Coolamon Shire resident to work is 29.75 kilometres. This is a significantly longer commute than the Regional New South Wales (7.77 Km) or New South Wales (9.8 Km) medians, indicating that some residents travel long distances to get to work, likely those who work in Wagga Wagga (Coolamon township to Wagga Wagga distance is approximately 41 kilometres).

The interquartile range is a measure of how wide-ranging the distances travelled by an area's workforce are. A lower interquartile range suggests that all residents travel similar distances to work. A higher range indicates the opposite. Coolamon Shire's interquartile range of 41.52 Km illustrates the likely difference between the distance travelled to work by the locally employed residents and those who commute to Wagga Wagga or elsewhere.

Area	Average (median) commuting distance (Km)	Interquartile range (Km)
Coolamon Shire	29.75	41.52
Regional NSW	7.77	19.54
New South Wales	9.8	17.42

**Table No. 8 – Average commuting distances from usual residence to place of work, 2016. Source: ABS**

Within the region, Coolamon Shire has the longest median commuting distances. Only Coolamon Shire and Lockhart Shire have median commuting distances close to 30 kilometres, likely related to the fact that a significant proportion of Coolamon and Lockhart's workforce commute to Wagga Wagga for work. Map 1 and table 9 illustrate median commuting distances for Coolamon Shire and nearby LGAs.



Map No.1 – Average commuting distances from usual residence to place of work, Coolamon Shire and neighbouring LGAs. Source: ABS

Area	Average (median) commuting distance (Km)
Coolamon	29.78
Lockhart	28.82
Wagga Wagga	5.87
Junee	4.84
Griffith	4.47
Leeton	3.6
Narrandera	2.78
Bland	2.45
Temora	1.97

Table No. 9 – Average commuting distances, Coolamon Shire and neighbouring LGAs. Source: ABS

## 6. POPULATION PROJECTIONS

Two sources of population forecast figures are discussed in this section, NSW State Government projections, published in 2019 and .id's population forecasts for Coolamon Shire from 2016, which are part of .id's SAFi forecasts done for all of New South Wales, Western Australia and Victoria.

Comparison of the two datasets shows the 2016 population was higher in the NSW State Government forecast figures. Their 2016 figure is in fact, the correct ERP figure (see chart 1) as the .id forecasts were developed before the official Census 2016 statistics were published. In terms of growth over time, however, id's population at 2020 is close to the 2020 ERP (4,301 compared to the 2020 ERP of 4,291).

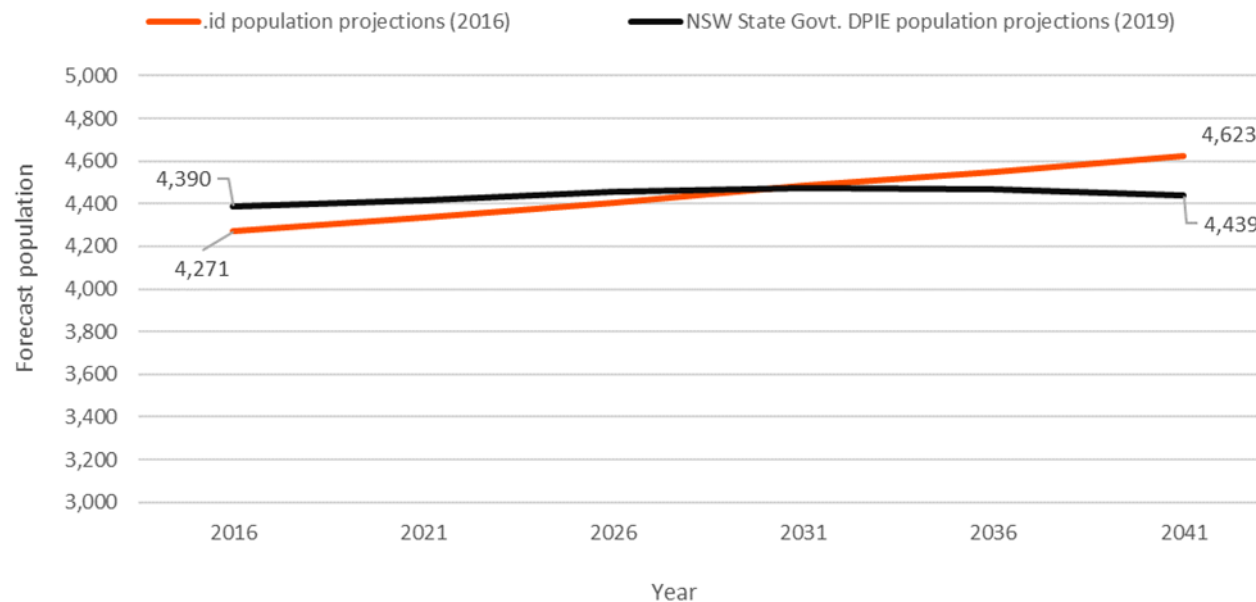


Figure 32: Comparison of .id and NSW State Govt population projections, 2016-2041. Source: .id, DPIE

Between 2016 and 2041, .id forecasts the population of Coolamon Shire will increase by 341 residents while the NSW projections record an increase of 49 residents in the same period.

The key differences between .id's population forecasts and those of the NSW State Government are:

- Higher projected population growth between 2016 and 2041 in the .id forecasts.
- Higher projected number of households and dwellings between 2016 and 2041 in the .id forecasts.
- Similar assumptions about average household size change over time between the two projection datasets.

The NSW Government’s (DPIE) population projections for the period 2016 - 2041 highlights that Riverina – Murray Region population will increase by 11,150.

Based on .id’s population forecasts, these are the summary statistics for Coolamon Shire between 2016 and 2041:

- The average annual population growth rate between 2016 and 2021 is 0.2% per annum before increasing to 0.4% from 2021 and 2026, then decreasing to 0.3% per annum.
- Average household size decreases over time due to ageing in place of the population and fewer families and larger households but an increase in smaller households such as couples without children and lone person households.
- The population in non-private dwellings is expected to increase slightly, usually due to a new facility such as a nursing home being built in the area or an existing facility expanding.
- Dwelling occupancy rates remain similar throughout the forecast period.

	2016	2021	2026	2031	2036	2041
<b>Population</b>	4,271	4,337	4,404	4,483	4,547	4,623
<b>Change in population (5yrs)</b>	34	66	67	79	64	76
<b>Average annual change (%)</b>	0.2%	0.3%	0.3%	0.4%	0.3%	0.3%
<b>Households</b>						
<b>Households</b>	1,725	1,794	1,849	1,903	1,960	2,016
<b>Average household size</b>	2.44	2.38	2.34	2.31	2.27	2.24
<b>Population in non-private dwellings</b>						
<b>Population in non-private dwellings</b>	67	67	77	87	97	107
<b>Dwellings</b>	1,862	1,932	1,992	2,052	2,112	2,172
<b>Dwelling occupancy rate (%)</b>	92.6%	92.9%	92.9%	92.8%	92.8%	92.8%

Table 10: Forecast summary statistics for Coolamon Shire based on .id forecasts, from 2016-2041. Source: .id

The forecast age structure of Coolamon Shire shows an ageing population by 2041. The proportion of residents aged 0-19 years decreases from 26.4% to 23.8% in 2036 (and 23.2% in 2041). On the other hand, the proportion of Coolamon Shire’s population aged over 65 is expected to increase from 24.3% in 2016 to 33.2% in 2036 (and 33.8% in 2041), a significant increase in the proportion of older residents. This age cohort is forecast to see the highest proportional increase over time (see orange line on Figure 27).

The proportion of labour-force aged residents (15 - 64 years) decreases from 55.6% in 2016 to 48.5% in 2036 (same proportion in 2041).

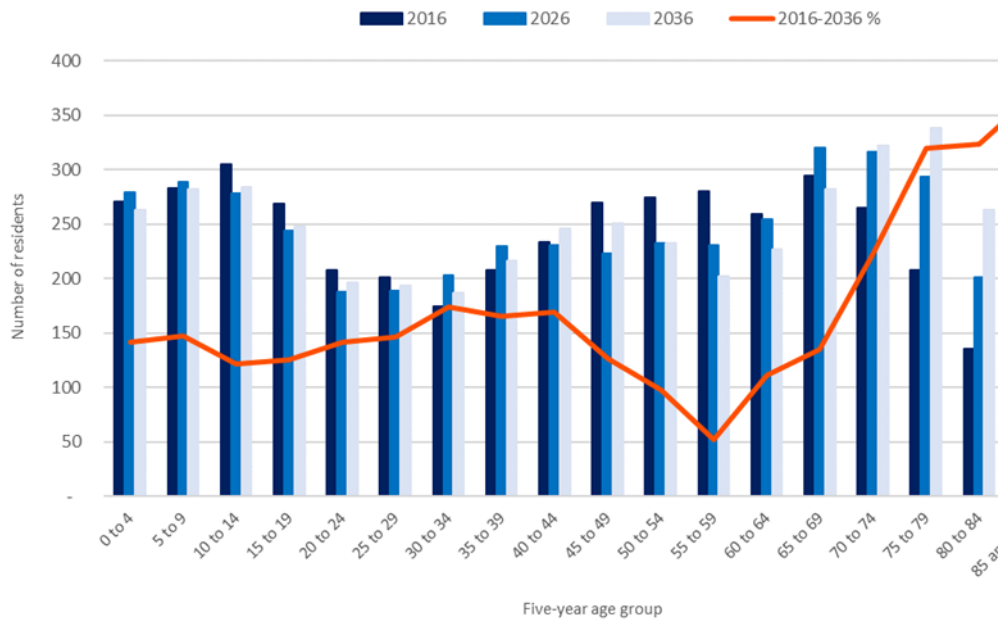


Figure 33: Forecast age structure for Coolamon Shire between 2016-2036. Source: .id

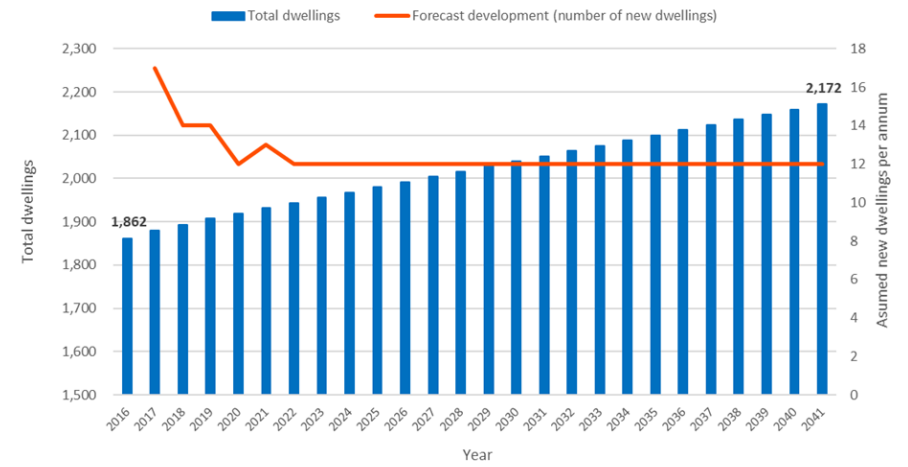


Figure 34: Residential development assumptions for Coolamon Shire between 2016-2036. Source: .id

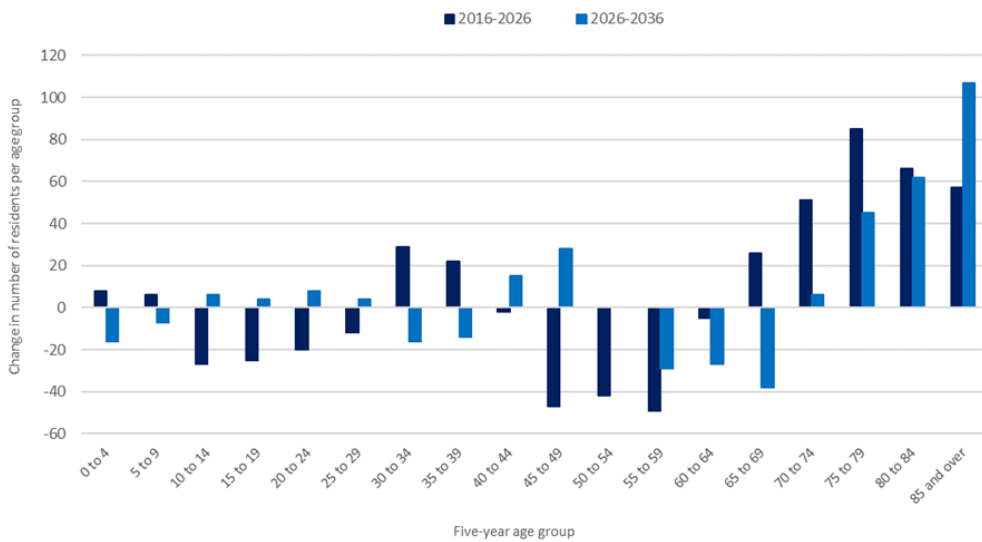


Figure 35: Change in forecast age structure for Coolamon Shire between 2016-2036. Source: .id

The .id forecasts and recent information from Coolamon Shire Council, assume an annual addition of 14 new dwellings per annum (on average) in Coolamon Shire between 2016 and 2021, with 12 new dwellings per annum assumed from 2022 to 2041. By 2041, Coolamon Shire is forecast to have 2,167 dwellings, an increase of 300 dwellings from 2016.

### Population Growth by Area

Township name	2020 #	2025 #	% Change	2030 #	% Change	2035 #	% Change	2040 #	% Change	Change 2020 to 2040	% growth (2020-2040)
<b>Ardlethan</b>	386	382	-1.02%	377	-1.39%	373	-1.09%	370	-0.75%	-16	-4.20%
	216	214	-0.98%	211	-1.42%	208	-1.24%	206	-1.12%	-10	-4.70%
	287	280	-2.43%	275	-1.90%	270	-1.55%	267	-1.25%	-20	-6.90%
<b>Coolamon</b>	2336	2434	4.19%	2531	3.97%	2619	3.50%	2705	3.27%	369	15.80%
<b>Ganmain</b>	609	603	-0.96%	600	-0.43%	598	-0.40%	597	-0.11%	-11	-1.90%
	294	290	-1.28%	288	-0.77%	283	-1.79%	279	-1.28%	-15	-5.00%
<b>Marrar</b>	196	188	-4.08%	186	-1.06%	183	-1.61%	184	0.55%	-12	-6.12%
<b>Coolamon LGA</b>	4324	4391	-	4467	-	4534	-	4608	-	284	6.60%
<b>Person Increase</b>	-	67	-	76	-	67	-	74	-	-	-
<b>% Change</b>		1.54%		1.73%		1.50%	-	1.63%	-	-	-

Table 11: Population Summary by Area

With the contrast of population growth and residential demand across the LGA, different areas within the Coolamon LGA have developed different roles within the housing market. For example, Coolamon Township and its peri-urban areas tend to attract predominantly family households and retirees, while Ganmain and Marrar, appeal to retirees but also attract families. The differing function and role of these areas means that population outcomes differ across the LGA.



The supply of residential property within the LGA will also have an influence in structuring different population and household futures within the Coolamon LGA over the next five to ten years. While new residential opportunities are available on the outskirts of most townships, Coolamon and Ganmain provide the majority of the development across the council area in the form of both standard residential and rural residential land. Most development in the Coolamon peri-urban area, will be based on the rezoning and subdivision of existing RU4: Rural Small Holdings zoned land to RU5 (Village) zoned land and the rezoning and subdivision of RU1: Primary Production zoned Land to RU4: Rural Small Holdings zoned land.

Within Coolamon Shire, most development is expected to occur in Coolamon Township, with 280 of 300 assumed dwellings between 2016 and 2041. Ganmain is forecast to have 16 new dwellings and Marrar 14 new dwellings in the area between 2016 and 2041.

Area	Change in dwellings between 2016 and 2041	
	Number	% change
Ardlethan	0	0.0%
Coolamon Township	280	30.5%
Ganmain	16	5.3%
Marrar	14	20.6%
Remainder of Coolamon Shire	0	0.0%
<b>Total Coolamon Shire</b>	<b>310</b>	<b>16.6%</b>

Table 12: Residential development by area, 2016-2041. Source: .id

### *Application of the Projections*

The previous section has drawn primarily on the population projections prepared by .id for the Coolamon Shire LGA with .id forecasting an increase in overall population for the Coolamon Shire LGA of an average of 1.6 per cent each year until 2040 with the highest growth in Coolamon Township (15.8%). These figures forecast a population of 4595 for the LGA, 2705 for Coolamon and 1800 for the other towns and villages in the LGA.

It is suggested that the population forecast by .id is conservative, falling below the recent average rate of growth in the Coolamon Shire and not taking into account a range of state and local influences (COVID 19 and tree change trend) . Whilst the projections from .id are considered conservative because the demographic profile e.g. the age of the population is believed to reflect the likely demographics of the future Coolamon LGA population.

In Ganmain, .id forecasts show a population decline of 11 residents between 2020 and 2040, however the forecast anticipate 16 more dwellings in the same period. This is a totally normal demographic phenomena and is explained by assessing average household size of the area. There will be fewer people occupying more households, therefore the net outcome is in fact a population decline. The average household size in Ganmain in 2020 is 2.19 residents per household. By 2040, this is expected to decrease to 2.02, largely due to ageing in place of the population where by 2040, the area will have more older residents, not living in families with children but instead in smaller households (such as empty nester couple households or lone person households). In 2020, 14% of Ganmain’s population was aged 70 years or older. By 2040,

25% of the local population will be aged over 70 years. By 2040, Ganmain will have more lone person households and fewer family households, hence the lower population in 2040 even with more dwellings in the area.

One of the most significant influences is the impact of Wagga Wagga on driving growth in the surrounding local government areas. The Wagga Wagga LGA's land development policies have a focus on a more compact city with a target of greater infill development which is resulting in a significant shift to medium and high density developments and a reduction in the number of single residential blocks being released to the market. Demand for single residential blocks typically exceeds supply. In 2020 -21 the cost of land associated with single residential blocks in the Wagga Wagga LGA was typically selling for over \$350/m<sup>2</sup> compared to Coolamon at \$120/m<sup>2</sup> which has resulted in a significant increase in the uptake of land in Coolamon for residential purposes.

In addition to the high prices of land in Wagga Wagga which has significant implications for housing affordability the blocks available in Wagga are typically small compared to those available in the Coolamon LGA. The supply of greenfield land in Wagga Wagga is also finite with approximately another 20 years supply available.

Given the above constraints it has become evident that the Coolamon LGA is one of the new growth fronts for residential development within the Riverina. Consequently the Coolamon LGA Settlement Strategy recommends that the township of Coolamon LGA should aim to accommodate a total population of 3,000 people, and the remainder of the Shire should aim to accommodate a total population of 2,500.

## 7. HIERARCHY OF EXISTING SETTLEMENTS

The hierarchy of settlements identified in this strategy provides for 8 settlement types and the strategy allocates settlement types to the towns and villages located within the LGA, ranging from Coolamon with a current population of 2336 through to small villages and hamlets such as Beckom with a population of 50 people. The dynamics of these settlements should be considered within a hierarchy where each type of settlement performs differing roles and functions within the LGA and region.

The Riverina – Murray Regional Plan 2036 provided guidance on the role of settlements in the Region and recommended directions/actions to promote the growth of regional cities and local settlements with the capacity for growth. The regional plan recognises that 'Regional cities and local centres are important to the economic prosperity of the region and they underpin the appeal of places for residents and businesses'.

It should be noted that major regional centres are identified in the below table but are not directly applicable to this strategy. Canberra is identified as a major regional centre whilst Wagga Wagga and Griffith are identified as regional centres serving towns located in the Coolamon LGA as they provide greater services, shopping, education, cultural facilities, recreational facilities and employment when compared to any other settlements in the region. The Coolamon Shire Settlement Strategy therefore outlines the settlement hierarchy for Coolamon LGA. This hierarchy can be used to compare and contrast the role and function of each settlement with regards to existing and required infrastructure and services.

The table below provides a brief description, indicative population and a proposed future settlement type. A settlements proposed category depends on the projected growth and recommendations.

Hierarchy	Description	Indicative Population	Current settlement	Future settlement
<b>Major Regional Centre</b>	Large centre with an important role in providing regionally based services, shopping, education, cultural facilities, recreation and employment. A range of urban environments and the full range of housing types are generally provided in a series of suburbs. Depending upon size and location may provide higher order health and education services, major retail and specialists professional services. Focus for employment activity and employment lands.	100, 000 +	Canberra	Canberra to continue in role as the metropolitan centre/city for the region.
<b>Regional Centre</b>	Regional centres have a large, diverse population and housing base. All essential services are connected. Depending on location, a large, diverse employment base provides for higher order goods and services. Depending on location, a full range of local services as well as higher order services such as major hospital and numerous medical facilities, TAFE College, high school and often a University campus and major indoor recreation facility are generally provided. It typically also has regional offices of State Government Departments and Council offices. It has a large mixed commercial area providing service, retail and office uses with a large chain supermarket and a discount department store. It caters for convenience, weekly and comparison shopping. Centres have strong connections with surrounding settlements. It draws its catchment from surrounding settlements and LGAs.	10, 000 +	Wagga Wagga Griffith	Both Wagga Wagga and Griffith will continue to grow and remain as Regional Centres.  It is worth noting that Wagga Wagga seeks to promote growth to 100,000 by 2038, which will ensure it becomes a 'Major Regional Centre'.
<b>Major Town/Large District Town</b>	Larger towns providing local and district services and facilities, comprising the general range of weekly and some higher order goods and business services. Well established town centres with moderate employment base. The full range of housing types is generally provided. All essential services are provided. Access to services is generally high such as police stations, medical/hospital facilities and a range of education facilities.	6,000 - 10,000	Nil – there are no areas in the LGA, adjoining or adjacent to the Coolamon LGA that fit this definition.	

<b>District Town</b>	Small centres which tend to have a dominant town centre with a variety of retail services, post office, schools and potentially a police station and some basic medical facilities. Generally lower density housing. Reliant on higher order centres for specialised services, shopping and employment	2,000 - 6,000	Coolamon (2,336)  Temora (4,693)  Narrandera (3,746)	Coolamon will remain as the principal town settlement in the Shire, promoted as a rural living alternative to the nearby city of Wagga Wagga. Residential development is primarily to be consolidated within the town area with additional rural residential areas to the north east and south west.  Temora and Narrandera LGA's adjoin the Coolamon Shire LGA and are classified as District Towns.
<b>Small Town</b>	Provides a range of lower order, local services. Strong employment relationships with larger settlements nearby. It has shopping for weekly and convenience shopping. In the absence of a district centre, it may have some professional offices. It may also have a Council branch office.	500 - 2,000	Ardlethan (602)  Ganmain (903)	Ardlethan will remain a rural village. Housing will be consolidated in existing residential areas, however its expansion is limited by the lack of sewer infrastructure, flooding and bushfire constraints, as well as road and stormwater infrastructure. Rural residential development is limited to the west of the village.  Ganmain is to remain a rural village and community focal point. Housing is to be consolidated in the existing village zone commensurate with sewer availability. Additional rural residential allotments are to be located to the south and east of the village.
<b>Village</b>	Small centres with local retail (convenience needs) and possibly speciality tourism retail. May contribute to the regions character and to tourism. Typically have only a general store / post office. It may have a primary school. Connection to reticulated water and sewer Connections vary. Provides and typically has only a general store / post office.	200 - 500	Nil – there are no area in the LGA, that fit this definition	

<b>Hamlet</b>	No major services within this settlement apart from potentially a Rural Fire Service and /or primary school.	50 -200	Beckom (50) Marrar (173) Matong (70)	<p>Beckom will remain a rural hamlet and community focal point. Housing will be consolidated in exiting residential areas.</p> <p>Marrar is to remain a rural hamlet and community focal point. Housing will be consolidated into the exiting residential areas. The village's proximity to Wagga Wagga also provides an opportunity to promote Marrar as an alternative to city living.</p> <p>Matong is to remain a rural hamlet and community focal point. Housing will be consolidated into the exiting residential areas.</p>
<b>Localities</b>	Comprise a cluster of housing located on smaller than average rural sized blocks within non-urban zones. Reticulated water and/or sewer generally not available. Usually no services located within the settlement.		Rannock	

**Table 13: Hierarchy of existing settlements**

These figures are derived from the ABS Urban Centres Localities which are defined as a contiguous cluster of population centres containing greater than 2000 people.

## 8. OPPORTUNITIES AND CHALLENGES

The Coolamon Local Government Area’s location, is adjacent to the Regional Centres of Wagga Wagga to the south and close to Griffith to the north – west, presents a range of opportunities and challenges. Without the presence of the these centres within easy commuter distance of much of the LGA there would be significantly less growth pressures within the Shire and in particular the township of Coolamon. The community would also have less access to higher level services including retail, education, cultural facilities, recreation and employment. The towns and villages of the Shire would be significantly different without the influence of these Regional Centres.

The table below outlines a range of key challenges and opportunities for growth within the Coolamon Shire.

Issue	Challenge	Opportunity
<b>Potable Water Supply</b>	<p>A key challenge for future residential development within the Shire is the availability/extension of an economically feasible water supply.</p> <p>All towns and villages (Ardlethan, Beckom Coolamon, Ganmain and Matong) within the shire are supplied by GoldenFields Water County Council via the Mt Arthur and Oura Water Supply Schemes.</p> <p>The cost of servicing new subdivisions for residential development with reticulated water infrastructure acts as a disincentive for the development of such land. The cost of water supply infrastructure, combined with the cost of other required infrastructure (power, kerb and gutter, roads) reduces the attractiveness for developers to invest in land development exercises within the LGA.</p>	<p>GoldenFields County Council have commenced on the development of an Integrated Water Cycle Management (IWCM) Strategy. The Strategy will address two elements of the Best-Practice Management of Water Supply and Sewerage Framework and is a local water utility’s (LWU’s) 30-year strategy for the provision of appropriate, affordable, cost-effective and sustainable urban water services that meet community needs and protect public health and the environment.</p> <p>It is hoped that the creation of the IWCM will outline options for the provision of affordable water supply infrastructure to service new development opportunities within the Coolamon LGA.</p>
<b>Sewerage</b>	<p>The villages of Beckom, Matong and Marrar are not serviced by a reticulated sewerage system. These villages rely on a variety of on-site sewerage treatment and management systems including septic tanks and trench absorption systems and aerated treatment systems.</p> <p>It is acknowledged that it would not be economically feasible or sustainable to service these villages with a reticulated sewerage system. It is widely recognised that a minimum lot size of 2000m<sup>2</sup> is capable of sustainably containing a conventional on site sewerage management system. Any future subdivision in these areas would be required to recognise such future lot size constraints.</p> <p>Ardlethan was provided with a reticulated sewerage scheme in 2020 and Ganmain in 1998 – 99.</p> <p>The Coolamon Township is serviced by a reticulated sewerage system. The plant was built in the 1960’s and is a trickling filter based STP with the capacity for 1,500 equivalent persons (EP). Noting that the population of the township of Coolamon was at 2336 in 2020 and is expected to grow to 2705 by the year 2040, it is evident that sewerage provision poses a challenge for future growth.</p> <p>There is concern about supporting any areas for rezoning planning proposals that are intended to be part of the reticulated sewerage network. However, it should be noted that any rezoning planning proposals for rural residential purposes that rely on septic systems will unlikely be affected by sewerage infrastructure capacity concerns.</p>	<p>Acknowledging that the township of Coolamon has been growing over the past 20 years with varying positive population growth rates, which are expected to continue into the future. It is evident that the existing sewerage system needs to be augmented to accommodate future sewage loads with an ultimate design capacity for the new STP of 2,850 EP, based on Council’s estimate of the maximum population in Coolamon.</p> <p>Council has been working with the NSW Department of Public works – a business case has been developed and Council awaits funding for this project.</p>

<p><b>Growing and Aging Population</b></p>	<p>The Coolamon LGA has experienced moderate, yet sustained population growth since it was formed. This rate of growth can place undue pressure on infrastructure and services particularly if the growth is spread across a number of towns and villages. Some areas may never reach a critical mass to support the services they require e.g. a school, aged care facilities. This may result in residents being unable to age in place and therefore having to leave their community as they age, or alternatively a high level of population churn as young families move away to be closer to schools and playing fields etc.</p>	<p>Focus growth on existing towns and villages to allow the communities to reach a population threshold that supports the sustainable provision of services or the provision of community and public transport.</p> <p>One opportunity that has been explored by Council is the creation of seniors housing opportunities via the reduction of the minimum lot size of 800 m2 in the RU5 Village Zone. Recent subdivision patterns and lot sizes have identified that there is no market interest in providing reduced lots sizes. Subdivisions over the last 6 years have identified that no lot has been subdivided in this time under 1000 m2.</p> <p>Market demand drives the development of land within the Shire and feedback from the aged sector of the population has identified that they do not seek to live on smaller sized allotments. Once an aged resident is ready, they transition to the Council operated 'Allawah Aged Care Facility' or similar facilities outside of the LGA.</p>
<p><b>Infrastructure Capacity</b></p>	<p>One of the challenges in regards to providing the required infrastructure to support residential and rural residential land release will be at the strategic planning stage. The challenge manifests in the form of identifying release areas that are suitable for residential and rural residential development for such land is close to existing infrastructure services and balance the costs of providing such services whilst ensuring the continued affordability of land and low investment costs in comparison to surrounding LGA's.</p> <p>Across the Coolamon Shire there are different infrastructure standards, both in terms of hard infrastructure (roads, water and sewer), soft infrastructure (e.g. schools, community halls) and access to services (e.g. shops, doctors).</p> <p>Some of the towns and villages within the Shire (Ardlethan, Beckom, Ganmain, Matong and Marrar) do not (and are unlikely to) have a population that will support an increase in infrastructure and services.</p>	<p>Careful identification of land suitable for residential development must be undertaken with an aim of ensuring that such land can be serviced in an economical and sustainable manner.</p> <p>Opportunities can be investigated to identify appropriate funding opportunities that will support any future urban land development within the Shire but also for the augmentation existing infrastructure.</p> <p>Required infrastructure to support expansion includes the development of a network of public paths, trails and public/community-based transport connecting rural towns with regional nodes.</p> <p>Increasing the population in some of the Shire towns and villages will foster the growth of local and district services and facilities, comprising the general range of weekly and some higher order goods and business services. It will also support the retention of higher order services.</p> <p>Significant growth in towns and villages would be required to justify increased provision of infrastructure and services. This is not proposed in the Strategy. A focus on tourism in these areas could support the ongoing provision of services, in particular boutique retail offerings.</p>

<p><b>Transport and Access</b></p>	<p>Regional connectivity is integral to the economic development of the Shire. An efficient transport and freight system is a basic precondition for improving the competitiveness of rural communities and regions and for underpinning a polycentric spatial framework.</p> <p>A lack of basic infrastructure, transport connections and communications technologies will restrict economic development in regional and rural areas.</p> <p>Unmanaged growth pressure in terms of rural residential development along the Coolamon Road and Canola Way may create traffic pressures on these already busy transport routes.</p>	<p>Investigate provision of improved, more integrated public and community transport within the Shire, to reduce reliance on costly and environmentally unfriendly private transport, and to increase share of journeys to work and town on local public transport, including weekend transport, and more frequent services for teenagers to attend sport in the region e.g. touch, netball</p> <p>Maintain and promote the importance of freight corridors within the LGA.</p> <p>Maintain Transport Plan and review on a regular basis in consultation with the Community.</p> <p>Maintain Disability Access Inclusion Plan and review on regular basis in consultation with the Community.</p> <p>Ensure planning controls and objectives within the Coolamon Local Environmental Plan and Development Control Plan are consistent with Council's Access Strategy and Disability Inclusion Plan.</p>
<p><b>Rail</b></p>	<p>All towns and villages within the Shire are located/traversed by rail lines. The retention of these rail lines is important to the future viability of these towns and villages and the agricultural sector that rely on them.</p> <p>Managing future development in the vicinity of the rail lines is an important challenge – development around rail services/corridors would need to be assessed under the strategic planning context, principles and criteria established in this strategy.</p>	<p>The maintenance and promotion of opportunity's to utilize the regionally significant rail corridor which traverses the Shire is also important to issue to the Shire.</p> <p>Desirable interactions with the Shires railway corridors can be effectively managed via a well-conceived strategic planning framework, example being the business park in Wade Street, Coolamon.</p>



<p><b>Land use conflict</b></p>	<p>Identifying and protecting important agricultural land in the Coolamon Shire is fundamental to the future of agricultural production within the LGA and Region. As agricultural output continues to increase, expanding value-added manufacturing of agricultural produce, including food and beverage manufacturing, will also help drive diversity in the economy.</p> <p>The presence of agriculture and non-rural land use in one location can often generate conflict due to their potential incompatibility. Genuine agricultural practices can affect the enjoyment of adjoining small rural lots which are used essentially for residential purposes.</p> <p>Similarly, the presence of small rural lots can create an adverse influence on the continued operation of agricultural enterprise as it increases the price of land, reducing farmers' ability to pay rising costs or expand their land holdings in order to increase profits and adversely affects agricultural land use management practices.</p> <p>The issue of rural-urban land use conflict can be increased when there is inadequate buffer distances between incompatible land uses or ineffective policy/land use provisions.</p>	<p>Facilitating appropriate rural related development opportunities and reducing the location of incompatible land uses adjoining agricultural land through a flexible and robust land use planning framework will serve to protect valuable rural land and create opportunities for a diverse agricultural economy.</p> <p>High value rural industry and agricultural landscapes need to be protected and supported through appropriate zoning and the transition of land uses, limiting activities and development that may diminish their economic, cultural and scenic contribution.</p> <p>Rural lands close to town centres are under increasing pressure from alternative (sometimes conflicting) land uses.</p> <p>To effectively address the issue of land use conflict, any isolated development proposed away from the existing settlements should be restricted. Proposed development should not conflict with the existing land uses around it. Any speculative development in areas closer to townships and not identified in this strategy should be discouraged and restricted.</p> <p>Rural living education should also be utilised a tool for new residents from urban areas who move to rural/rural residential areas.</p>
<p><b>Employment</b></p>	<p>The importance of the agricultural industry from an employment perspective for the Shire is significant. This needs to be protected and supported to ensure future viability and sustainability of all of our towns and villages.</p> <p>Land use planning should serve to protect and promote the sustainability of the agricultural industry by providing flexible and responsive land use solutions.</p> <p>The proximity of Coolamon to Wagga is both a challenge and an opportunity, affordable land prices make the Shire an attractive base for those with jobs in Wagga, whilst at the same time create demand for residential land and associated infrastructure.</p> <p>Demand for additional housing that may result from the creation of 21 light industrial allotments in the town of Coolamon required to support this new industry and workers will form both an opportunity and challenge.</p>	<p>There are employment opportunities in the service areas of health, aged care, retail, local government and in rural based small business. Coolamon Shire's proximity to Wagga Wagga and advances in information technology, broadband and satellite communication systems have established opportunities for home-based business, business support and consultancies.</p> <p>Employment opportunities will continue to be provided and promoted throughout town centres and within the Wade Street / Canola Way light Industrial corridor. The LGA should ensure that there is ample available residential land development opportunities to house persons who relocate to Coolamon in association with employment opportunities.</p> <p>Tourism will continue to play an important role in the Shires productivity and employment with key attractors including the many heritage buildings, mains streets, walking trails and Canola Trail. Artistic, boutique and creative enterprises and facilities will be encouraged.</p>
<p><b>Self-Containment of Settlements</b></p>	<p>The majority of settlements in the Coolamon Shire are too small to be self-contained and rely on obtaining services (both lower and higher order services) from other villages or towns or more frequently from the Wagga Wagga.</p> <p>Even the township of Coolamon is not fully self-contained lacking some higher order medical services, retail services and a large employment base.</p> <p>Lack of self-containment can create challenges related to the creation of 'dormitory areas' and leakage of retail expenditure to other areas. It also results in a reliance on car based travel as opposed to more sustainable travel options that are available in more self-contained settlements.</p>	<p>Consolidating growth in and around the Coolamon Township to ensure that it remains the dominant settlement through the provision of an adequate supply of employment land (industrial) and retail space which will assist with self-containment of the township.</p> <p>Increased retail and service availability in Coolamon town may reduce the leakage to Wagga, noting that there will always be travel to Wagga Wagga for higher order services.</p>

<p><b>Location of regional centres</b></p>	<p>The location of the Coolamon LGA, and specifically the township of Coolamon, adjoining Wagga Wagga LGA provides the primary driver of growth within the LGA.</p> <p>Constrained land supply and affordability of land in the Wagga Wagga LGA is increasing development pressure in Coolamon LGA. Development pressure is created in the form of additional subdivision and the provision of associated/required infrastructure.</p> <p>The presence of Wagga Wagga, Griffith and Canberra reduces the pressure for Coolamon to provide higher order services but by the same token reduces the ability for the LGA to lobby for state funding for such services.</p>	<p>The Coolamon LGA and in particular the township of Coolamon would not be experiencing the high levels of growth experienced over the past 5 years without the presence of Wagga Wagga.</p> <p>The LGA is well placed to utilise the higher order services and employment opportunities offered by Wagga Wagga.</p> <p>The towns and villages in the LGA are within commuting distance to Canberra and have excellent access to major road networks. Leveraging on this proximity and access will allow further growth in these areas.</p> <p>Access to regional centres is an opportunity to further develop a diverse local economy, promote alternate lifestyle choices and promote a local tourism industry.</p>
<p><b>Housing diversity</b></p>	<p>The Riverina Murray Regional Plan identifies that the region will need 7,650 new homes over the next 20 years to meet the demands of a growing and ageing population. This figure reflects demand for new dwellings, replacement dwellings and greater housing choice. Coolamon has witnessed strong residential growth in recent years in both its urban areas and from a rural residential urban housing perspective. The township has averaged 22 new dwelling approvals since 2013, with 31 dwelling approvals issued in 2020.</p> <p>A key challenge in planning for growth and change, will be to promote housing choice and diversity to meet community needs; ensure that development respects neighbourhood character and existing residential amenity; and ensure that housing growth is in the right locations reflecting land constraints and infrastructure capacity.</p> <p>The limited range of housing typologies offered in the Coolamon LGA reduces the diversity of population that can be accommodated. Apart from Coolamon which offers some diversity, all other settlements within the LGA, typically only offer detached housing.</p> <p>Due to a limited supply of reticulated water and sewerage, existing character and lifestyle appeal, large blocks and detached housing will remain the dominant housing type within the LGA.</p>	<p>The supply and location of residential land in and around existing centres serves to protect rural land for rural purposes and promote the future viability of the Shires towns and villages. The Coolamon Local Environmental Plan 2011 does not currently identify the location of future urban and rural – residential land, which should reflect urban containment principles and protect valued agricultural land within the Shire.</p> <p>A key action item in this Coolamon Local Strategic Planning Statement was to investigate alternative urban and rural rezoning opportunities. This settlement strategy addresses this action.</p> <p>There is opportunity in Coolamon and Ganmain for the promotion of increased housing diversity as they both grow into larger settlements. Offering a more diverse range of dwelling types encourages a greater diversity of population.</p>
<p><b>Environmental impact and settlement growth</b></p>	<p>Greenfield sites may not be suitable for future development due to adverse impacts on existing cultural heritage, environmental, biodiversity and landscape values.</p> <p>Future development sites will need to minimise environmental impact and aim to incorporate and enhance any features identified in initial investigations.</p>	<p>Utilising cultural heritage, environmental, biodiversity and landscape values in future development can add significant value, amenity and character to future development sites.</p>
<p><b>Coolamon Harness Racing Equine and Showground Precinct</b></p>	<p>Creating a sense of place and a preferred destination to live and visit is a key challenge for the LGA that needs to be explored to ensure the future sustainability of the LGA.</p>	<p>An opportunity exists in the form of the creation of a Harness Racing, Showground and Equine Precinct at the Coolamon Showground and on adjoining land.</p> <p>The Local Environmental Study and Planning Strategy (2010) provides under Section 10.2, Key Strategic Planning Principles that support the exploration and potential development of a Harness Racing, Equine and Showground Precinct in Coolamon.</p> <p>The plan highlights the following principles that support the further investigation of the masterplan and feasibility study:</p> <p>Community Development:</p>

		<p>The provision of sustainable housing for the needs of a changing residential community is a fundamental planning obligation. Plans should provide housing choice.</p> <p>This project will create additional rural residential lifestyle blocks for take up by persons involved in the equine and harness racing industry and provides a greater variety of residential land choice within the LGA.</p> <p>Economic Growth:</p> <p>Planning should seek to marshal the land and other economic resources needed to provide jobs and commercial opportunities without risking adverse consequences for future generations.</p> <p>Low density and rural living are identified as limited and currently reflect a gap in the market. The Coolamon Local Environmental Study and Planning Strategy (2010) also identified the potential for rural living in the investigation area and highlights the importance of careful planning in the precinct to minimise land conflicts between the facility and future residents. With the promotion of the facility and the surrounding land as a base for harness racing enthusiasts to provide a residential base to keep their horses in close proximity to training facilities provides the ultimate solution to any potential land use conflict being experience within the precinct.</p> <p>There exists great opportunity for the equine and harness racing industry to become a major draw card for the region. The plan also identifies the need for new tourism products to grow yield from the tourism sector such as accommodation targeted to market need in the Coolamon Shire.</p> <p>Land has been identified in this strategy for rezoning to support the development of a Harness Racing, Equine and Showground Precinct.</p> <p>A discussion paper supports and outlines in further detail the proposed Harness Racing, Equine and Showground Precinct.</p>
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**Table 14: Opportunities and Challenges**

## 9. PRINCIPLES

The Coolamon Shire Settlement Strategy is guided by the following key principles.

- Provide for a diversity of choice in residential land and dwelling types in a range of appropriate locations.
- Encourage development that responds to emerging demographic trends and associated lifestyle requirements.
- Future development should be planned for and managed to minimise potential conflict between adjacent land uses.
- Future development should be appropriately located in relation to: its scale, nature or type; the ability to provide infrastructure and services; the need for access and to ensure effective traffic management.
- Future developments should complement existing settlement structure, character and uses and allow for the creation of legible and integrated growth.
- Land identified as potentially appropriate for urban purposes shall be safeguarded from inappropriate interim land uses and fragmentation that may compromise and conflict with the layout, orderly staging and mix of long term urban uses.
- Future development should strengthen the hierarchy of settlements, support and maintain strong multi-functional business centres and maximise infrastructure and service efficiencies.
- Future development should promote the efficient use of infrastructure, services and transport networks and not overburden existing services.
- Ensure sufficient employment land is provided to allow towns to play an appropriate retail role as their population increases, providing employment and reducing escape expenditure.
- Future development should avoid areas of environmental significance, significant natural and/or economic resources, potential hazards, high landscape or cultural heritage value, or potential increased risk associated with impacts of climate change.
- Future development should incorporate buffers as required to protect values and to avoid future land use conflict.
- Future development areas should recognise, protect and complement any unique topographic, natural or built cultural features essential to the visual setting, character, identity, or heritage significance.
- Future development should respond to the risks associated with the impacts of climate change by enhancing the efficiency and resilience of existing and future settlements.
- Future development should be designed and located to maximise total water cycle management and minimise impacts on the environment.
- Future development areas should maintain a buffer or transition zone and open space within and between to maintain and reinforce the identity of Coolamon Shire LGA's various settlements.

These principles have been developed through a comprehensive review of the strategic policy and planning setting, analysis of demographics, consultation with key stakeholders and community and an understanding of the existing Coolamon Shire land use and spatial character. These principles will guide the Coolamon Shire Settlement Strategy and provide clear directions for the strategies that will determine future growth of settlements.

## 10. SETTLEMENT SPECIFIC RECOMMENDATIONS

Table 15: Ardlethan settlement existing role and character

Settlement	Ardlethan
<b>Current Role</b>	<ul style="list-style-type: none"> <li>• The current population of Ardlethan is 602 (id).</li> <li>• The existing role of Ardlethan is that of a small town (500 - 200 residents).</li> <li>• Forms a town within the Coolamon LGA.</li> <li>• Ardlethan is located at the junction of the Burley Griffin Way and the Newell highway. The Temora – Griffith rail corridor runs east west through the village.</li> </ul>
<b>Main Features</b>	<ul style="list-style-type: none"> <li>• Ardlethan is a rural service town located at the northern gateway to the Shire.</li> <li>• Originally known as Rosebank, Ardlethan was proclaimed a village in 1908.</li> <li>• Ardlethan is the birthplace of the Australian kelpie.</li> </ul>
<b>Existing Infrastructure</b>	<ul style="list-style-type: none"> <li>• Reticulated Water</li> <li>• Power</li> <li>• Reticulated Sewer</li> <li>• Telecommunications</li> <li>• Post Office</li> <li>• Service Station</li> <li>• School (Primary and Secondary -= Central School)</li> <li>• Hall</li> <li>• Pre School</li> <li>• Short Stay Caravan Park</li> <li>• NSW Rural Fire Service</li> <li>• Ambulance Station</li> <li>• Medical Centre</li> <li>• Chemist</li> <li>• Supermarket</li> <li>• Police Station</li> <li>• Swimming Pool</li> <li>• Bowling Club</li> <li>• Sportsground</li> <li>• Showground</li> <li>• Park</li> <li>• Churches</li> </ul>

<b>Existing Character</b>	<ul style="list-style-type: none"> <li>• The town centre is located in Aria Street between Mirrool and Yithan Streets with grain silos opposite on the rail line.</li> <li>• The existing character of Ardlethan is best described as a rural village.</li> </ul>
<b>Desired Future Character</b>	<ul style="list-style-type: none"> <li>• Ardlethan is to remain a rural town but its strategic location at the northern gateway to the Shire provides an opportunity for highway orientated development (e.g. fuel and food stop, motel) at the new entrance from the Newell Highway. Whilst the proximity of this infrastructure junction is positive, the fact that the main commercial precinct is located off the highway remains a challenge.</li> <li>• The town centre will continue to focus on Aria Street with the streetscape and heritage elements to be retained and enhanced where possible.</li> <li>• Any new development is to 'fit in' and be sympathetic to heritage elements.</li> <li>• Housing will be consolidated in exiting residential areas, noting that expansion is limited by flooding and bushfire constraints, as well as a lack of road and stormwater infrastructure.</li> <li>• Rural residential development is limited to the west of the town.</li> </ul>
<b>Opportunities for growth</b>	<ul style="list-style-type: none"> <li>• Opportunity to strengthen the commercial centre with retail facilities including niche stores and cafes.</li> <li>• A greater degree of housing diversity is required, particularly to cater for an aging population.</li> <li>• Long-term population growth of the village, is unlikely and there is significant lot yield potential in both the existing RU5 (Village) and RU4 (Primary Production Small Lots) Zones or infill development.</li> <li>• No additional land is proposed for rezoning under this strategy.</li> </ul>
<b>Challenges on development</b>	<ul style="list-style-type: none"> <li>• Integration of any new development with existing character of village.</li> <li>• Mitigation of impact on rural productivity and minimisation of conflict of uses.</li> <li>• Provision of controls that ensure any new development promotes good built form, density and character consistent with the existing village and rural surrounds.</li> <li>• Protection of heritage sites.</li> <li>• Bush Fire Prone Land risk.</li> <li>• Flood Prone Land risk.</li> </ul>
<b>Existing residential land supply</b>	<ul style="list-style-type: none"> <li>• Existing RU4 Lot Yield Supply (2 Ha) is 115 allotments.</li> <li>• Existing RU5 Lot Yield Supply (800 m2) is 196 allotments.</li> </ul> <p><b>Note:</b> The current Minimum Lot Sizes are as follows:  RU 1 = 200 Ha  RU4 = 2 Ha  RU5 = 800 m2</p>
<b>Required residential land supply</b>	<ul style="list-style-type: none"> <li>• No immediate or required consideration of future residential land supply.</li> </ul>

<b>Recommendations</b>	<ul style="list-style-type: none"> <li>• No significant development or rezoning of land in Ardlethan is recommended.</li> <li>• Promote the protection of Ardlethan’s village character and heritage values via the review of development controls contained in the Coolamon Development Control Plan 2015.</li> <li>• Promote infill development of existing RU5 (Village) and RU4 (Primary Production Small Lots) Zoned land.</li> <li>• Limited residential re-zonings may be considered appropriate adjacent to existing village zoned land if development can be serviced by reticulated infrastructure and is compatible with any natural land constraints (flooding, bushfire and biodiversity).</li> <li>• Any land in private ownership proposed to be rezoned will be required to undertake or reimburse any required supporting site investigations or specialist planning advice (e.g. Flood, Ecological, European/Cultural assessment).</li> </ul>
<b>Staging</b>	<ul style="list-style-type: none"> <li>• Land in Ardlethan should only be considered for rezoning after demonstrated supply shortage or demand is established and only for village or rural residential allotments.</li> <li>• New urban land should not isolate rural or rural residential lands.</li> </ul>
<b>Justification of the recommended outcome</b>	<ul style="list-style-type: none"> <li>• The level of recommended growth is limited due to existing supply of land (oversupply) and uptake (lack of).</li> <li>• The population forecast for Ardlethan is one of decline.</li> <li>• Any future development / rezoning must be contiguous with the existing settlement.</li> </ul>
<b>Key considerations</b>	<ul style="list-style-type: none"> <li>• Protecting productive rural land.</li> <li>• Protect existing village character.</li> <li>• Protect environmental heritage.</li> <li>• Minimise impact on the existing settlement.</li> </ul>



Table 16: Beckom settlement existing role and character

Settlement	Beckom
<b>Current Role</b>	<ul style="list-style-type: none"> <li>• The current population of Beckom is 50.</li> <li>• The existing role of Beckom is that of a Hamlet (50 – 200 residents).</li> </ul>
<b>Main Features</b>	<ul style="list-style-type: none"> <li>• Located approximately 5 kms north-east of Ardlethan. The hamlet is located on the bank of the Mirrool Creek and off the Newell Highway.</li> <li>• Residents must travel to Ardlethan or West Wyalong or Temora for basic services.</li> <li>• Beckom has heritage significance.</li> <li>• 4 Items if environmental heritage are located in the hamlet including, the Beckom Hotel and former CBC Bank.</li> </ul>
<b>Existing Infrastructure</b>	<ul style="list-style-type: none"> <li>• Beckom is serviced by reticulated water</li> <li>• Telecommunications</li> <li>• No reticulated sewerage</li> <li>• School (Primary)</li> <li>• RFS building</li> <li>• Hotel</li> <li>• Church</li> <li>• Hall</li> <li>• Park</li> </ul>
<b>Existing Character</b>	<ul style="list-style-type: none"> <li>• Beckom is a hamlet.</li> <li>• It provides a focal point for community activity via its school, church and community hall.</li> <li>• The Temora – Griffith rail corridor runs through the village where the village previously played a role as a rail head for grain harvesting.</li> <li>• The intermittently used grain silos remain the tallest built structures in the landscape.</li> <li>• The hamlet centre is located in Aria Street between Moore and Deakin Streets, with the village park located opposite a feature used by travellers of the Newell Highway.</li> </ul>
<b>Desired Future Character</b>	<ul style="list-style-type: none"> <li>• Beckom is to remain a hamlet and community focal point.</li> <li>• Heritage buildings and the hamlet centre streetscape are to be retained.</li> <li>• Any new development is to be compatible and be sympathetic to existing heritage elements.</li> <li>• Housing will be consolidated in exiting residential areas.</li> </ul>
<b>Opportunities for growth</b>	<ul style="list-style-type: none"> <li>• Provide a rural/ rural residential lifestyle.</li> <li>• A limited tourism/servicing industry.</li> </ul>



<b>Challenges on development</b>	<ul style="list-style-type: none"> <li>• Distance of Beckom to major centres provides limitation for residential growth.</li> <li>• Limited existing services.</li> <li>• Low demand for housing.</li> <li>• Population decline.</li> <li>• Flood prone land risks.</li> <li>• Bush fire prone land risks.</li> </ul>
<b>Existing residential land supply</b>	<ul style="list-style-type: none"> <li>• Existing RU5 (Village) lot yield supply is 59 allotments. There are no RU4 (Primary Production Small Lots) in Beckom.</li> <li>• No RU4 (Primary Production Small Lots) are in Beckom).</li> </ul> <p><b>Note:</b> The current Minimum Lot Sizes are as follows:</p> <p>RU 1 = 200 Ha  RU4 = 2 Ha  RU5 = 800 m2</p>
<b>Required residential land supply</b>	<ul style="list-style-type: none"> <li>• No immediate or required consideration of future residential land supply.</li> </ul>
<b>Recommendations</b>	<ul style="list-style-type: none"> <li>• There are no significant development or rezoning recommendations for Beckom.</li> <li>• Maintain the character of Beckom in particular the historical streetscape, historical buildings and fabrics, historic spaces and views to and from surrounding land.</li> <li>• Support any proposals which encourage and capture tourism off of the Newell Highway.</li> </ul>
<b>Staging</b>	<b>N/A</b>
<b>Justification of the recommended outcome</b>	<ul style="list-style-type: none"> <li>• Significant distances to major service centres.</li> <li>• No demand for housing in Beckom.</li> <li>• Lack of existing infrastructure and services.</li> <li>• Lack of a reticulated sewerage system.</li> <li>• Declining population.</li> </ul>
<b>Key considerations</b>	<ul style="list-style-type: none"> <li>• Protect productive rural land.</li> <li>• Protect the biodiversity and natural resources of the area.</li> <li>• Consideration / promotion of a local tourism industry.</li> </ul>

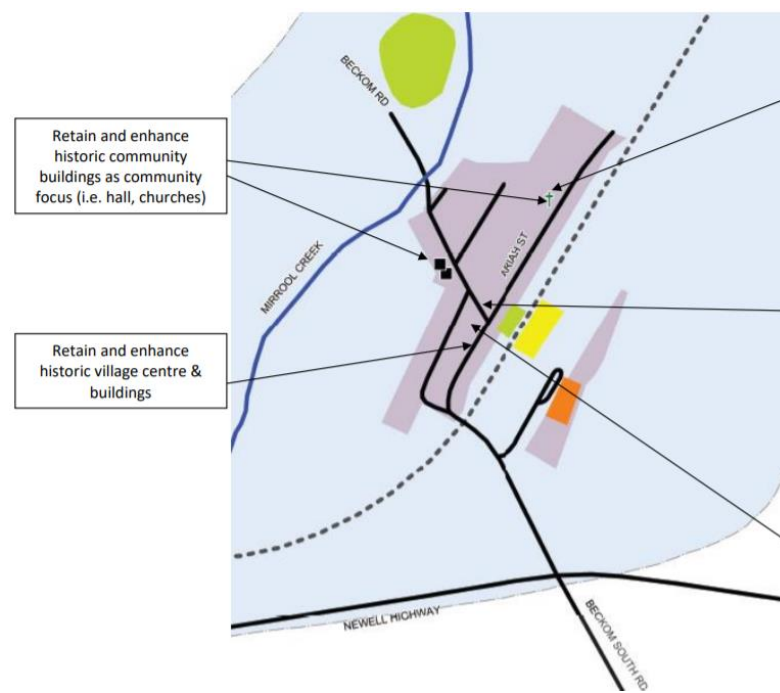


Table 17: Coolamon settlement existing role and character

Settlement	Coolamon
<b>Current Role</b>	<ul style="list-style-type: none"> <li>• The current population of Coolamon is estimated to be 2336 (id).</li> <li>• The existing role of Coolamon is a district town (2000 – 6000 residents).</li> <li>• Forms the largest town in the Coolamon LGA.</li> <li>• Provides a strong local economy and a range of services to the LGA.</li> <li>• Has a well-established commercial precinct.</li> </ul>
<b>Main Features</b>	<ul style="list-style-type: none"> <li>• Coolamon was first settled by Europeans in the 1870's as the area opened up to agricultural expansion into the Riverina.</li> <li>• Following the arrival of the railway in February 1881 Coolamon was gazetted as a town in October 1881.</li> <li>• The Shire Council was established in 1906 as the town grew into a rural service centre.</li> <li>• Located 40 Km's from Major Centre – Wagga Wagga.</li> </ul>
<b>Existing Infrastructure</b>	<ul style="list-style-type: none"> <li>• Reticulated water</li> <li>• Power</li> <li>• Gas</li> <li>• Reticulated sewer</li> <li>• Telecommunications</li> <li>• Council Offices</li> <li>• Post Office</li> <li>• Petrol Stations</li> <li>• Hotels</li> </ul>

	<ul style="list-style-type: none"> <li>• Caravan Park</li> <li>• Supermarket</li> <li>• Schools (Central School and Catholic Primary School)</li> <li>• Pre schools</li> <li>• Hospital</li> <li>• Library</li> <li>• Ambulance Station</li> <li>• Medical Centre</li> <li>• Allied Health Services</li> <li>• Aged Care Facilities</li> <li>• Bus Services</li> <li>• Train Station / Service</li> <li>• Retirement Village</li> <li>• NSW Fire and Rescue</li> <li>• State Emergency Services</li> <li>• NSW Rural Fire Service</li> <li>• Police Station</li> <li>• Golf Course</li> <li>• Swimming Pool</li> <li>• Sportsground</li> <li>• Sporting Clubs</li> <li>• Showground</li> <li>• Parks</li> <li>• Churches</li> <li>• Childcare Centre</li> </ul>
<b>Existing Character</b>	<ul style="list-style-type: none"> <li>• Coolamon is a rural service centre for the surrounding agricultural community and smaller villages.</li> <li>• It is the principal centre for higher order urban services and facilities within the Shire including health services, schools and sporting facilities.</li> <li>• The town is at the junction of the Canola Way and both the Coolamon and Ardlethan Roads. The former link Wagga Wagga and the Newell Highway at Ardlethan, whilst the Canola Way links Junee to the east with the Newell Highway at Grong Grong to the west.</li> <li>• The Junee – Griffith rail corridor runs through the town.</li> <li>• The town plays a role as a rail head for grain harvesting.</li> <li>• The town business precinct is focused on Cowabbie Street between Stinson and Loughnan Streets. This area combines a heritage precinct on a sloping main street providing a unique and attractive view corridor from the southern approach.</li> </ul>

<p><b>Desired Future Character</b></p>	<ul style="list-style-type: none"> <li>• Coolamon is to remain as the principal town settlement in the Shire, promoted as a rural living alternative to the nearby City of Wagga Wagga.</li> <li>• Residential development is primarily to be consolidated within the town area with additional village and rural residential areas to be considered for rezoning.</li> <li>• Local industry to be focused along Wade Street (New Business Park), Canola Way and the rail corridor.</li> <li>• The town centre and business precinct is located in Cowabbie Street North) and is to remain as the principal retail and commercial focus for both the town itself and the Shire as a whole.</li> <li>• The Cowabbie Street area south of the rail line is to be a civic and health precinct reflective of the community facilities already located in this area.</li> <li>• Health care facilities including residential aged care and retirement housing are to be strengthened and expanded in this precinct.</li> <li>• A site for future multi-purpose civic centre is to be identified.</li> <li>• Heritage buildings and streetscape (especially Cowabbie Street) are to be retained throughout the town and any new development is to be compatible and be sympathetic to these heritage assets.</li> </ul>
<p><b>Opportunities for growth</b></p>	<ul style="list-style-type: none"> <li>• Proximity to Wagga Wagga and affordability of serviced land in comparison to Wagga Wagga.</li> <li>• Up zoning of existing RU4 (Primary Production Small Lot) land to RU5 (Village) zoned land and RU1 (Primary Production) land to RU4 (Primary Production Small Lots) will provide an adequate supply of residential land and stimulate the opportunity for private development of this land.</li> <li>• A number of zones allow for dual occupancy (RU5) and secondary dwellings (RU4). Such development should be promoted to provide diversity in housing choice.</li> <li>• Highly modified vegetation (i.e. for pastures).</li> <li>• Potentially low environmental constraints due to surrounding agricultural uses.</li> <li>• Opportunity for the intensification of undeveloped or un-subdivided land zoned for residential.</li> </ul>

<p><b>Challenges on development</b></p>	<ul style="list-style-type: none"> <li>• Reticulated water supply to any new zoned RU4 (Primary Production Small Lots) and RU5 (Village) land at reasonable cost.</li> <li>• Reticulated sewerage services to accommodate additional RU5 (Village) zoned land. Current sewerage treatment plant was designed to accommodate 1,500 equivalent persons (EP). Upgrade required.</li> <li>• Flooding. Minor overland stormwater flooding issues to be fully identified and addressed via detailed flood study. Funding being sought for this exercise from NSW State Government.</li> <li>• Bushfire. Northern end of existing town boundary (RU5) mapped as bushfire prone land. And various RU4 zoned land locations.</li> <li>• Sites which are outside the existing established rural residential areas should not be considered for higher density development.</li> <li>• Unlikely that there will be effective co-ordinated infill in the existing rural residential areas due to the current zoning and multiple ownership – coordination barriers.</li> <li>• Land outside the town limits, which is lower cost and relatively free of constraints, should not be developed ahead of land which is more appropriately located adjacent to or within the existing urban area.</li> <li>• Maintaining the historical pattern of development in Coolamon, large lots with detached houses is not reflective of the changing demographics of the area (e.g. increase in single person households or ageing population).</li> <li>• Mitigation of conflicting land use impacts, such as residential land uses, on productive rural land or industrial land.</li> <li>• Lack of natural containment and multiple development fronts.</li> <li>• Lack of connection and integration between future developments and the existing township.</li> <li>• Inappropriate suburban subdivisions will fail to complement existing character.</li> <li>• Failure of future development to continue the existing street grid network.</li> </ul>
<p><b>Existing residential land supply</b></p>	<ul style="list-style-type: none"> <li>• Existing RU4 Lot Yield Supply (2 Ha) is 245 allotments.</li> <li>• Existing RU5 Lot Yield Supply (800 m2) is 447 allotments.</li> </ul> <p><b>Note:</b> The current Minimum Lot Sizes are as follows:  RU 1 = 200 Ha  RU4 = 2 Ha  RU5 = 800 m2</p>

<b>Required residential land supply</b>	<ul style="list-style-type: none"> <li>• To reach a population of 3000, Coolamon will require an additional 300 residential lots (assuming one dwelling per lot and 2.5 people per dwelling).</li> <li>• The existing zoned Greenfield, Brownfield and infill sites can provide for an approximate total of 692. Existing zoned residential land supply is not being developed due to a number of factors, including cost of infrastructure provision and desire to retain and live on large allotments, despite a significant demand for land and immediate uptake of land that is placed on the market for sale.</li> <li>• An approximate 450 additional residential allotments may, subject to further detailed constraints analysis, be created by the rezonings proposed in this settlement strategy.</li> </ul>
<b>Recommendations</b>	<ul style="list-style-type: none"> <li>• Coolamon should aim to have a future population of 3000 people.</li> <li>• An economical and reliable water supply/water infrastructure is required to service future development areas.</li> <li>• No further employment land is recommended to be zoned at this time.</li> <li>• Uptake of industrial land should be monitored to ensure the ongoing economic development and self-containment of Coolamon.</li> <li>• Coolamon Shire Council should work with private developers to develop incentives to attract increased growth to the town.</li> <li>• Coolamon should focus on urban consolidation and renewal in accommodating residential growth rather than considering leapfrog/satellite settlements. Proposals which seek to leapfrog should not be supported.</li> <li>• Area bounded by Maloney, Devlin and Iverach Streets (Lots 61 – 63, DP 1049030, Lot 159, DP 750846) should be up zoned from RU4 (Primary Production Small Lots) to RU5 (Village). A Minimum Lot Size (MLS) of 800 m2 should be adopted.</li> <li>• Area bounded by Garland, Devlin and Maloney Streets (Lot 106 – 107, DP 750846, Lot 121 – 122, DP 750846) should be up zoned from RU4 (Primary Production Small Lots) to RU5 (Village). A MLS of 800 m2 should be adopted.</li> <li>• Area bounded by Davies Drive and Bartlett’s Lane (Lot 21, DP 1224134) should be up zoned from RU1 (Primary Production) to RU4 ((Primary Production Small Lots). A MLS of 2 Ha should be adopted.</li> <li>• Area bounded by Dyce’s and Jerricks Lane (Lot 47, DP 1252259) should be up zoned from RU1 (Primary Production) to RU4 (Primary Production Small Lots). A MLS of 2 Ha should be adopted.</li> <li>• Area bounded by Muttons and Dycles Lane (Lot 46, DP 1252259) should be up zoned from RU1 (Primary Production) to RU4 ((Primary Production Small Lots). A MLS of 2 Ha should be adopted.</li> <li>• Area bounded by Lonsdale lane and Canola way (Lot 200, DP 750846, Lot 208, DP 750846 and Lot 209, DP 750846) should be up zoned from RU1 (Primary Production) to RU4 ((Primary Production Small Lots). A MLS of 4 Ha should be adopted.</li> <li>• Portion of Land adjoining Lonsdale lane and known as Lots 292 and 293, DP 750846 should be up zoned from RU1 (Primary Production) to RU4 (Primary Production Small Lots). A MLS of 4 Ha should be adopted.</li> <li>• Land bounded by Davies Drive and Bartlett’s lane should be up zoned from RU1 (Primary Production) to RU4 (Primary Production Small Lots). A MLS of 2 Hectares should be adopted.</li> <li>• The majority of land recommended for rezoning is held in one ownership.</li> <li>• Some existing blocks within Coolamon may be appropriate for infill development. Refer to lot yield map.</li> <li>• Encouraging a greater diversity of housing types and providing well designed housing for residents who are aging or have a disability could be achieved through the promotion of unit and villa type development on strata or community title allotments.</li> <li>• Identifying the location and scale of future residential areas will support Council applications for State and Federal grant funding.</li> </ul>
<b>Staging</b>	<ul style="list-style-type: none"> <li>• Coolamon land development should occur ahead of any other town or village in the shire. This is supported by demographic statistics and supply/demand for such land in Coolamon when compared to other towns and villages in the Shire.</li> <li>• Land in Coolamon should only be rezoned to deliver a contiguous urban development. New urban land should not isolate rural or rural residential lands.</li> </ul>

<p><b>Justification of the recommended outcome</b></p>	<ul style="list-style-type: none"> <li>• Coolamon has traditionally grown by infill growth and the development of rural residential allotments.</li> <li>• Coolamon has capacity for growth.</li> <li>• The large rural residential lifestyle lots have largely formed a ring around the town, limiting further contiguous residential development.</li> <li>• The recommendations acknowledge the constraints of sewerage and water supply.</li> <li>• The recommendations will ensure that Coolamon maintains its place in the settlement hierarchy.</li> <li>• Higher population will support need for the enhancement of services such as the hospital and other state government services and better public transport.</li> <li>• The recommendations promote the principles of urban containment/renewal and considers building on the existing character of Coolamon.</li> <li>• Recommendation acknowledges environmental and flooding constraints. Application for funding for Flood Study has been made to OEH.</li> <li>• Balances land uses and minimises impact on productive rural land.</li> </ul>
<p><b>Key considerations</b></p>	<ul style="list-style-type: none"> <li>• Water supply and sewerage infrastructure to be negotiated, funded, designed and constructed.</li> <li>• Protect productive rural land.</li> <li>• Potential for unsympathetic development unless appropriate guidelines put in place.</li> </ul>

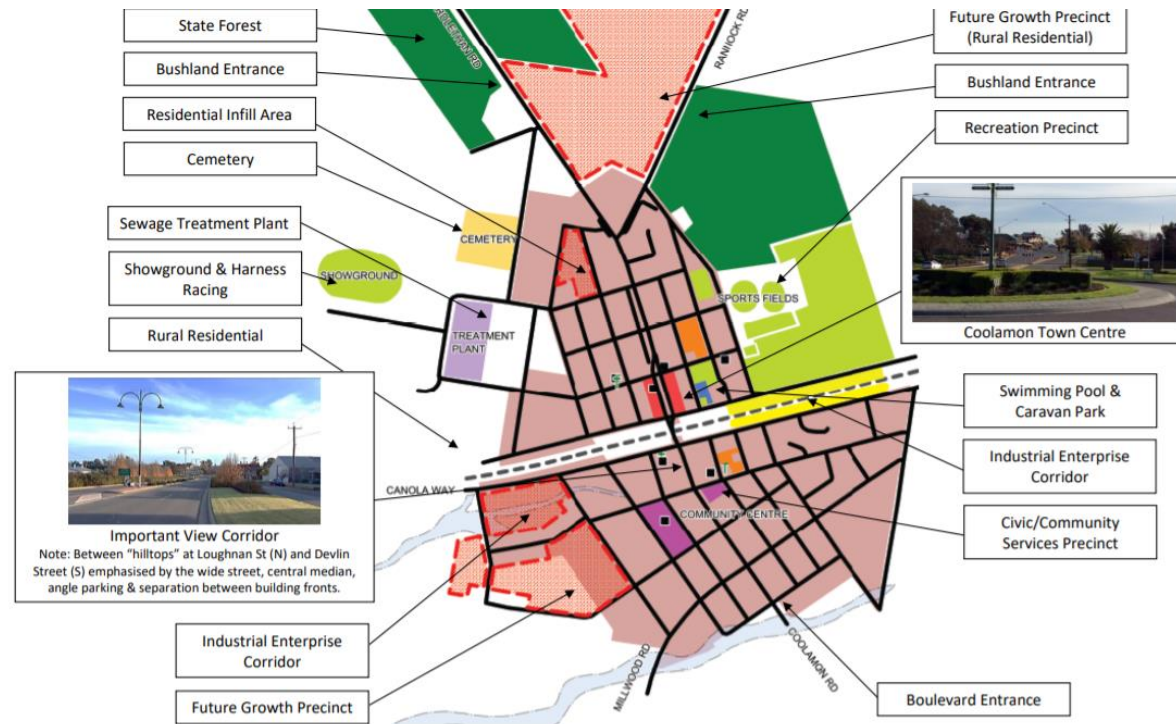


Table 18: Ganmain settlement existing role and character

Settlement	Ganmain
Current Role	<ul style="list-style-type: none"> <li>• The current population of Ganmain is 906 (id).</li> <li>• The existing role of Ganmain is that of a small town (500 - 2,000 residents).</li> </ul>
Main Features	<ul style="list-style-type: none"> <li>• Ganmain was first known as Boggy Creek and settled in the 1880's.</li> <li>• Its status as a village was proclaimed in 1894.</li> <li>• Ganmain is regarded as a centre for sheaf hay and chaff production for the race horse industry.</li> </ul>
Existing Infrastructure	<ul style="list-style-type: none"> <li>• Reticulated water</li> <li>• Power</li> <li>• Gas</li> <li>• Reticulated sewer</li> <li>• Telecommunications</li> <li>• Post Office</li> <li>• Petrol Station</li> <li>• Hotel</li> <li>• Primitive Camping Ground</li> <li>• Schools (Primary Public and Primary Catholic)</li> <li>• Pre school</li> <li>• Medical Centre</li> <li>• Bus Services</li> <li>• NSW Rural Fire Service</li> <li>• Police Station</li> <li>• Golf Course</li> <li>• Swimming Pool</li> <li>• Sportsground</li> <li>• Sporting Clubs</li> <li>• Showground</li> <li>• Parks</li> <li>• Churches</li> </ul>



<b>Existing Character</b>	<ul style="list-style-type: none"> <li>• Ganmain is located on the main east west road link (Canola Way) and straddles both the Junee- Griffith rail line and Boggy Creek.</li> <li>• The main entrance from the east brings visitors through the Ganmain State Forest.</li> <li>• Ganmain remains a rural village to the surrounding agricultural community providing a focal point for community activity via its school, churches and community hall.</li> <li>• Importantly the village is home to a rural transaction centre allowing local people to do banking, search the internet and obtain counselling services the Centre also incorporates a Medicare and Centrelink outlet and has a small meeting room.</li> <li>• The grain silos dominate the village landscape reflective of its role as a rail head for gran harvesting.</li> <li>• The village centre is located in Ford Street between Langham and Lakes Streets.</li> </ul>
<b>Desired Future Character</b>	<ul style="list-style-type: none"> <li>• Ganmain is to remain a rural village and community focal point.</li> <li>• Housing is to be consolidated in the existing village zone commensurate with sewer availability.</li> <li>• Additional rural residential allotments are to be located to the south and east of the village.</li> <li>• Landscaping beautification is focused on the Boggy Creek environs.</li> <li>• The village centre will continue to be focused on Ford Street. Heritage buildings and the village centre streetscape are to be retained. Any new development is to 'fit in' and be sympathetic to these heritage elements.</li> </ul>
<b>Opportunities for growth</b>	<ul style="list-style-type: none"> <li>• Growth constrained by water and sewerage servicing capacity and cost of extending or augmenting existing serves.</li> <li>• Opportunity to strengthen the commercial centre with retail facilities including niche stores and cafes.</li> <li>• A greater degree of housing diversity is required – particularly to cater for an aging population.</li> <li>• Long-term growth of the village, is unlikely and there is significant lot yield potential in both the existing RU5 (Village) and RU4 (Primary Production Small Lots) Zones or infill development.</li> <li>• No additional land is proposed for rezoning under this strategy.</li> </ul>
<b>Challenges on development</b>	<ul style="list-style-type: none"> <li>• Integration of any new development with existing character of village.</li> <li>• Mitigation of impact on rural productivity and minimisation of conflict of uses.</li> <li>• Provision of controls that ensure any new development promotes good built form, density and character consistent with the existing town and rural surrounds.</li> <li>• Protection of heritage sites.</li> <li>• Bush Fire Prone Land Risk.</li> <li>• Flood Prone Land Risk.</li> </ul>
<b>Existing residential land supply</b>	<ul style="list-style-type: none"> <li>• Existing RU4 Lot Yield Supply (2 Ha) is 55 allotments.</li> <li>• Existing RU5 Lot Yield Supply (800 m2) is 377 allotments.</li> </ul> <p><b>Note:</b> The current Minimum Lot Sizes are as follows:</p> <p>RU 1 = 200 Ha  RU4 = 2 Ha  RU5 = 800 m2</p>
<b>Required residential land supply</b>	<ul style="list-style-type: none"> <li>• No additional land is proposed for rezoning under this strategy.</li> </ul>

<b>Recommendations</b>	<ul style="list-style-type: none"> <li>• No significant development or rezoning of land Ganmain is recommended.</li> <li>• Promote the protection of Ganmain’s village character and heritage values via the review of development controls contained in the Coolamon Development Control Plan 2015.</li> <li>• Promote infill development of existing RU5 (Village) and RU4 (Primary Production Small Lots) Zoned land.</li> <li>• Limited residential re-zonings may be considered appropriate adjacent to existing village zoned land if development can be serviced by reticulated infrastructure and is compatible with any natural land constraints (flooding, bushfire and biodiversity).</li> <li>• Any land in private ownership proposed to be rezoned will be required to undertake or reimburse any required supporting site investigations or specialist planning advice (e.g. Flood, Ecological, European/Cultural assessment).</li> </ul>
<b>Staging</b>	<ul style="list-style-type: none"> <li>• Land in Ganmain should only be considered for rezoning after demonstrated supply shortage or demand is established and only for village or rural residential allotments.</li> <li>• New urban land should not isolate rural or rural residential lands.</li> </ul>
<b>Justification of the recommended outcome</b>	<ul style="list-style-type: none"> <li>• The level of recommended growth is limited due to existing supply of land (oversupply) and uptake (lack of).</li> <li>• The population forecast for Ganmain is one of decline.</li> <li>• Any future development / rezoning must be contiguous with the existing settlement.</li> </ul>
<b>Key considerations</b>	<ul style="list-style-type: none"> <li>• Protecting productive rural land.</li> <li>• Protect existing village character.</li> <li>• Protect environmental heritage.</li> <li>• Minimise impact on the existing settlement.</li> </ul>



Table 19: Marrar settlement existing role and character

Settlement	Marrar
<b>Current Role</b>	<ul style="list-style-type: none"> <li>• The current population of Marrar is 173 (id).</li> <li>• The existing role of Marrar is that of a hamlet (50 -200 residents).</li> </ul>
<b>Main Features</b>	<ul style="list-style-type: none"> <li>• Marrar is located to the east of Coolamon on Canola Way.</li> <li>• The hamlet is on the southern side of the Junee – Griffith rail line.</li> <li>• Marrar was proclaimed a village in 1904 following the arrival of the rail line.</li> <li>• Proximity to Wagga.</li> </ul>
<b>Existing Infrastructure</b>	<ul style="list-style-type: none"> <li>• Reticulated water</li> <li>• Power</li> <li>• Telecommunications</li> <li>• Post Office</li> <li>• Service Station</li> <li>• Café / general store</li> <li>• School (Primary)</li> <li>• Hall</li> <li>• Hotel</li> <li>• NSW RFS</li> <li>• Sportsground</li> <li>• Gymkhana Ground</li> <li>• Tennis Courts</li> <li>• Park</li> <li>• Churches</li> </ul>
<b>Existing Character</b>	<ul style="list-style-type: none"> <li>• Marrar is a hamlet and provides a focal point for social and community activity via its school, churches and sports ground.</li> <li>• The Junee – Griffith rail corridor provides the northern boundary of the settlement. Like other villages in the Shire, Marrar is a rail head for grain harvesting.</li> <li>• Of significance to Marrar however is the local bulk grain export industry which relies on rail access to enable efficient movement of grain to seaports along the eastern seaboard.</li> <li>• The hamlet centre is located in York Street between See and Wood Streets.</li> </ul>
<b>Desired Future Character</b>	<ul style="list-style-type: none"> <li>• Marrar is to remain a hamlet and community focal point.</li> <li>• Remaining heritage buildings and the hamlet centre streetscape are to be retained.</li> <li>• Any new development is to 'fit in' and be sympathetic to these heritage elements.</li> <li>• Housing will be consolidated into the exiting residential areas.</li> <li>• The hamlets proximity to Wagga Wagga also provides an opportunity to promote Marrar as an alternative to city living.</li> </ul>

<b>Opportunities for growth</b>	<ul style="list-style-type: none"> <li>• Opportunity to strengthen the commercial centre with retail facilities including niche stores and cafes.</li> <li>• Any long-term future growth of the hamlet is most appropriately located to the western end of the hamlet with ample RU5 (village) zoned land – yet to be developed.</li> <li>• Ample rural residential land (RU4 – Primary Production Small Lots) available for development.</li> <li>• Limited number of character buildings provides an opportunity to develop a more cohesive ‘village’ character.</li> </ul>
<b>Challenges on development</b>	<ul style="list-style-type: none"> <li>• Growth is constrained by water servicing infrastructure capability.</li> <li>• The hamlet is not serviced by reticulated sewerage. Minimum lot size 2000 m2 for traditional septic systems is required.</li> <li>• There is a community desire to maintain a hamlet lifestyle.</li> <li>• Static population growth forecast to the year 2040.</li> </ul>
<b>Existing residential land supply</b>	<ul style="list-style-type: none"> <li>• Existing RU4 Lot Yield Supply (2 Ha) is 94 allotments.</li> <li>• Existing RU5 Lot Yield Supply (800 m2) is 220 allotments.</li> </ul> <p><b>Note:</b> The current Minimum Lot Sizes are as follows:</p> <p>RU 1 = 200 Ha  RU4 = 2 Ha  RU5 = 800 m2</p>
<b>Required residential land supply</b>	<ul style="list-style-type: none"> <li>• No additional land is proposed for rezoning under this strategy.</li> </ul>
<b>Recommendations</b>	<ul style="list-style-type: none"> <li>• No significant development or rezoning of land Marrar is recommended.</li> <li>• Promote the protection of Marrar’s ‘village’ character and heritage values via the review of development controls contained in the Coolamon Development Control Plan 2015.</li> <li>• Promote infill development of existing RU5 (Village) and RU4 (Primary Production Small Lots) Zoned land.</li> <li>• Limited residential re-zonings may be considered appropriate adjacent to existing village zoned land if development can be serviced by reticulated infrastructure and is compatible with any natural land constraints.</li> <li>• Any land in private ownership proposed to be rezoned will be required to undertake or reimburse any required supporting site investigations or specialist planning advice (e.g. Flood, Ecological, European/Cultural assessment).</li> </ul>
<b>Staging</b>	<ul style="list-style-type: none"> <li>• Land in Marrar should only be considered for rezoning after demonstrated supply shortage or demand is established and only for village or rural residential allotments.</li> <li>• New urban land should not isolate rural or rural residential lands.</li> </ul>
<b>Justification of the recommended outcome</b>	<ul style="list-style-type: none"> <li>• The level of recommended growth is limited due to existing supply of land (oversupply) and uptake (lack of).</li> <li>• The population forecast for Marrar at present is static.</li> <li>• Any future development / rezoning must be contiguous with the existing settlement.</li> </ul>

**Key considerations**

- Protecting productive rural land.
- Protect existing 'village' character.
- Protect environmental heritage.
- Minimise impact on the existing settlement.

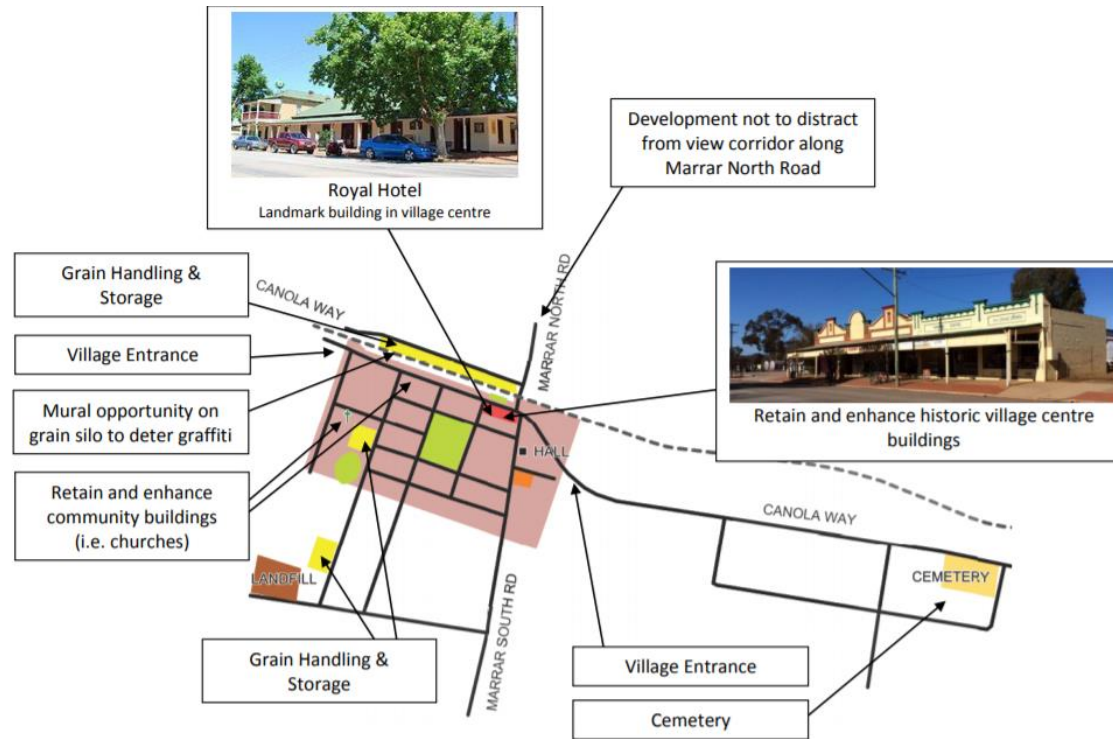
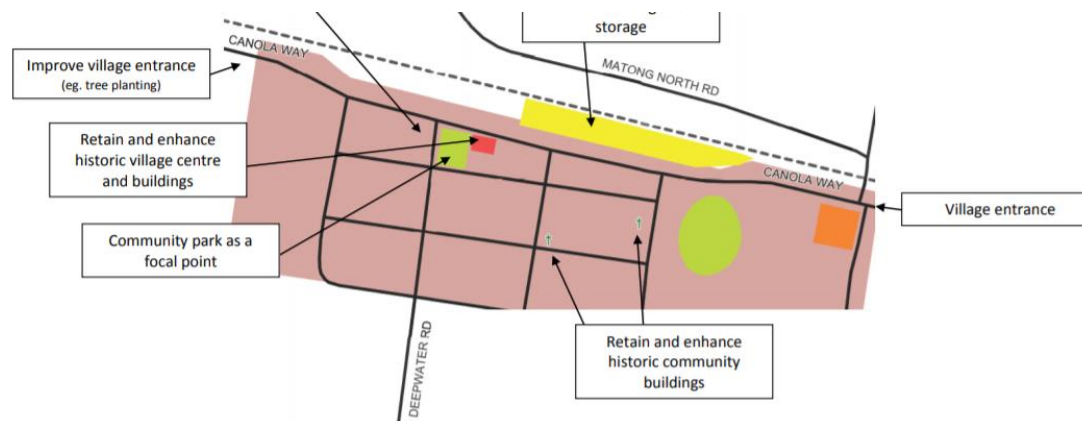


Table 20: Matong settlement existing role and character

Settlement	Matong
Current Role	<ul style="list-style-type: none"> <li>The current population of Matong is estimated to be approximately 70 people.</li> <li>The existing role of Matong is that of a hamlet (50 -200 residents).</li> </ul>
Main Features	<ul style="list-style-type: none"> <li>Matong is located to the west of Ganmain.</li> <li>The village is on the southern side of the Junee – Griffith rail line.</li> <li>Matong was proclaimed a village in 1904 following the arrival of the rail line.</li> </ul>
Existing Infrastructure	<ul style="list-style-type: none"> <li>Reticulated water</li> <li>Power</li> <li>Telecommunications</li> <li>School (Primary)</li> <li>NSW RFS</li> <li>Sportsground</li> <li>Park</li> <li>Church</li> </ul>
Existing Character	<ul style="list-style-type: none"> <li>Matong provides a focal point for social and community activity via its Village Park, school, churches and sports ground.</li> <li>The Junee – Griffith rail corridor provides the northern boundary of the settlement and like other villages in the Shire is a rail head for grain harvesting.</li> <li>The hamlets centre is located in Matong Street between Olive and Wood Streets.</li> </ul>
Desired Future Character	<ul style="list-style-type: none"> <li>Matong is to remain a hamlet and community focal point.</li> <li>Remaining heritage buildings and the hamlet centre streetscape are to be retained and enhanced.</li> <li>Any new development is to ‘fit in’ and be sympathetic to these heritage elements.</li> <li>Housing will be consolidated in exiting residential areas.</li> </ul>
Opportunities for growth	<ul style="list-style-type: none"> <li>Ample rural residential land (RU4 – Primary Production Small Lots) available for development.</li> <li>Limited number of character buildings provides an opportunity to develop a more cohesive ‘village’ character.</li> </ul>
Challenges on development	<ul style="list-style-type: none"> <li>The hamlet is not serviced by reticulated sewerage. Minimum lot size 2000 m2 for traditional septic systems is required.</li> <li>There is negative population growth.</li> </ul>
Existing residential land supply	<ul style="list-style-type: none"> <li>There is no RU4 zoned land in Matong.</li> <li>Existing RU5 Lot Yield Supply (800 m2) is 130 allotments.</li> </ul> <p><b>Note:</b> The current Minimum Lot Sizes are as follows:  RU 1 = 200 Ha  RU4 = 2 Ha  RU5 = 800 m2</p>

<b>Required residential land supply</b>	<ul style="list-style-type: none"> <li>No additional land is proposed for rezoning under this strategy.</li> </ul>
<b>Recommendations</b>	<ul style="list-style-type: none"> <li>No significant development or rezoning of land Matong is recommended.</li> <li>Promote the protection of Matong’s character and heritage values via the review of development controls contained in the Coolamon Development Control Plan 2015.</li> <li>Promote infill development of existing RU5 (Village) and RU4 (Primary Production Small Lots) Zoned land.</li> <li>Limited residential re-zonings may be considered appropriate adjacent to existing village zoned land if development can be serviced by reticulated infrastructure and is compatible with any natural land constraints.</li> <li>Any land in private ownership proposed to be rezoned will be required to undertake or reimburse any required supporting site investigations or specialist planning advice (e.g. Flood, Ecological, European/Cultural assessment).</li> </ul>
<b>Staging</b>	<ul style="list-style-type: none"> <li>Land in Matong should only be considered for rezoning after demonstrated supply shortage or demand is established and only for village or rural residential allotments.</li> <li>New urban land should not isolate rural or rural residential lands.</li> </ul>
<b>Justification of the recommended outcome</b>	<ul style="list-style-type: none"> <li>The level of recommended growth is limited due to existing supply of land (oversupply) and uptake (lack of).</li> <li>The population forecast for Matong is one of decline.</li> <li>Any future development / rezoning must be contiguous with the existing settlement.</li> <li>Protecting productive rural land.</li> <li>Protect existing village character.</li> <li>Protect environmental heritage.</li> <li>Minimise impact on the existing settlement.</li> </ul>
<b>Key considerations</b>	<ul style="list-style-type: none"> <li>Protecting productive rural land.</li> <li>Protect existing village character.</li> <li>Protect environmental heritage.</li> <li>Minimise impact on the existing settlement.</li> </ul>



## 11. SUMMARY OF RECOMMENDATIONS

The Coolamon Shire LGA is forecasted to grow to a population of around 4612 people by 2041. The majority of this future growth will be focused in the existing settlement of Coolamon. It is recommended that Coolamon strengthen its role in the region and accommodate / grow into a 'District Town' of 3,000 people.

This strategy does recognise that future growth in Coolamon will be influenced by the ability to overcome identified constraints and capitalize on opportunities. The mechanisms to support the continued growth of Coolamon will focus on promoting the development of existing residential zoned greenfield sites, encouraging urban renewal of existing housing stock and the rezoning of RU1 (Primary Production) and RU4 (Primary Production Small Lot) Zoned land and rezoning of small portion of existing RU4 (Primary Production Small Lots) to RU5 (Village).

Ardlethan, Beckom, Ganmain, Marrar and Matong require no rezoning's at this time due to negative population growth, low demand for housing, lack of infrastructure, existing supplies of undeveloped land and undesirable distances to Major Regional Centres, Regional Centres and Major Towns in the region. Future planning proposals for further development which supports tourism may be considered to allow natural and appropriate growth.

In order to achieve sustainable growth in Coolamon the augmentation of existing sewerage infrastructure is required. A new sewerage treatment plant is required to support existing and future population. Council has been working with the NSW Department of Public Works and a business case has been developed and Council now awaits funding for this project.

An additional key challenge in supporting future growth within the Shire is the availability of an economically feasible water supply for the Coolamon Township and its surrounds. The cost of servicing new subdivisions for residential development with reticulated water infrastructure acts a disincentive for the development of such land, when added to traditional land development costs. GoldenFields Water County Council have commenced on the development of an Integrated Water Cycle Management (IWCM) Strategy. The Strategy will address two elements of the Best-Practice Management of Water Supply and Sewerage Framework and is a local water utility's (LWU's) 30-year strategy for the provision of appropriate, affordable, cost-effective and sustainable urban water services that meet community needs and protect public health and the environment. It is anticipated that the creation of the IWCM will outline options for the provision of affordable water supply infrastructure to service new development opportunities within the Coolamon LGA.

It is recommended that Council should restrict the development of isolated, intensive urban residential development and speculative growth in rural, agricultural and environmental lands to avoid land use conflicts and protect the productive agricultural land, strengthen the rural character and unique natural environmental of the Coolamon Shire.

This Coolamon Shire Settlement Strategy will also serve to complete Council's adopted actions under the local strategic planning statement that was prepared under section 3.9 of the Environmental Planning and Assessment Act 1979.



## 12. CONCLUSION

In conclusion, the Coolamon Shire Settlement Strategy has sought to provide comprehensive guidance for the Coolamon LGA in the delivery of sustainable and appropriate residential growth and development.

Through a collaborative and rigorous approach the Strategy has been able to analyse demographic data and review the strategic planning context of the region. This has allowed the identification of key settlements that can sustainably and efficiently accommodate the future growth of the LGA up to the year 2040.

Recommendations have been presented which describe the ideal levels of growth in settlements and suggests how that should be accommodated.

The Strategy understands the current limitations on further residential development in the Coolamon LGA. The provision of a new sewerage treatment plant and the securing of reliable and economically viable water supply to service future residential development has been identified as the major constraints to development and growth in the LGA.



# Appendices

## APPENDIX 1 - Proposed Land Rezoning Table and Maps

### Settlement Strategy: Proposed Land Rezoning Table

Area: Coolamon									
Location	Current Zoning	Proposed Zoning	Existing Status	Lot Yield	Min Lot Size Proposed	Infrastructure Requirements	Justification	Likely Impact	Map Reference
Area Bounded by Maloney, Devlin and Iverach Streets (Lots 61 – 63, DP 1049030, Lot 159, DP 750846)	RU4	RU5	Rural Residential Land uses – large areas of vacant land	48	800 m2	<ul style="list-style-type: none"> <li>• Reticulated sewer</li> <li>• Stormwater drainage</li> <li>• Electricity</li> <li>• Kerb and Gutter</li> <li>• Road</li> <li>• Water</li> <li>• Gas</li> <li>• Street lighting</li> </ul>	<ul style="list-style-type: none"> <li>• Suitable area of land.</li> <li>• Good cross fall of land</li> <li>• Natural extension of adjoining zone.</li> </ul>	Minimal.  Masterplan required.	2
Area Bounded by Garland, Devlin and Maloney Streets (Lot 106 – 107, DP 750846, Lot 121 – 122, DP 750846)	RU4	RU5	Rural Residential Land uses – large areas of vacant	97	800 M2	<ul style="list-style-type: none"> <li>• Reticulated sewer</li> <li>• Stormwater drainage</li> <li>• Electricity</li> <li>• Kerb and Gutter</li> <li>• Road</li> <li>• Water</li> <li>• Gas</li> <li>• Street lighting</li> </ul>	<ul style="list-style-type: none"> <li>• Suitable area of land.</li> <li>• Natural extension of adjoining zone.</li> </ul>	Flood Impact Assessment required.  Master required.	3
Area bounded by Davies Drive and Bartlett's Lane (Lot 21, DP 1224134)	RU1	RU4	Vacant Agricultural Land adjoining existing RU4 Land	29	2 Ha	<ul style="list-style-type: none"> <li>• Stormwater drainage</li> <li>• Electricity</li> <li>• Road</li> <li>• Water</li> <li>• Street lighting</li> </ul>	<ul style="list-style-type: none"> <li>• Suitable area of land.</li> <li>• Natural extension of adjoining zone.</li> <li>• Agricultural land</li> </ul>		4

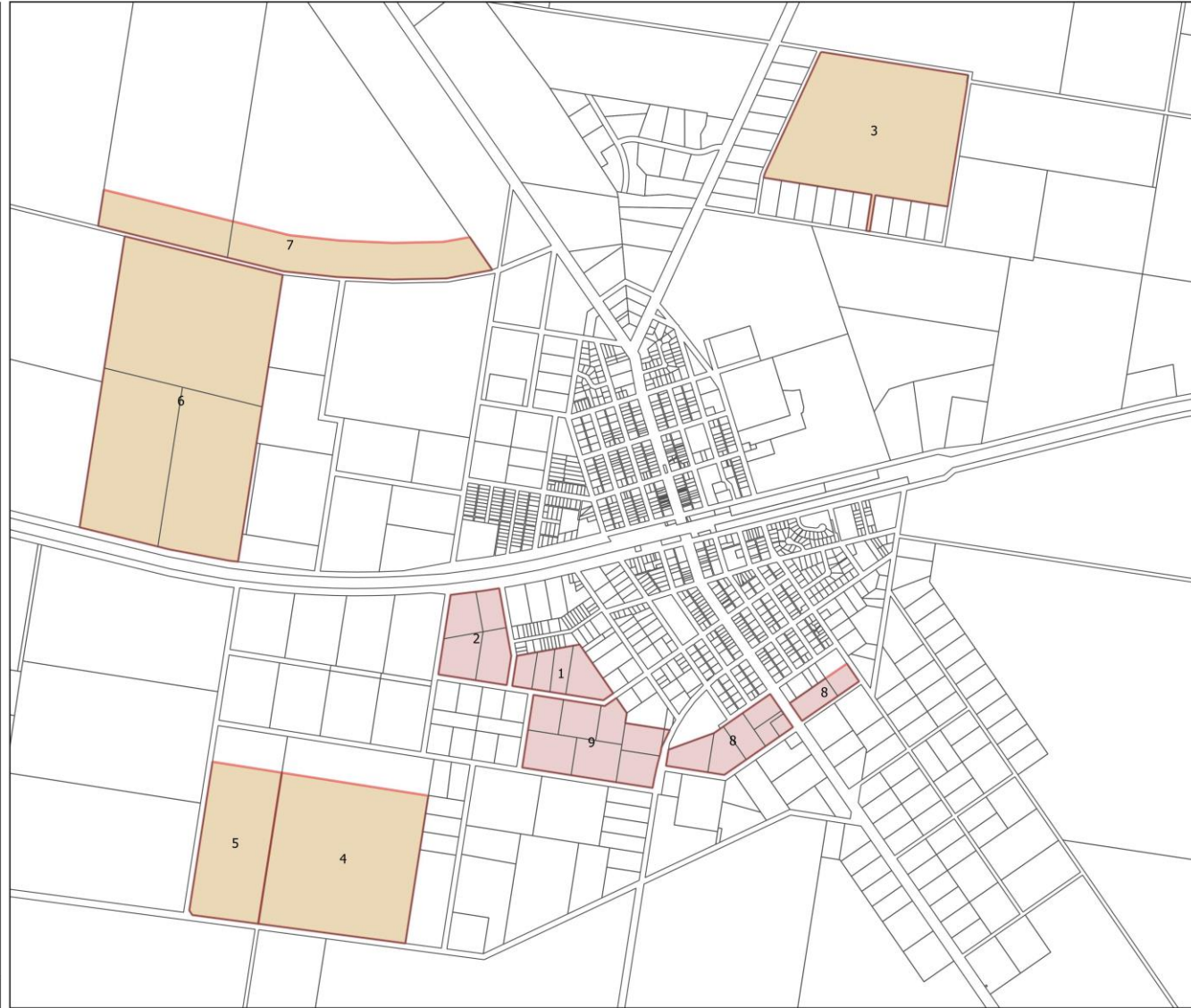
							<ul style="list-style-type: none"> <li>Minimal to no clearing required.</li> </ul>		
Area bounded by Dyce's and Jerricks Lane (Lot 47, DP 1252259)	RU1	RU4	Vacant Agricultural Land adjoining existing RU4 Land	27	2 Ha	<ul style="list-style-type: none"> <li>Stormwater drainage</li> <li>Electricity</li> <li>Road</li> <li>Water</li> <li>Street lighting</li> </ul>	<ul style="list-style-type: none"> <li>Suitable area of land.</li> <li>Natural extension of adjoining zone.</li> <li>Agricultural land</li> <li>Minimal to no clearing required.</li> </ul>	Flood Impact Assessment required.	5
Area bounded by Muttons and Dyces Lane (Lot 46, DP 1252259)	RU1	RU4	Vacant Agricultural Land adjoining existing RU4 Land	13	2 Ha	<ul style="list-style-type: none"> <li>Stormwater drainage</li> <li>Electricity</li> <li>Road</li> <li>Water</li> <li>Street lighting</li> </ul>	<ul style="list-style-type: none"> <li>Suitable area of land.</li> <li>Natural extension of adjoining zone.</li> <li>Agricultural land</li> <li>Minimal to no clearing required.</li> </ul>	<p>Drainage Analysis required.</p> <p>Land fill buffer zone considerations.</p>	6
Area bounded by Lonsdale lane and Canola way (Lot 200, DP 750846, Lot 208, DP 750846 and Lot 209, DP 750846)	RU1	RU4	<p>Vacant Agricultural Land adjoining existing RU4 Land</p> <p>Harness and Equine Precinct Discussion Paper</p>	60	4 Ha	<ul style="list-style-type: none"> <li>Stormwater drainage</li> <li>Electricity</li> <li>Road</li> <li>Water</li> <li>Street lighting</li> </ul>	<ul style="list-style-type: none"> <li>Suitable area of land.</li> <li>Natural extension of adjoining zone.</li> <li>Agricultural land.</li> </ul>	<p>Minimal.</p> <p>Noting that small portion is identified as bushfire prone land.</p>	7

							<ul style="list-style-type: none"> <li>Minimal to no clearing required.</li> </ul>		
Portion of Land adjoining Lonsdale lane and known as Lots 292 and 293, DP 750846 – Harness and Equine Discussion Paper	RU1	RU4	Vacant Agricultural Land adjoining existing RU4 Land  Harness and Equine Precinct Discussion Paper	20	4 Ha	<ul style="list-style-type: none"> <li>Stormwater drainage</li> <li>Electricity</li> <li>Road</li> <li>Water</li> <li>Street lighting</li> </ul>	<ul style="list-style-type: none"> <li>Suitable area of land.</li> <li>Natural extension of adjoining zone.</li> <li>Agricultural land.</li> <li>Minimal to no clearing required.</li> </ul>	Bushfire prone land.	8
<b>Land for Long Term / Future Investigation (25 Vision)</b>									
Area bounded by Wattle Lane, Quarry and Millwood Roads	RU4	RU5	Combination of vacant RU4 land with and without dwellings	119	800 m2	<ul style="list-style-type: none"> <li>Reticulated sewer</li> <li>Stormwater drainage</li> <li>Electricity</li> <li>Kerb and Gutter</li> <li>Road</li> <li>Water</li> <li>Gas</li> <li>Street lighting</li> </ul>	Further investigation required – opportunity / constraints analysis.	Flood Impact Assessment required.  Master plan required.	9
Area bounded by Angels and Jerricks Lane and Millwood Road	RU4	RU5	Combination of vacant RU4 land with and without dwellings	111	800 m2	<ul style="list-style-type: none"> <li>Reticulated sewer</li> <li>Stormwater drainage</li> <li>Electricity</li> <li>Kerb and Gutter</li> <li>Road</li> <li>Water</li> <li>Gas</li> <li>Street lighting</li> </ul>	Further investigation required – opportunity / constraints analysis.	Flood Impact Assessment required.  Master plan required.	10

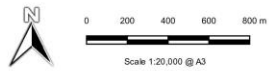


# MAP 1

Coolamon Shire Settlement Strategy  
Proposed Land Rezoning



Proposed Rezoned Land  
■ RU4 - Currently Zoned RU1  
■ RU5 - Currently Zoned RU4



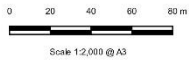
Map Identification Number:  
Inset Map ID Number



# MAP 2

Coolamon Shire Settlement Strategy  
Proposed Land Rezoning

RU4 to RU5 - Rezone 1  
Minimum 20m Frontage & 800m<sup>2</sup>  
Potential Lot Yield - 48 Lots



Map Identification Number:

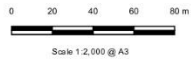
Inset Map ID Number



# MAP 3

Coolamon Shire Settlement Strategy  
Proposed Land Rezoning

RU4 to RU5 - Rezone 2  
Minimum 20m Frontage & 800m<sup>2</sup>  
Potential Lot Yield - 97 Lots



Map Identification Number:

Insert Map ID Number







# MAP 4

Coolamon Shire Settlement Strategy  
Proposed Land Rezoning

RU1 to RU4 - Rezone 3  
Potential Lot Yield - 29 Lots



0 50 100 150 200 m

Scale 1:5,000 @ A3

Map Identification Number:

Insert Map ID Number



# MAP 5

Coolamon Shire Settlement Strategy  
Proposed Land Rezoning

RU1 to RU4 - Rezone 4  
Potential Lot Yield - 27 Lots



Map Identification Number:

Inset Map ID Number



# MAP 6

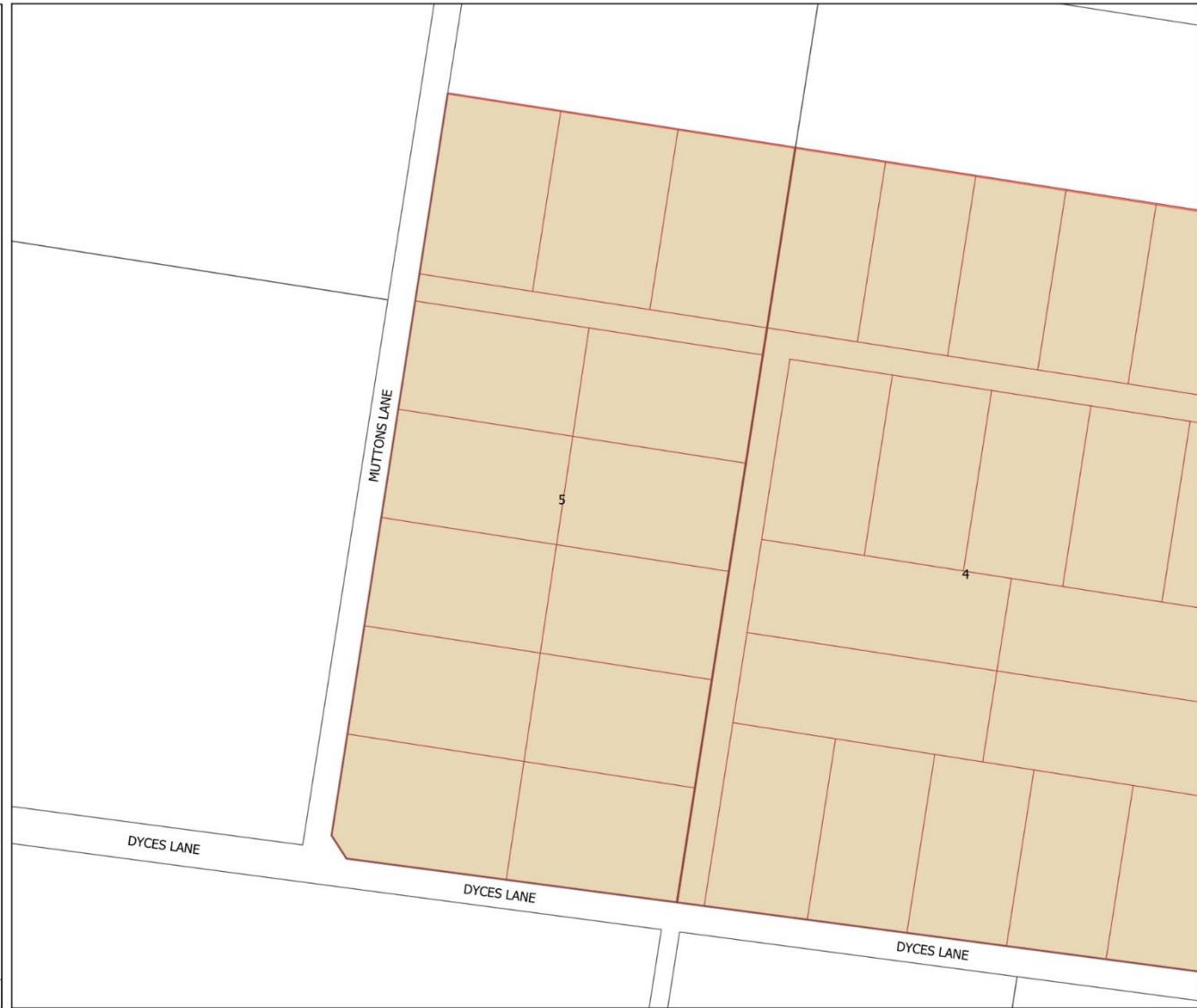
Coolamon Shire Settlement Strategy  
Proposed Land Rezoning

RU1 to RU4 - Rezone 5  
Potential Lot Yield - 13 Lots



Map Identification Number:

Final Map ID Number





# MAP 7

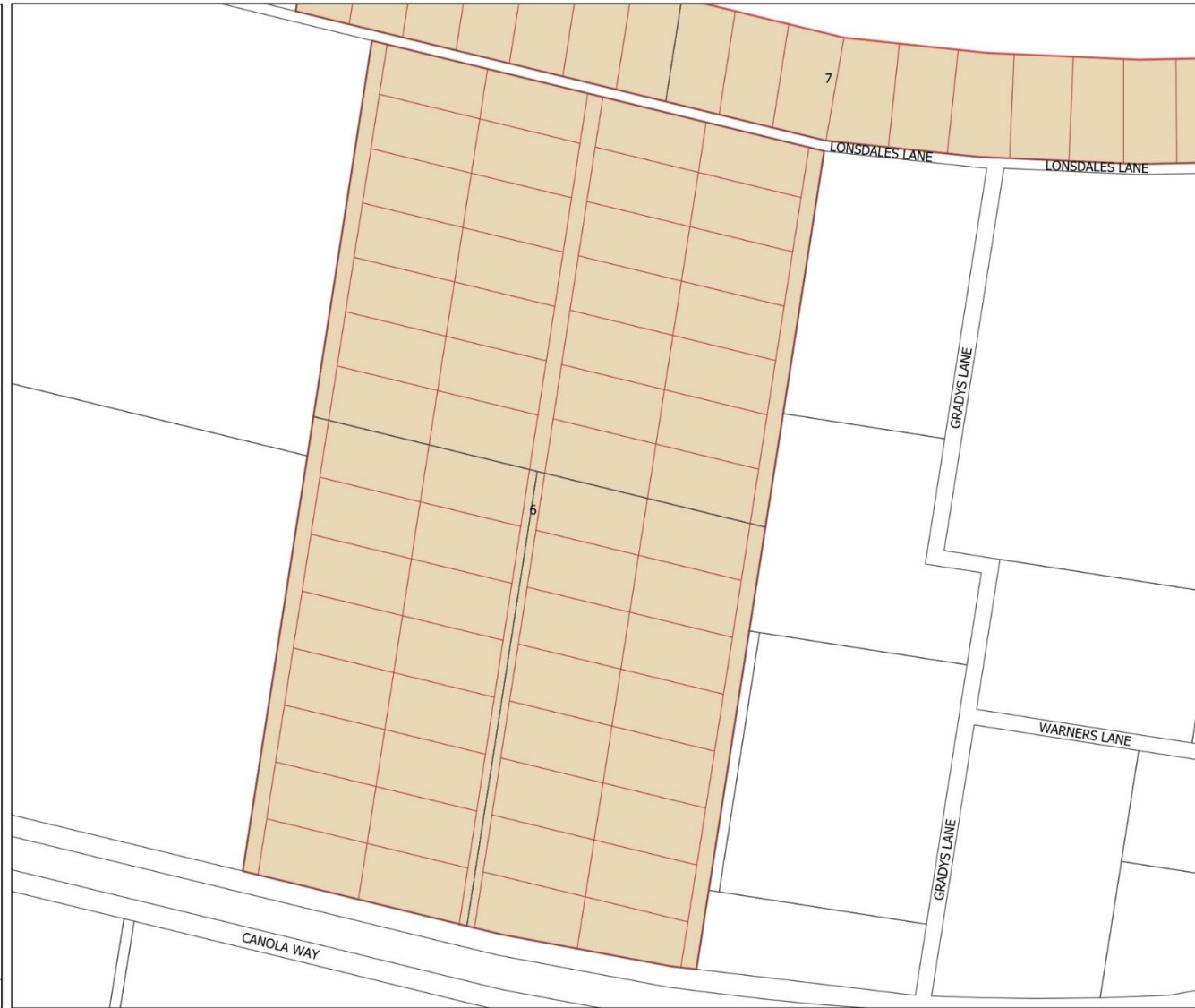
Coolamon Shire Settlement Strategy  
Proposed Land Rezoning

RU1 to RU4 - Rezone 6  
Potential Lot Yield - 60 Lots



Map Identification Number:

Final Map ID Number





# MAP 8

Coolamon Shire Settlement Strategy  
Proposed Land Rezoning

RU1 to RU4 - Rezone 7  
Potential Lot Yield - 20 Lots

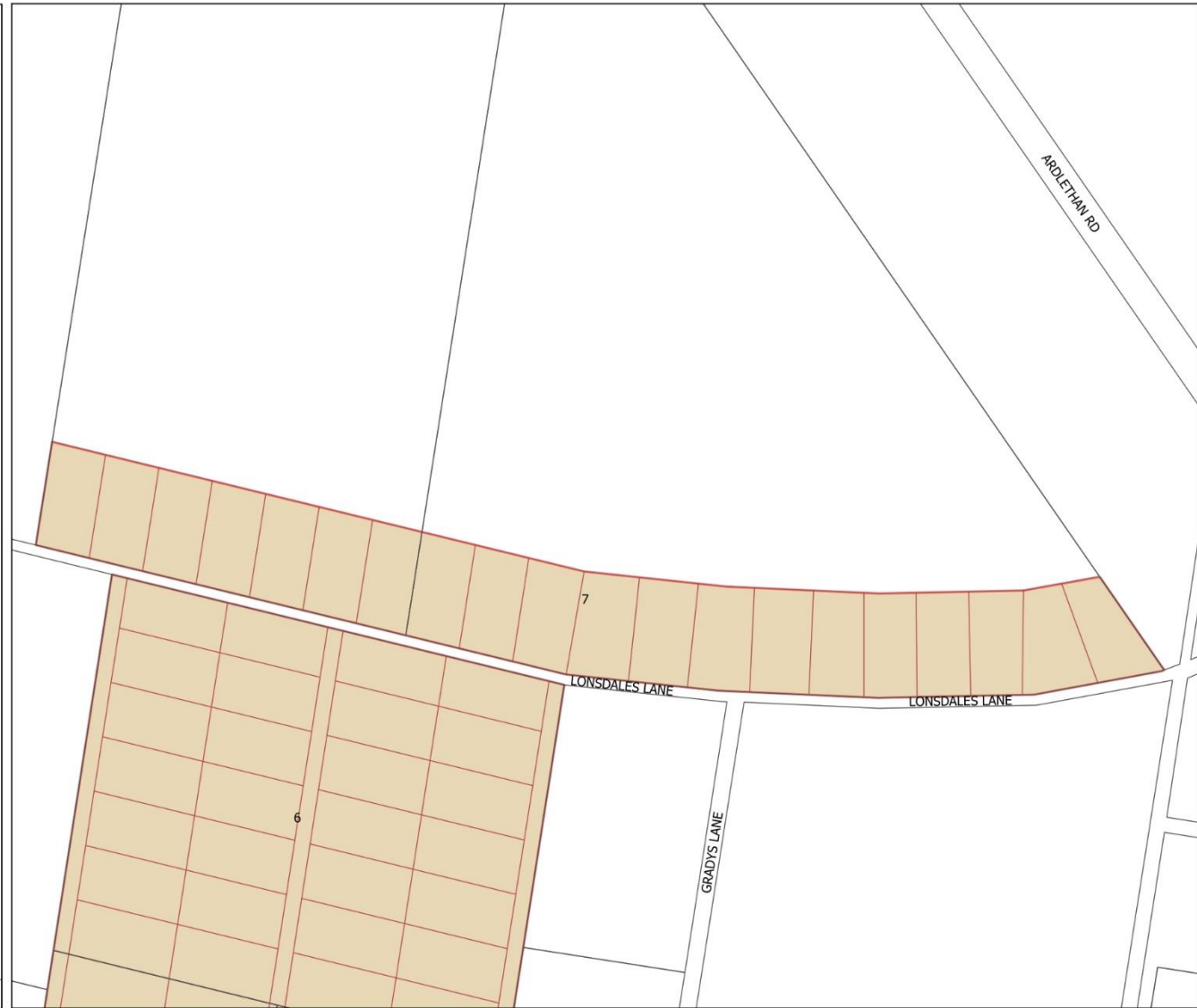


0 50 100 150 200 m

Scale 1:7,000 @ A3

Map Identification Number:

Final Map ID Number





# MAP 9

Coolamon Shire Settlement Strategy  
Proposed Land Rezoning

RU4 to RU5 - Rezone 8  
Minimum 20m Frontage & 800m<sup>2</sup>  
Potential Lot Yield - 119 Lots



▨ Drainage Corridor



Map Identification Number:  
Print Map ID Number

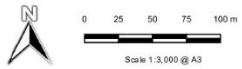


# MAP 10

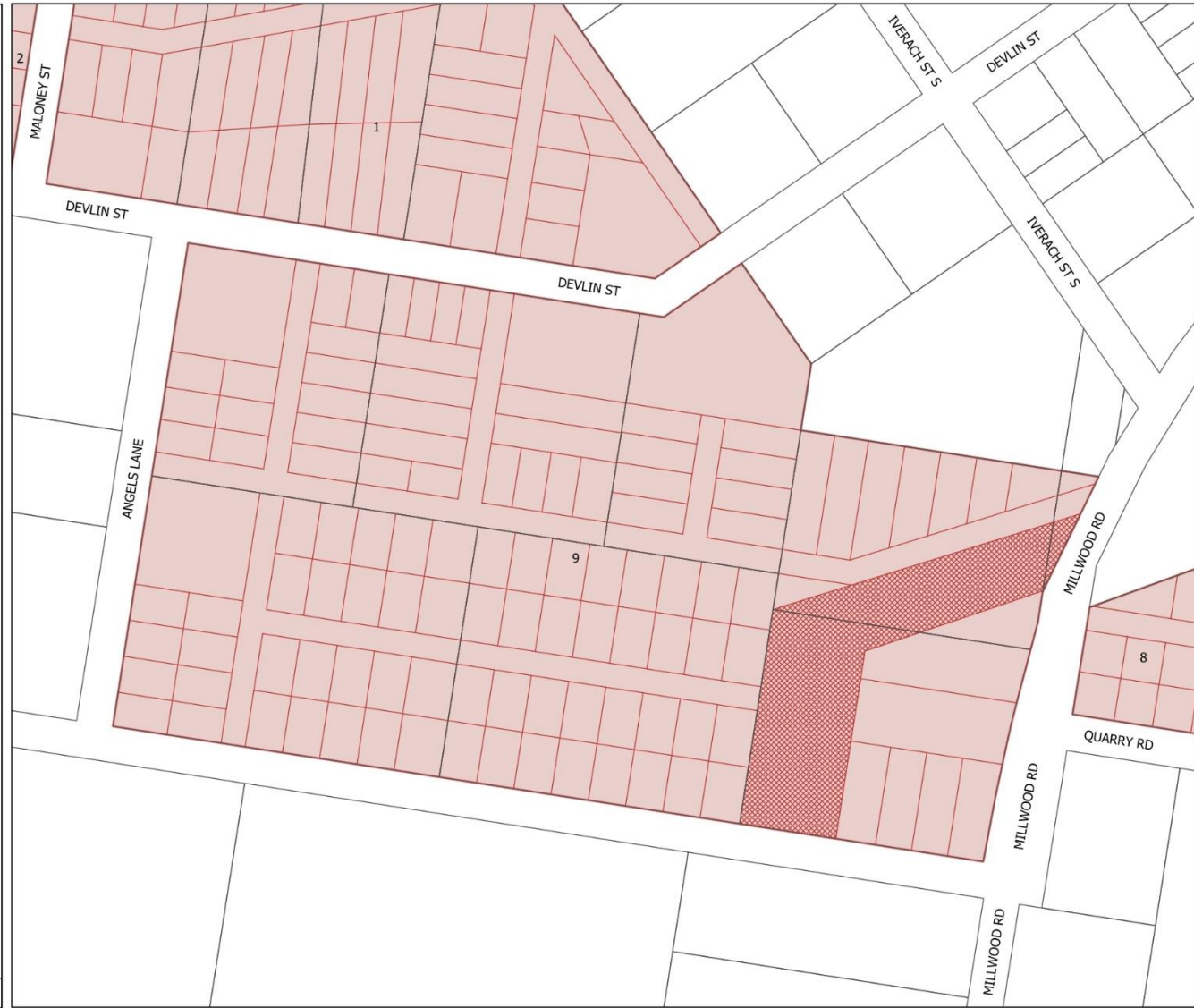
Coolamon Shire Settlement Strategy  
Proposed Land Rezoning

RU4 to RU5 - Rezone 9  
Minimum 20m Frontage & 800m<sup>2</sup>  
Potential Lot Yield - 111 Lots

 Drainage Corridor



Map Identification Number:  
Insert Map ID Number



# APPENDIX 2 - Lot Yield Maps





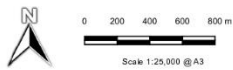


# MAP 2

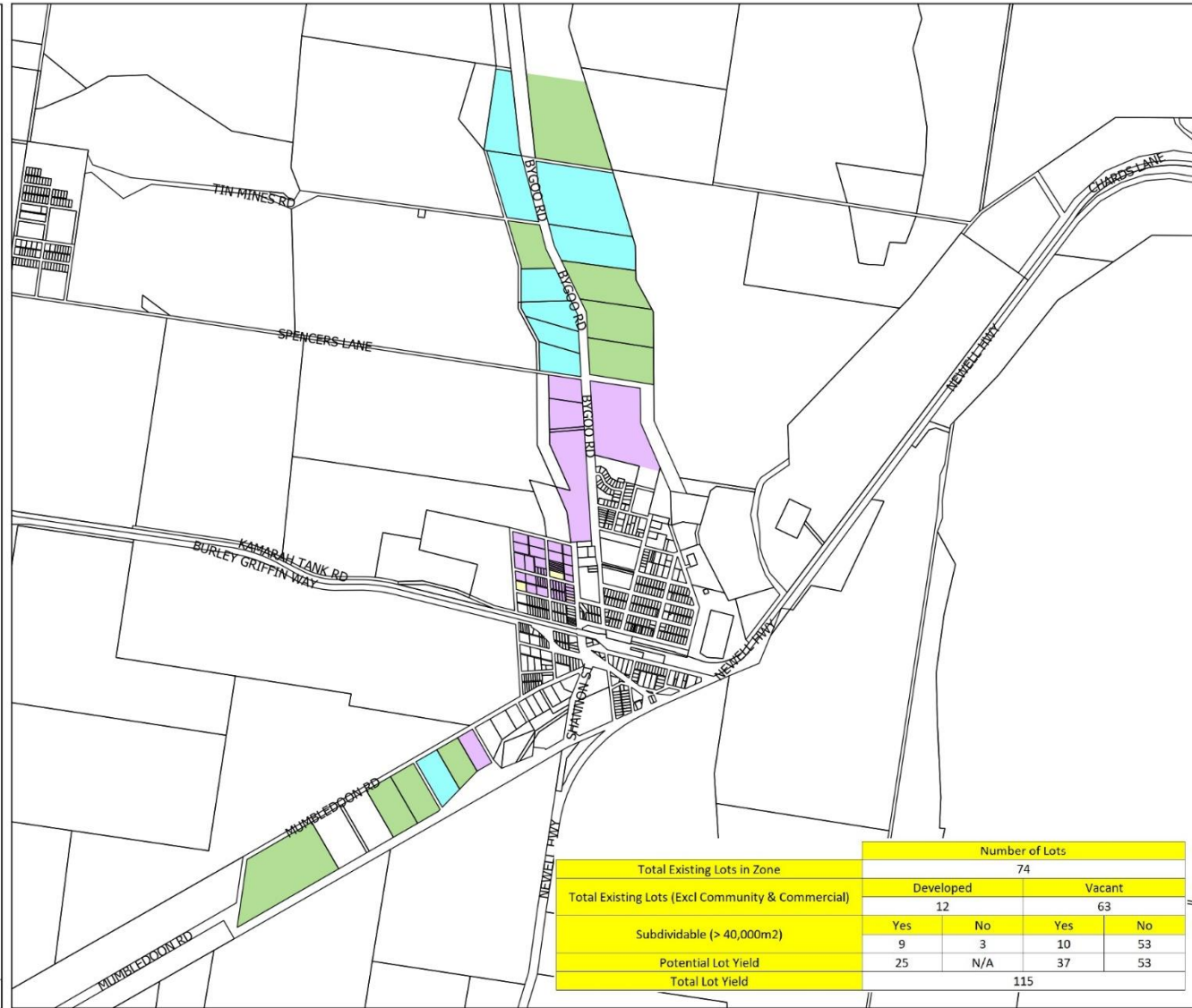
Coolamon Shire Settlement Strategy  
 Ardlethan RU4 - Potential Lot Yield  
 Potential 115 Lots

- Vacant\_Unsubdividable
- Vacant\_Subdividable
- Developed\_Subdividable
- Developed\_Unsubdividable  
(Not used in lot Yield)

For RU4 Lot to be subdivided it must have:  
 Area Greater than 40000m<sup>2</sup>



Map Identification Number:  
 Inset Map ID Number



	Number of Lots			
	Developed		Vacant	
Total Existing Lots in Zone	74			
Total Existing Lots (Excl Community & Commercial)	12		63	
Subdividable (> 40,000m <sup>2</sup> )	Yes	No	Yes	No
	9	3	10	53
Potential Lot Yield	25	N/A	37	53
Total Lot Yield	115			



# MAP 3

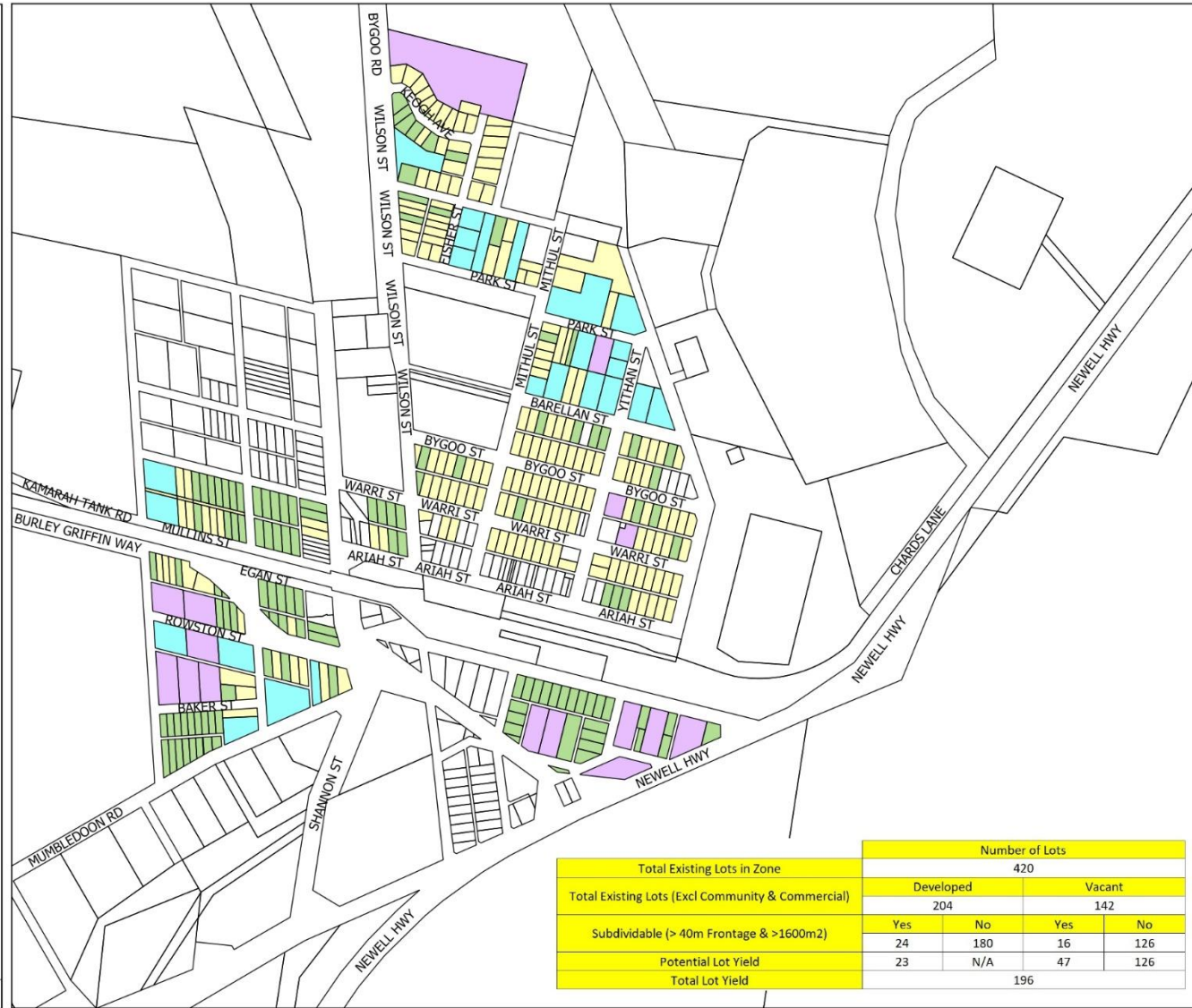
Coolamon Shire Settlement Strategy  
 Ardlethan RU5 - Potential Lot Yield  
 Potential 196 Lots

- Vacant\_Unsubdividable
- Vacant\_Subdividable
- Developed\_Subdividable
- Developed\_Unsubdividable  
(Not used in Lot Yield)

For RU5 Lot to be subdivided it must have:  
 Frontage Greater than 40m and  
 Area Greater than 1600m<sup>2</sup>



Map Identification Number:  
 Final Map ID Number

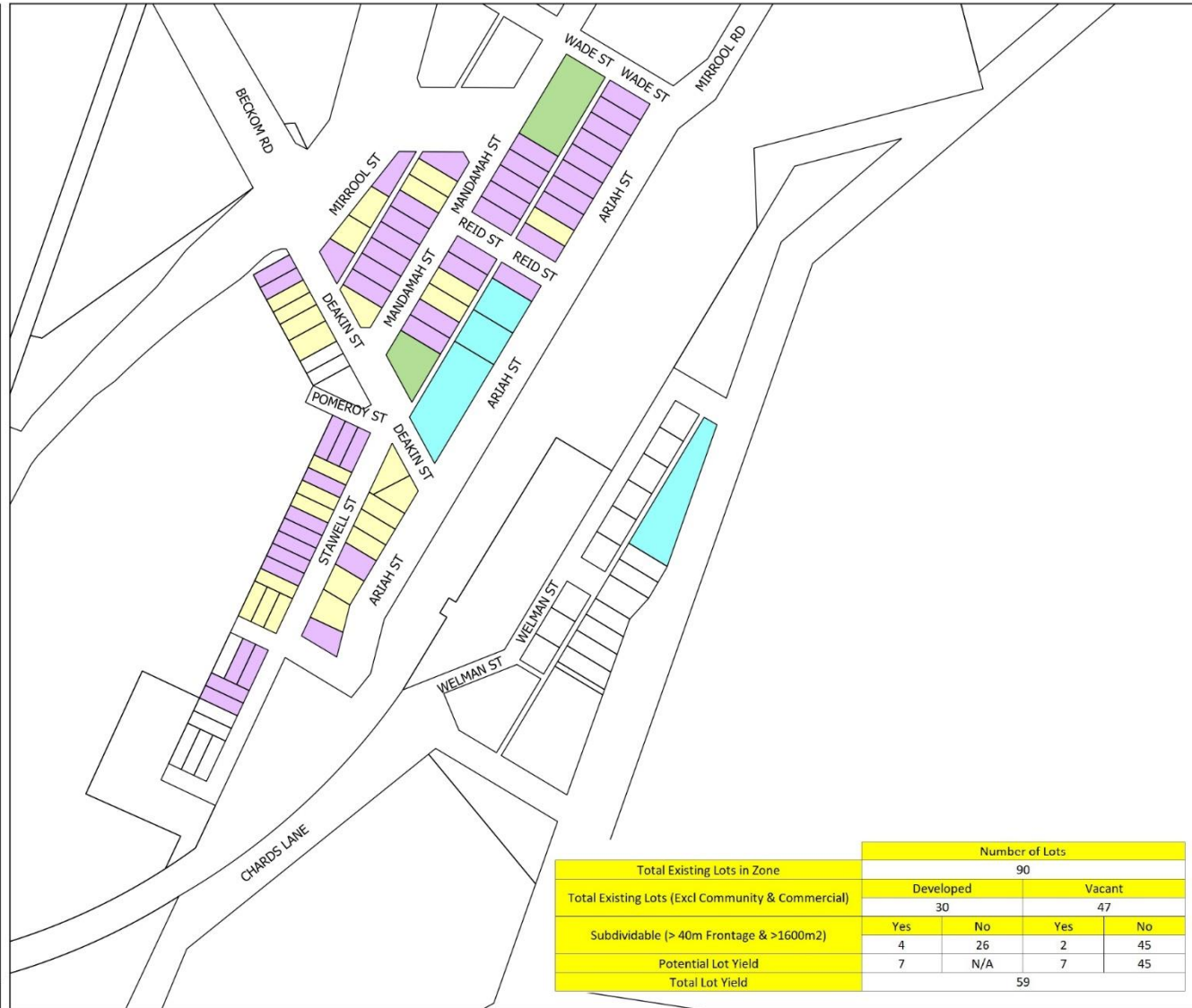


Total Existing Lots in Zone	Number of Lots			
	Developed		Vacant	
Total Existing Lots (Excl Community & Commercial)	204		142	
Subdividable (> 40m Frontage & >1600m <sup>2</sup> )	Yes	No	Yes	No
	24	180	16	126
Potential Lot Yield	23	N/A	47	126
Total Lot Yield	196			



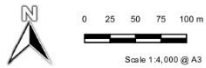
# MAP 4

Coolamon Shire Settlement Strategy  
 Beckom RU5 - Potential Lot Yield  
 Potential 59 Lots



- Vacant\_Unsubdividable
- Vacant\_Subdividable
- Developed\_Subdividable
- Developed\_Unsubdividable (Not used in lot Yield)

For RU5 Lot to be subdivided it must have:  
 Frontage Greater than 40m and  
 Area Greater than 1600m2



Map Identification Number:

Insert Map ID Number

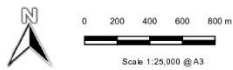


# MAP 5

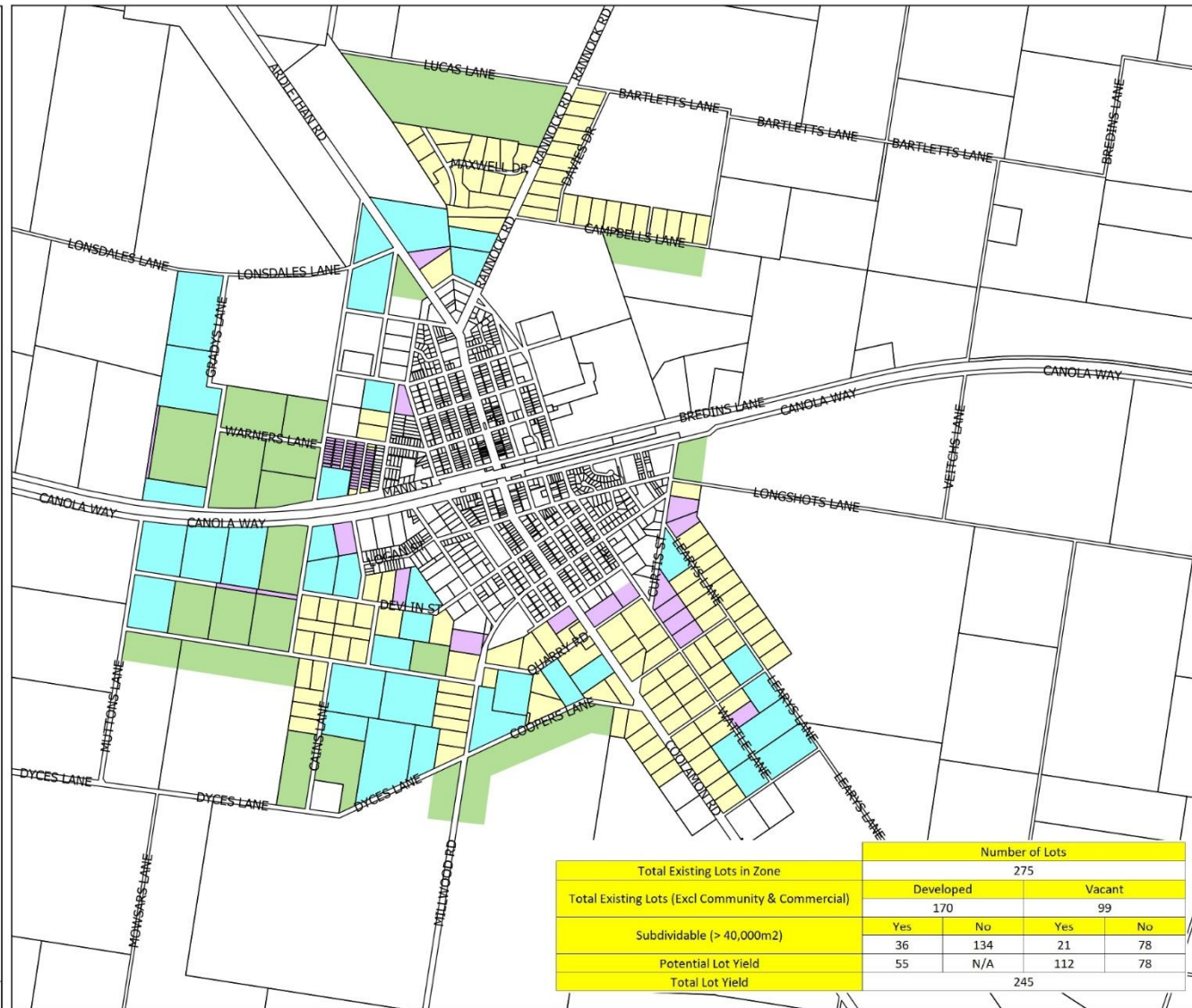
Coolamon Shire Settlement Strategy  
 Coolamon RU4 - Potential Lot Yield  
 Potential 245 Lots

- Vacant\_Unsubdividable
- Vacant\_Subdividable
- Developed\_Subdividable
- Developed\_Unsubdividable  
(Not used in lot Yield)

For RU5 Lot to be subdivided it must have:  
 Area Greater than 40,000m<sup>2</sup>



Map Identification Number:  
 Inset Map © Number



	Number of Lots			
	Developed		Vacant	
Total Existing Lots in Zone	275			
Total Existing Lots (Excl Community & Commercial)	170		99	
Subdividable (> 40,000m <sup>2</sup> )	Yes	No	Yes	No
	36	134	21	78
Potential Lot Yield	55	N/A	112	78
Total Lot Yield	245			

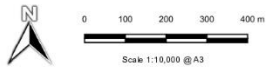


# MAP 6

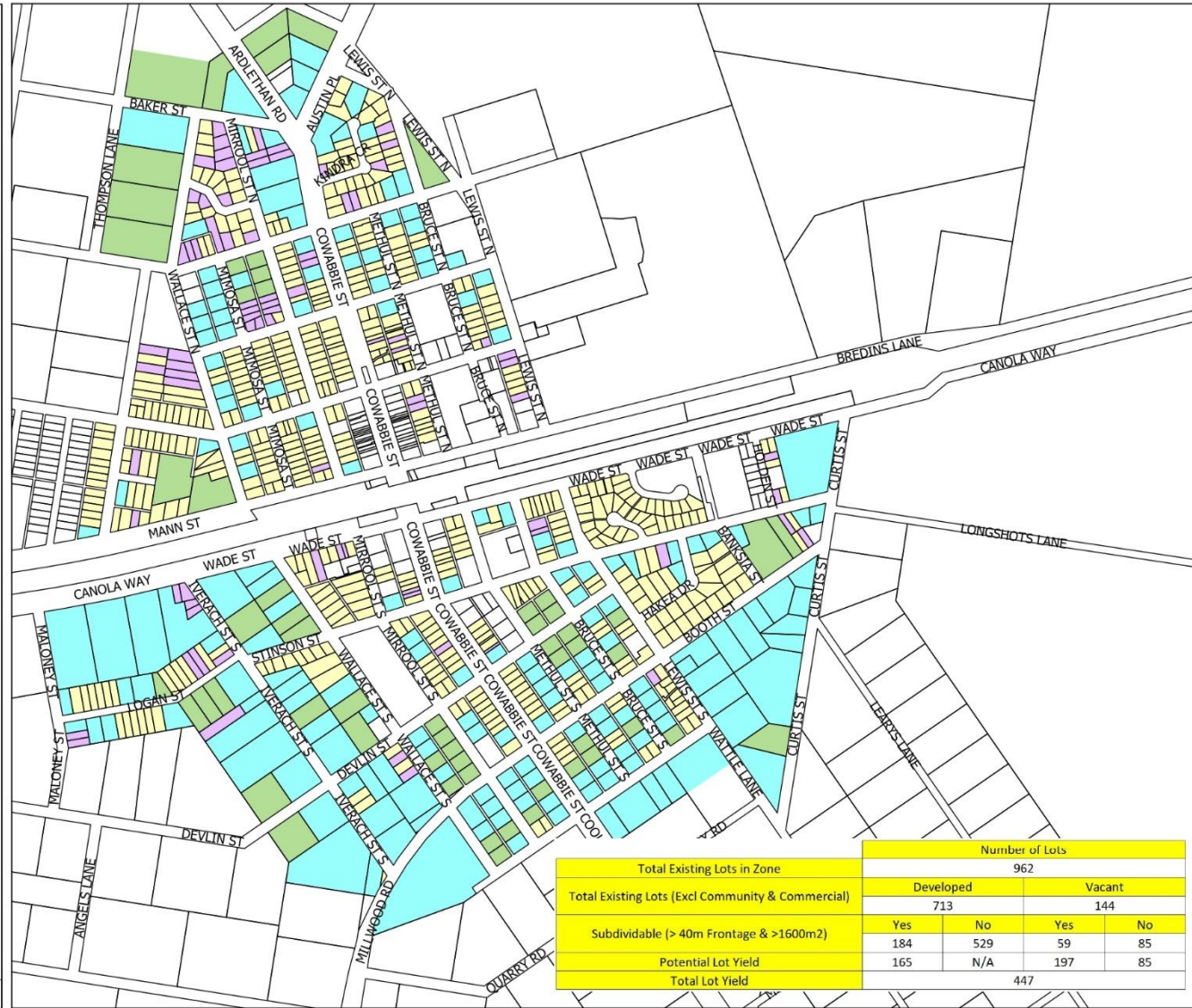
Coolamon Shire Settlement Strategy  
 Coolamon RU5 - Potential Lot Yield  
 Potential 447 Lots

- Vacant\_Unsubdividable
- Vacant\_Subdividable
- Developed\_Subdividable
- Developed\_Unsubdividable  
(Not used in Lot Yield)

For RU5 Lot to be subdivided it must have:  
 Frontage Greater than 40m and  
 Area Greater than 1600m2



Map Identification Number:  
 Inset Map ID Number



	Number of Lots			
	Developed		Vacant	
Total Existing Lots in Zone	962			
Total Existing Lots (Excl Community & Commercial)	713		144	
Subdividable (> 40m Frontage & >1600m2)	Yes	No	Yes	No
	184	529	59	85
Potential Lot Yield	165	N/A	197	85
Total Lot Yield	447			



# MAP 7

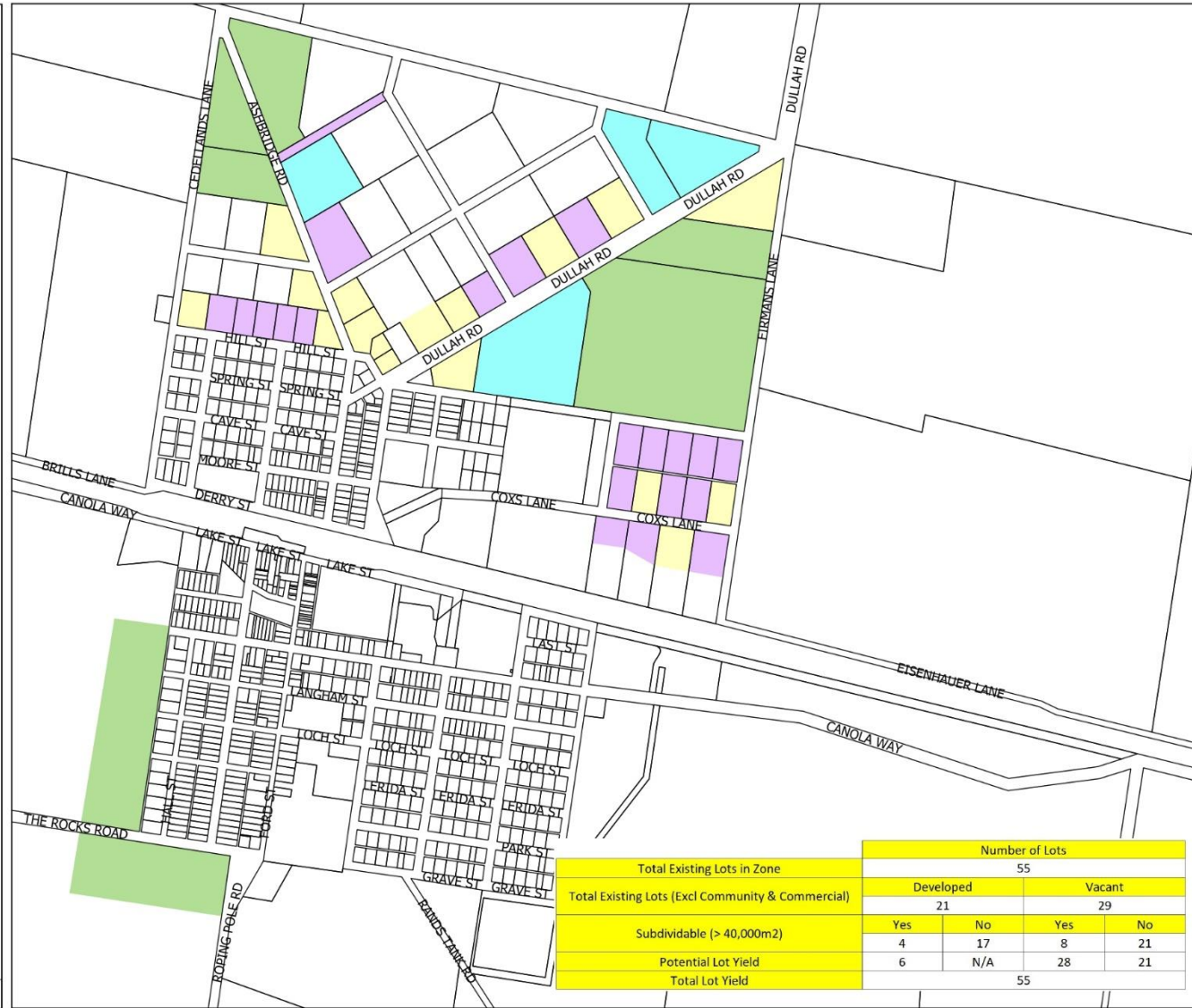
Coolamon Shire Settlement Strategy  
 Ganmain RU4 - Potential Lot Yield  
 Potential 55 Lots

- Vacant\_Unsubdividable
- Vacant\_Subdividable
- Developed\_Subdividable
- Developed\_Unsubdividable  
(Not used in lot Yield)

For RU4 Lot to be subdivided it must have:  
 Area Greater than 40,000m<sup>2</sup>



Map Identification Number:  
 Inset Map ID Number

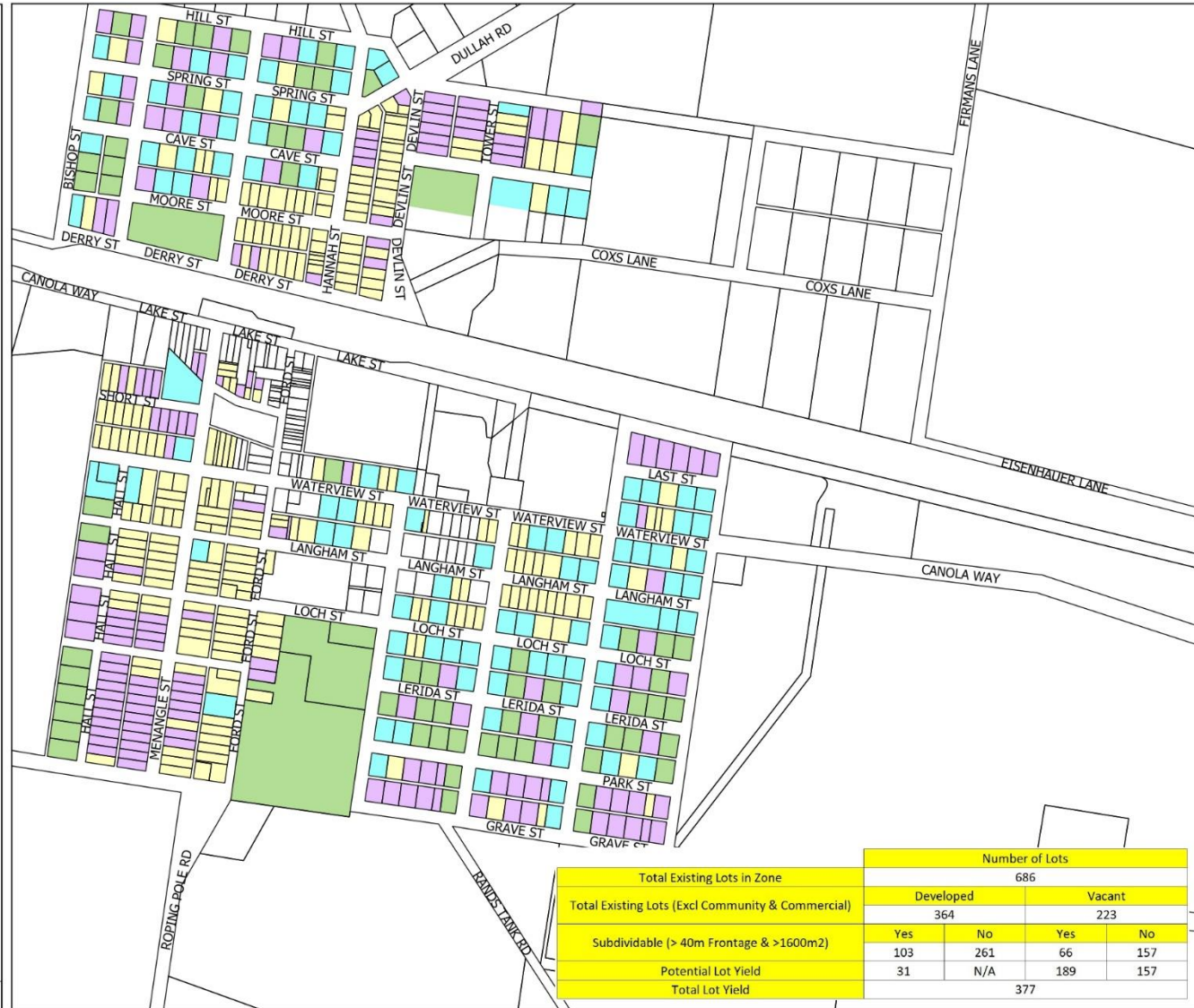


	Number of Lots			
	Developed		Vacant	
Total Existing Lots in Zone	55			
Total Existing Lots (Excl Community & Commercial)	21		29	
Subdividable (> 40,000m <sup>2</sup> )	Yes	No	Yes	No
	4	17	8	21
Potential Lot Yield	6	N/A	28	21
Total Lot Yield	55			



# MAP 8

Coolamon Shire Settlement Strategy  
 Ganmain RU5 - Potential Lot Yield  
 Potential 377 Lots



- Vacant\_Unsubdividable
- Vacant\_Subdividable
- Developed\_Subdividable
- Developed\_Unsubdividable  
(Not used in lot Yield)

For RU5 Lot to be subdivided it must have:  
 Frontage Greater than 40m and  
 Area Greater than 1600m2



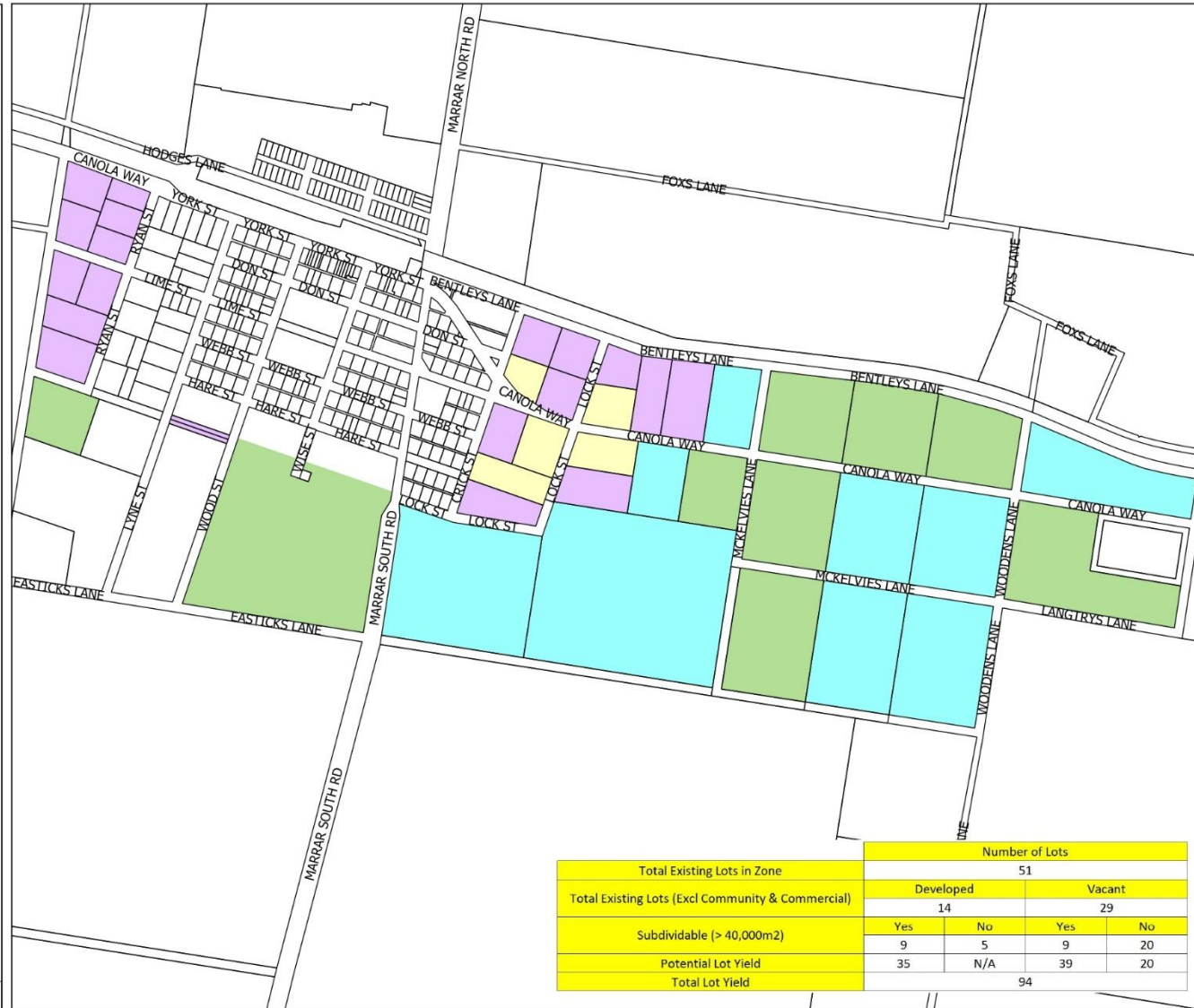
Map Identification Number:  
 Inset Map ID Number

Total Existing Lots in Zone	Number of Lots			
	Developed		Vacant	
Total Existing Lots (Excl Community & Commercial)	364		223	
Subdividable (> 40m Frontage & >1600m2)	Yes	No	Yes	No
	103	261	66	157
Potential Lot Yield	31	N/A	189	157
Total Lot Yield	377			



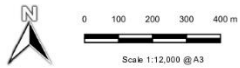
# MAP 9

Coolamon Shire Settlement Strategy  
 Marrar RU4 - Potential Lot Yield  
 Potential 94 Lots



- Vacant\_Unsubdividable
- Vacant\_Subdividable
- Developed\_Subdividable
- Developed\_Unsubdividable  
(Not used in lot Yield)

For RU5 Lot to be subdivided it must have:  
 Area Greater than 40,000m<sup>2</sup>



Map Identification Number:  
 Final Map ID Number

	Number of Lots			
	Developed		Vacant	
Total Existing Lots in Zone	14		29	
Total Existing Lots (Excl Community & Commercial)	14		29	
Subdividable (> 40,000m <sup>2</sup> )	Yes	No	Yes	No
	9	5	9	20
Potential Lot Yield	35	N/A	39	20
Total Lot Yield	94			



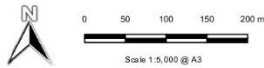


# MAP 10

Coolamon Shire Settlement Strategy  
 Marrar RU5 - Potential Lot Yield  
 Potential 220 Lots

- Vacant\_Unsubdividable
- Vacant\_Subdividable
- Developed\_Subdividable
- Developed\_Unsubdividable  
(Not used in lot yield)

For RU5 Lot to be subdivided it must have:  
 Frontage Greater than 40m and  
 Area Greater than 1600m2



Map Identification Number:  
 Inset Map ID Number



	Number of Lots			
	Developed		Vacant	
Total Existing Lots in Zone	213			
Total Existing Lots (Excl Community & Commercial)	101		87	
Subdividable (> 40m Frontage & >1600m2)	Yes	No	Yes	No
	52	49	53	34
Potential Lot Yield	34	N/A	152	34
Total Lot Yield	220			



# MAP 11

Coolamon Shire Settlement Strategy

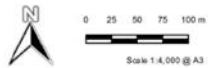
Matong RU5 - Potential Lot Yield

Potential 130 Lots



- Vacant\_Unsubdividable
- Vacant\_Subdividable
- Developed\_Subdividable
- Developed\_Unsubdividable  
(Not used in lot Yield)

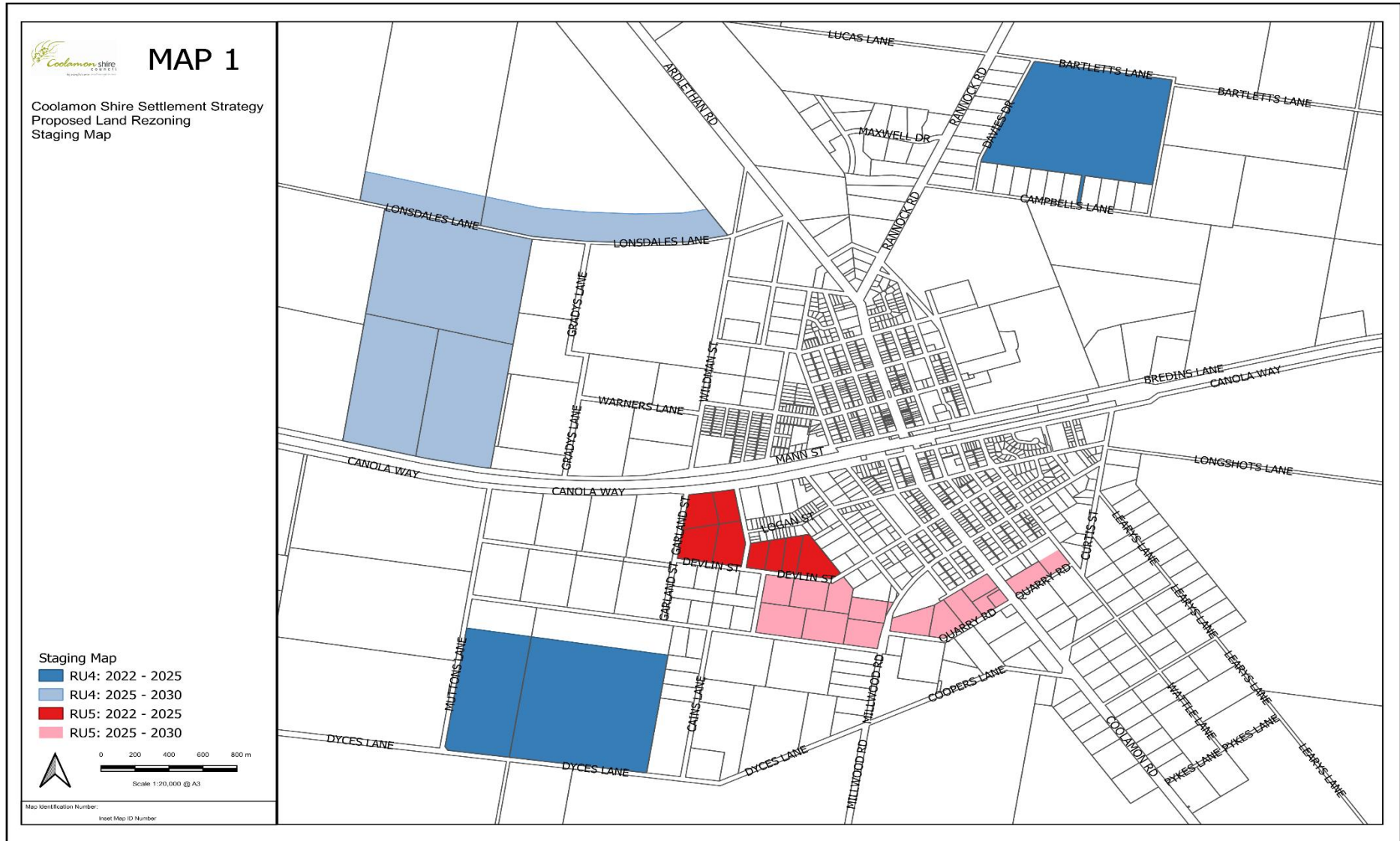
For RU5 Lot to be subdivided it must have:  
Frontage Greater than 40m and  
Area Greater than 1600m<sup>2</sup>.



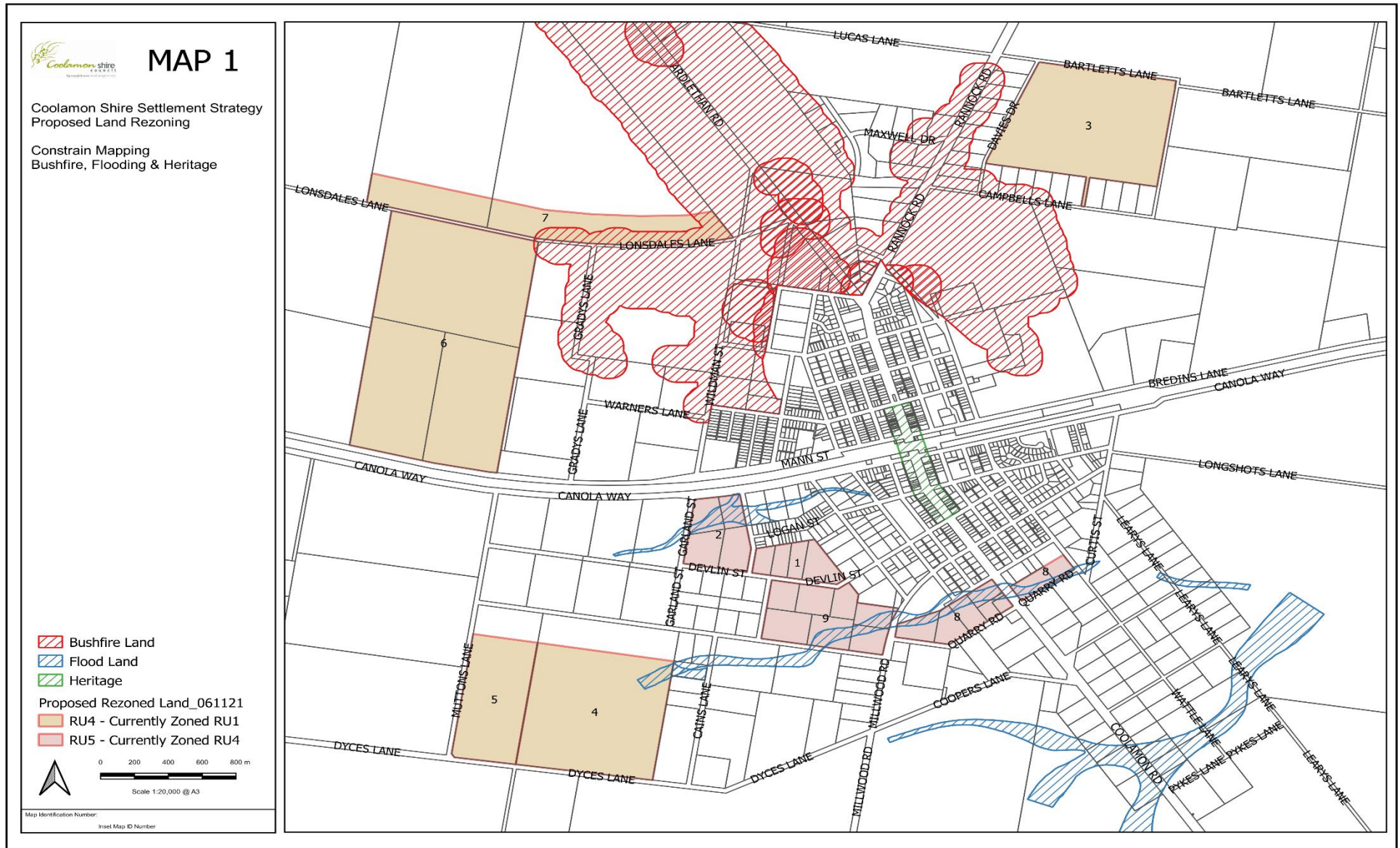
Map Identification Number:  
Insert Map ID Number

Total Existing Lots in Zone	Number of Lots			
	Developed		Vacant	
Total Existing Lots (Excl Community & Commercial)	46		72	
Subdividable (> 40m Frontage & >1600m <sup>2</sup> )	Yes	No	Yes	No
	20	26	31	41
Potential Lot Yield	13	N/A	76	41
<b>Total Lot Yield</b>	<b>130</b>			

# APPENDIX 3 – Staging Plan



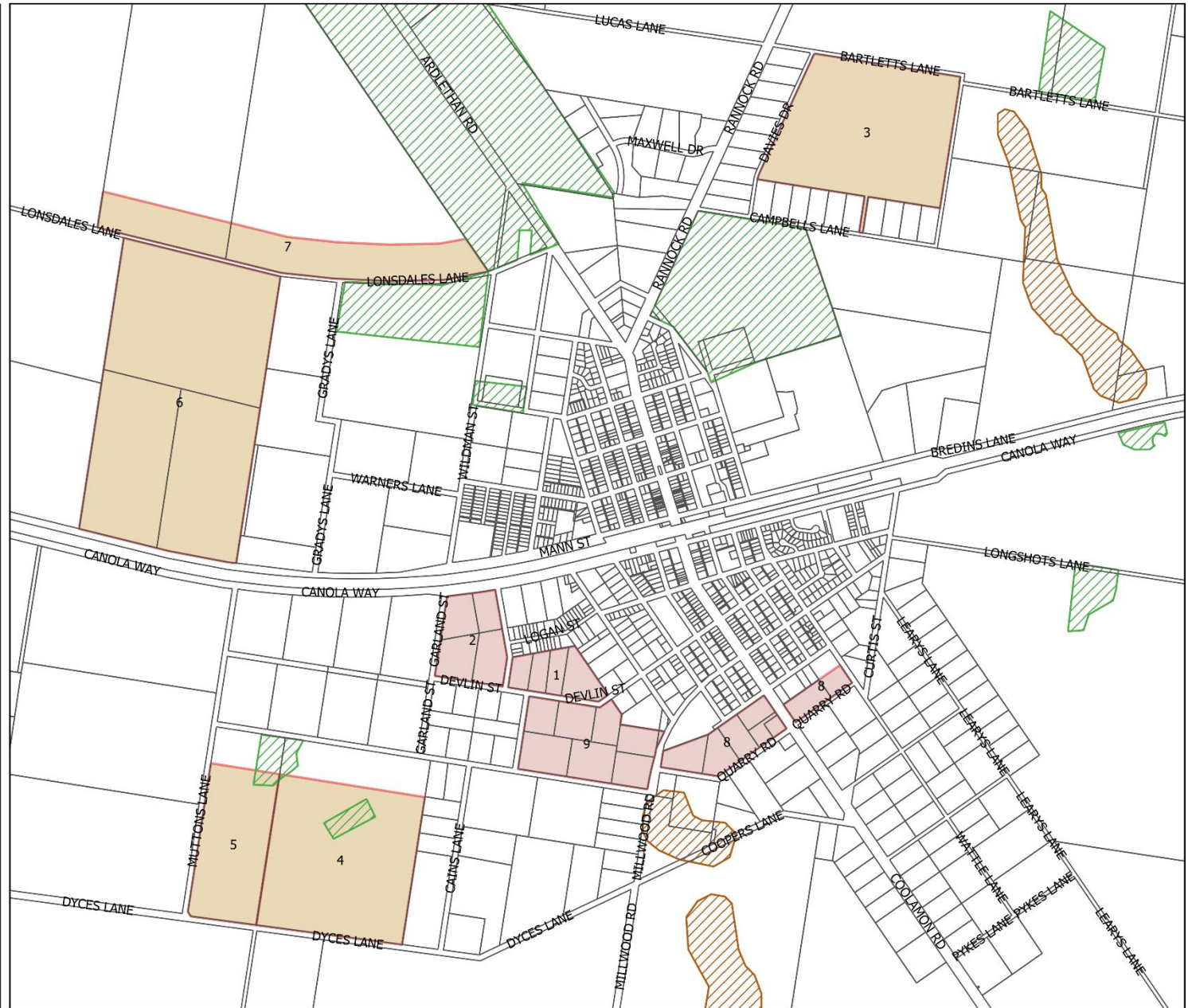
# APPENDIX 4 – Constraint Mapping; Coolamon



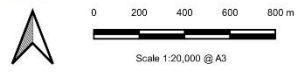


# MAP 2

Coolamon Shire Settlement Strategy  
Proposed Land Rezoning  
Constrain Mapping Biodiversity

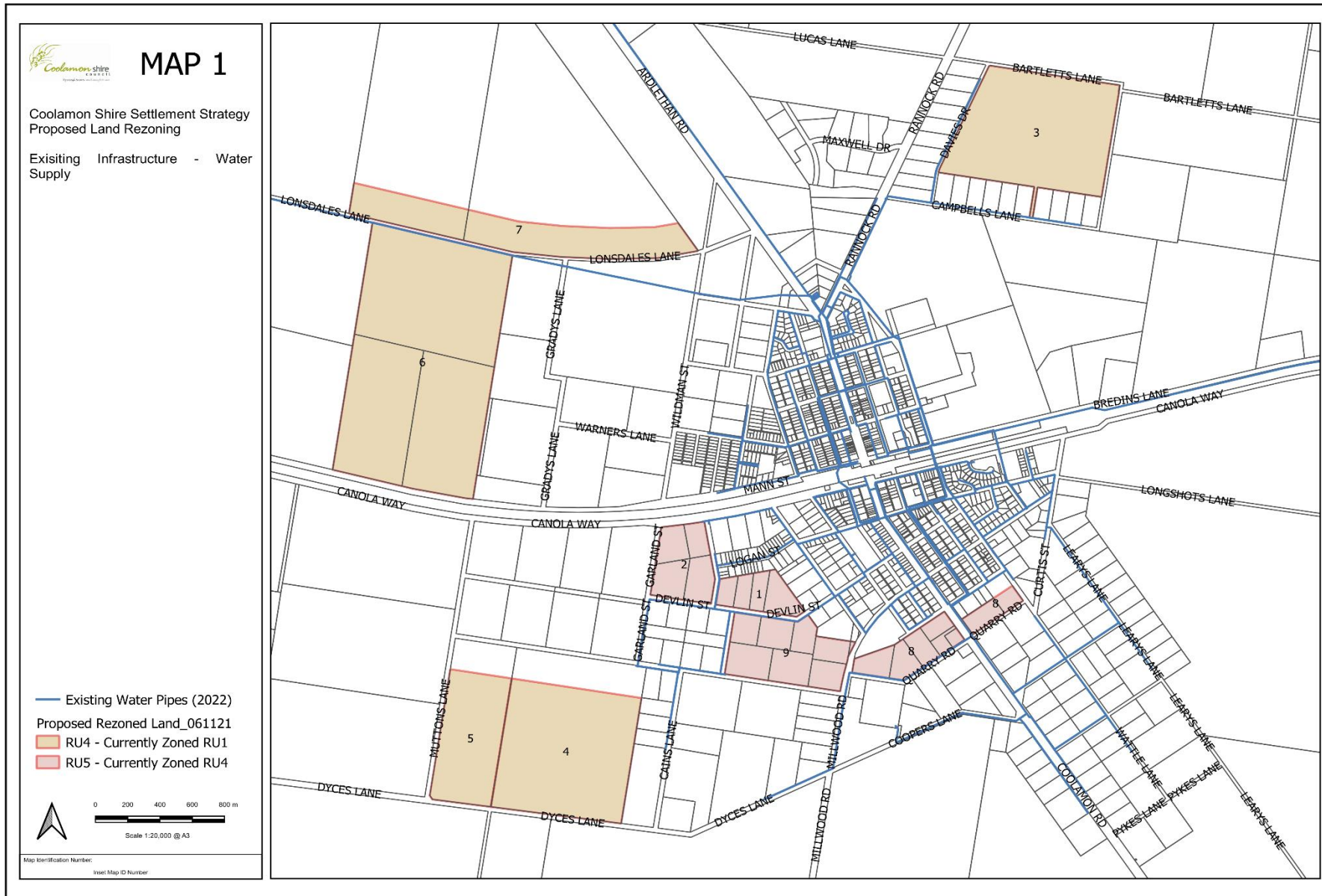


- Natural Resource Biodiversity
- Natural Resource Land
- Proposed Rezoned Land\_061121
- RU4 - Currently Zoned RU1
- RU5 - Currently Zoned RU4



Map Identification Number:  
Insert Map ID Number

APPENDIX 5 – Infrastructure Mapping; Coolamon

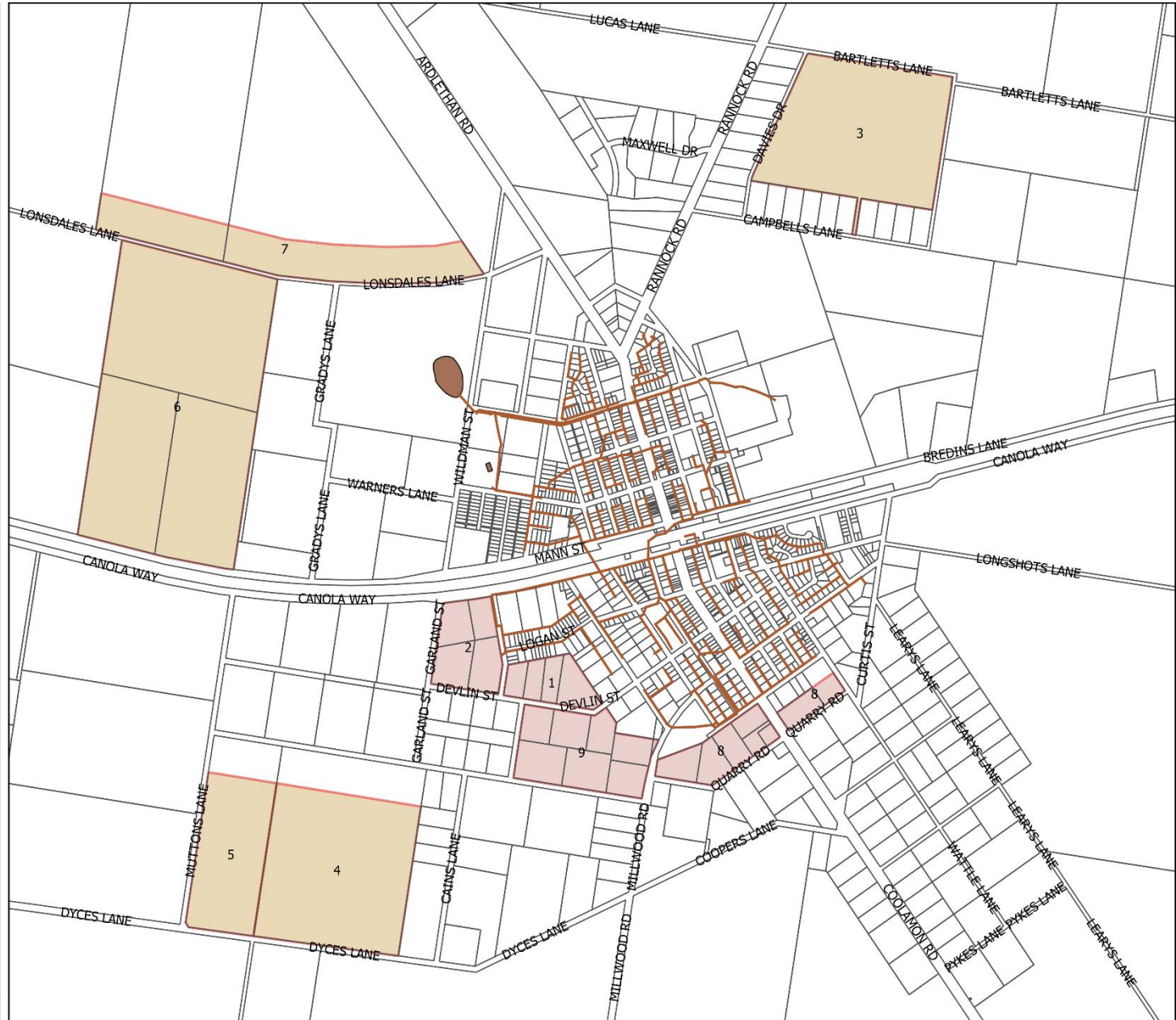




# MAP 2

Coolamon Shire Settlement Strategy  
Proposed Land Rezoning

Existing Infrastructure - Sewerage



- Existing Sewer Pipelines (2022)
- Proposed Rezoned Land\_061121
- RU4 - Currently Zoned RU1
- RU5 - Currently Zoned RU4



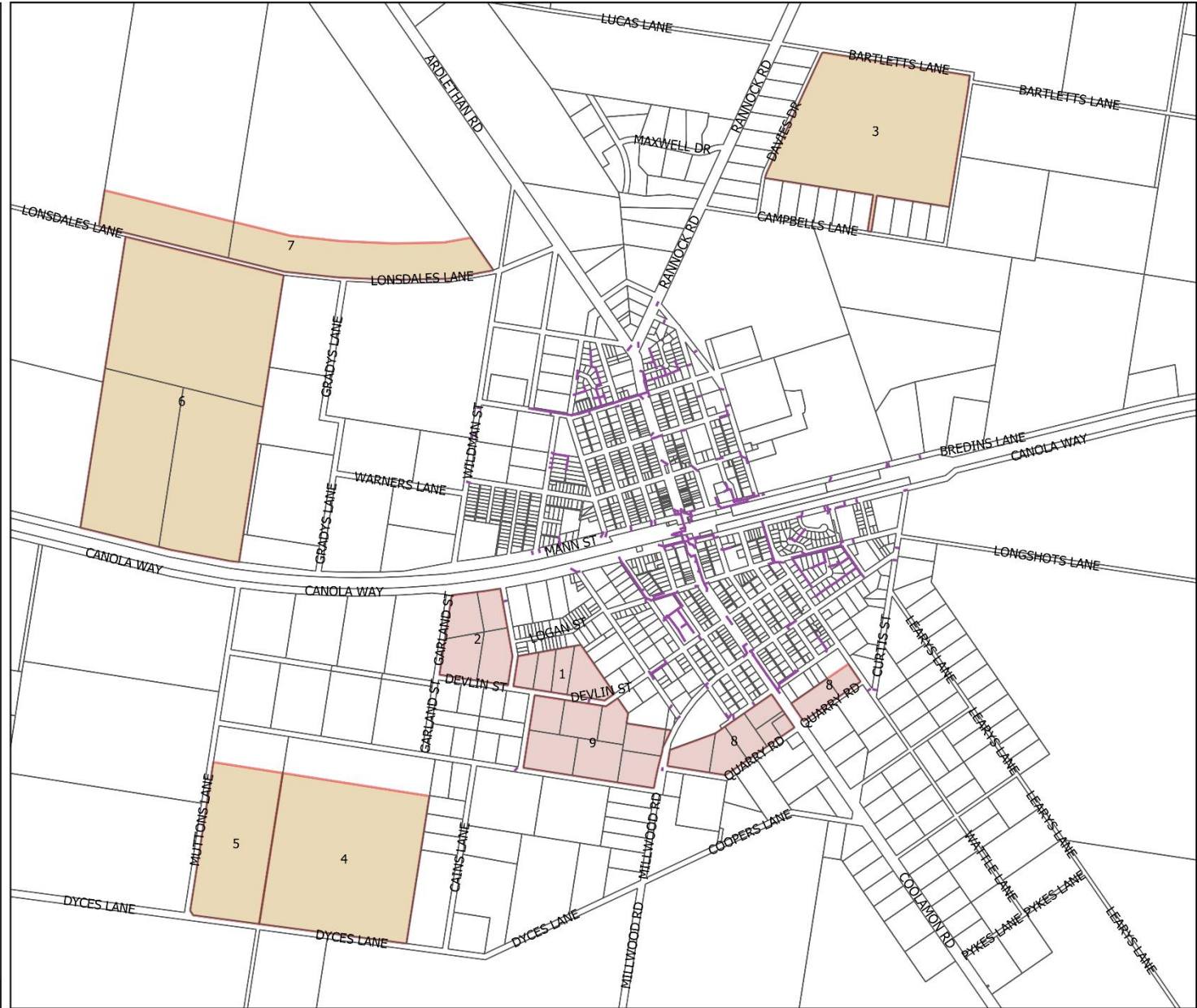
Map identification Number:  
Inset Map ID Number



# MAP 3

Coolamon Shire Settlement Strategy  
Proposed Land Rezoning

Existing Infrastructure - Drainage



— Existing Drainage Pipes (2022)

Proposed Rezoned Land\_061121

■ RU4 - Currently Zoned RU1

■ RU5 - Currently Zoned RU4



0 200 400 600 800 m

Scale 1:20,000 @ A3

Map Identification Number:

Inset Map ID Number



## APPENDIX 6 - Assessment of Rezoning Areas against Section 9.1 Ministerial Directions

Section 9.1 Ministerial Direction	Relationship to Settlements Strategy
1.1 Implementation of Regional Plans	This Strategy is consistent with this direction. Section 4 of this Strategy provides the regional planning context and specifically addresses the relevant directions of the Riverina Murray Regional Plan 2026.
1.2 Development of Aboriginal Land Council land	Not applicable.
1.1 Business & Industrial Zones	Not applicable. Existing employment lands will be maintained.
1.3 Approval and Referral Requirements	<p>This Strategy seeks to identify a framework for the Coolamon LEP to operate under. The Coolamon LEP will seek to minimise where possible: a) the inclusion of provisions that require the concurrence, consultation or referral of development applications to a Minister or public authority, and b) not contain provisions requiring concurrence, consultation or referral of a Minister or public authority.</p> <p>This strategy is consistent with this direction.</p>
1.4 Site Specific Provisions	Not applicable.
1.5 Parramatta Road Corridor Urban Transformation Strategy	Not applicable.
1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	Not applicable.
1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable.
1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable.
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	Not applicable.

1.10 Implementation of the Western Sydney Aerotropolis Plan	Not applicable.
1.11 Implementation of Bayside West Precincts 2036 Plan	Not applicable.
1.12 Implementation of Planning Principles for the Cooks Cove Precinct	Not applicable.
1.13 Implementation of St Leonards and Crows Nest 2036 Plan	Not applicable.
1.14 Implementation of Greater Macarthur 2040	Not applicable.
1.15 Implementation of the Pymont Peninsula Place Strategy	Not applicable.
1.16 North West Rail Link Corridor Strategy	Not applicable.
1.17 Implementation of the Bays West Place Strategy	Not applicable.
3.1 Conservation Zones	This Strategy is consistent with this direction, as this Strategy does not seek to reduce environmental protections on land in the LGA. Instead, this Strategy takes an evidence-based approach to identify and main environmental values. This Strategy has sought to identify and protect environmental values, including but not limited to, maintaining biodiversity, the protection of native vegetation, cultural heritage, and the importance of water resources. This Strategy has considered the natural and physical constraints of the land, including but not limited to, topography, size, location, and water availability and ground and soil conditions. A clear methodology has been established to consider land constraints and land use planning principles to provide new land zoning where needed in a staged and logical way.
3.2 Heritage Conservation	This Strategy proposes to maintain existing heritage items and protections. The Strategy is consistent with this direction.
3.3 Sydney Drinking Water Catchments	Not applicable.
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	Not applicable.
3.5 Recreation Vehicle Areas	This Strategy does not seek to enable the development of land for the purpose of a recreation vehicle area within the meaning of the Recreation Vehicles Act 1983. As such this Strategy is not inconsistent with this direction.
4.1 Flooding	This Strategy has been developed with regards to current and draft flood plain risk management plans. Flood risk has been identified as a constraint and has been excluded from areas being rezoned. A clear evidence-based methodology has been established to identify land constraints, including flooding to inform land zoning decision making. It is considered that further measures will be taken by proponents and Council to reduce flooding impacts as further development occurs.

	<p>Coolamon is targeted as the primary centre for future development in the LGA. Application for funding for a combined Flood Study and Floodplain Risk Management Study and Plan has been made to DPE. DPE have approved funding for the flood study component of the flood management process. It is acknowledged that the future Flood Study and FRMS&amp;P project for Coolamon is crucial and should include a detailed assessment of the flood risks of these new development areas to determine their appropriateness to the identified flood risks. This assessment will also be needed to support any future change to zoning.</p> <p>This Strategy is broadly consistent with this direction. Where inconsistencies have occurred, they have been adequately justified.</p>
4.2 Coastal Management	Not applicable.
4.3 Planning for Bushfire Protection	<p>This Strategy has sought to strategically consider the growth and development throughout the LGA in a way which mitigates bushfire risk. This Strategy has also considered Planning for Bushfire Protection 2019 of particular note are the strategic principles identified in the document. These broad strategic principles are:</p> <ul style="list-style-type: none"> <li>• ensuring land is suitable for development in the context of bush fire risk;</li> <li>• ensuring new development on BFPL will comply with PBP;</li> <li>• minimising reliance on performance-based solutions;</li> <li>• providing adequate infrastructure associated with emergency evacuation and firefighting operations; and</li> <li>• facilitating appropriate ongoing land management practices.</li> </ul> <p>Given the rural nature of the LGA bushfire risk is a reality of all settlements and as such wider consideration of risks has been considered. APZs must be implemented for new greenfield sites along with the appropriate infrastructure to support firefighting. Planning proposals will be referred to RFS to ensure compliance with this direction.</p>
4.4 Remediation of Contaminated Land	<p>It is noted that this Strategy applies to land identified as being potentially contaminated land. There is no such land identified for proposed rezoning within this strategy. Further assessment of risk would be required at the development application stage to address contamination issues, and this may include remediation works.</p> <p>This Strategy is consistent with this direction.</p>
4.5 Acid Sulfate Soils	Not applicable. There is no acid sulphate soils located within the LGA upon review of the Acid Sulfate Soils Planning Maps.
4.6 Mine Subsidence and Unstable Land	Not applicable.
5.1 Integrating Land Use and Transport	<p>This Strategy has been developed in accordance with Planning Priority 6 of Councils LSPS. Planning Priority 6 seeks to 'Improve access to, from and within the Coolamon Shire, and encourage active transport'. As such, this Strategy has been developed considering the ten principles identified in 'Integrating Land Use and Transport' DUAP Guidelines and more contemporary standards such as those identified in Future Transport 2056. This Strategy seeks to local development around existing centres with particular focus on large existing townships with well establish transport connections. The Strategy also seeks to encourage infill by locating zones with higher density land uses close to town centres and existing employment hubs. Public transport in the region is limited and not adequate to service the day to day needs of the community. Improved public transport is welcomed and should be supported however, Council has limited ability to resource this. Due to the vast area and remoteness of the region, it is expected private vehicles will remain the dominant and most viable mode of transit into the future. As Council heads towards carbon neutrality, it is anticipated transport emissions will be mitigated by alternative fuel vehicles such as electric and hydrogen-fuelled cars. Due to the relatively small size of towns and villages across the region, this Strategy proposes that Council should focus resources towards better pedestrian and cycling connections particularly to encourage internal trips within towns. DCP controls must also reflect this intent by promoting commercial development with end of trip facilities. This Strategy is deemed to be consistent with this direction.</p>

5.2 Reserving Land for Public Purposes	Not applicable.
5.3 Development Near Regulated Airports and Defence Airfields	Not applicable.
5.4 Shooting Ranges	Not applicable.
6.1 Residential Zones	<p>This Strategy seeks to provide a diverse housing stock through the effective use of land use zoning and controls. This Strategy recommends additional zoning of land for residential purposes. This is based in part, on the principles identified in this direction:</p> <ul style="list-style-type: none"> <li>• to encourage a variety and choice of housing types to provide for existing and future housing needs,</li> <li>• to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and</li> <li>• to minimise the impact of residential development on the environment and resource lands.</li> </ul> <p>The focus of residential growth is on the Township of Coolamon as identified in the LSPS and this Strategy where the growth in population is expected to occur. New growth areas identified are evidence based and will be staged to provide land as required. A staged approach helps mitigate changing market conditions and expectations while providing a viable supply of land.</p> <p>Overall, this Strategy is largely consistent with this direction, although where inconsistencies do occur, they have been adequately justified and addressed to satisfy Clause 6 of this direction.</p>
6.2 Caravan Parks and Manufactured Home Estates	<p>This Strategy does not seek to prohibit caravan parks in locations where they are already existing. There are existing Caravan Parks located within RU5 Village zones. It is proposed to maintain caravan parks and camping grounds as permissible uses in this zone.</p> <p>This Strategy is not inconsistent with this direction.</p>
7.1 Business and Industrial Zones	Not applicable.
7.2 Reduction in non-hosted short-term rental accommodation period	Not applicable.
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable.
8.1 Mining, Petroleum Production and Extractive Industries	Not applicable.
9.1 Rural Zones	<p>This Strategy seeks to provide for the expected growth of the Local Government Area and Region through the logical provision of residential land. The provision of residential land will be achieved through a better use of existing residential land and via the provision of land on the fringe of the Coolamon Township. A methodology of utilising land around strategic centres which is the least constrained has been utilised in this strategy. Planning principles in this strategy serve to promote better planned residential land use outcomes and have resulted in a recommendation of more appropriate zoning and use of zones. As a result, it is recommended in this strategy that some land around the Township of Coolamon is zoned from RU1 Primary Production Land to RU4 Primary Production Small Lots</p>

	and from RU4 Primary Production Small Lots to RU5 Village – these proposed rezoning are natural and logical extensions of existing and adjoining zones. The strategy is consistent with this direction.
9.2 Rural Lands	This Strategy seeks to rezone some land from RU1 Primary Production Land to RU4 Primary Production Small Lots and from RU4 Primary Production Small Lots to RU5 Village. This strategy aims to respond to and establish need and adopts best practice planning principles. This Strategy has been made in accordance with the CLSPS. The agricultural productivity of land has been considered as part of this document resulting in a strategic approach to protect productive agricultural land and promote innovative farming practices. Marginal agricultural land around the strategic centre of Coolamon, with access to infrastructure and low biodiversity values has been focused on for providing future residential land. This Strategy has sought to identify and protect environmental values, including but not limited to, maintaining biodiversity, the protection of native vegetation, cultural heritage, and the importance of water resources. This Strategy has considered the natural and physical constraints of the land, including but not limited to, topography, size, location, and water availability and ground and soil conditions. A clear methodology has been established to consider land constraints and land use planning principles to provide new land zoning where needed in a staged and logical way. This Strategy seeks to strategically consider land across the local government area to retain opportunities for investment in productive, diversified, innovative and sustainable rural economic activities. The approach is reflective of and considers farmers in exercising their right to farm. The strategic approach seeks to limit and effectively manage land use conflict. Rezoning of land has been strategically considered to limit land use conflict through easing the intensity of development and locating less polluting primary industries around towns. This Strategy has sought to consider the social, economic and environmental interests of the community to maximise outcomes. The proposed changes will provide economic benefits through appropriate provision of residential land. There is a clearly established need for housing based on the most recent affordability and availability data. Not strategically addressing these issues will have dire social, economic, and environmental outcomes. This Strategy takes a strategic approach towards rural land fragmentation and land use conflict. This Strategy will not adversely affect the operation and viability of existing, and future rural land uses and related enterprises, including supporting infrastructure and facilities that are essential to rural industries or supply chains. Rural residential land identified has been appropriately located taking account of the availability of human services and utilities. New rural residential areas have only been identified around the township of Coolamon with appropriate infrastructure, transport services. There is a demonstrated need for all residential land proposed taking account of existing and future demand and supply of rural residential land.
9.3 Oyster Aquaculture	Not applicable
9.4 Farmland of State and Regional Significance on the NSW Far North Coast	Not applicable

## APPENDIX 7 - Summary of forecast methodology, the forecast modelling process and factors of population change

The population, household and dwelling forecasts used in the Coolamon Shire “Settlement Strategy” are created by .id – the population experts. .id has been the industry leader in impartial small area demographic forecasts for 25 years, with over 150 councils across Australia and New Zealand currently using or having used our forecasts to inform their decision making. This short report will explain .id’s forecast methodology, the process undertaken to develop forecasts as well a detailed explanation of the many factors that influence population change, with reference to results from the Coolamon Shire forecasts used as examples.

We suggest including this information in the appendix of the Coolamon Shire “Settlement Strategy”.

### **Overview**

.id’s population, household and dwelling forecasts utilise a bottom-up methodology, with all assumptions being derived from a local perspective. The components of the model are derived exclusively from housing and demographic assumptions. The drivers of the forecasts are predominantly based on levels of new residential development and demographic assumptions, such as in and out migration rates from the local areas.

Several factors influence the outcomes of population forecasts. For example, an assumed number of dwellings to an area over a forecast period will also be influenced by occupancy characteristics of those dwellings – who will live in the dwellings of a township and what will the household characteristics be like? Household composition and household types are driven by the age of residents. Household composition also influences the average household size in an area/township/LGA. A younger age structure means more families in an area and larger household sizes. The opposite is true for areas where there are more older couples or older lone persons and therefore the average household size is lower. If an area is ageing in place, over time, the households will become smaller as residents age, children leave home and what were once larger households with 3-5 residents, become households with 1-2 residents (empty nesters or older lone persons).

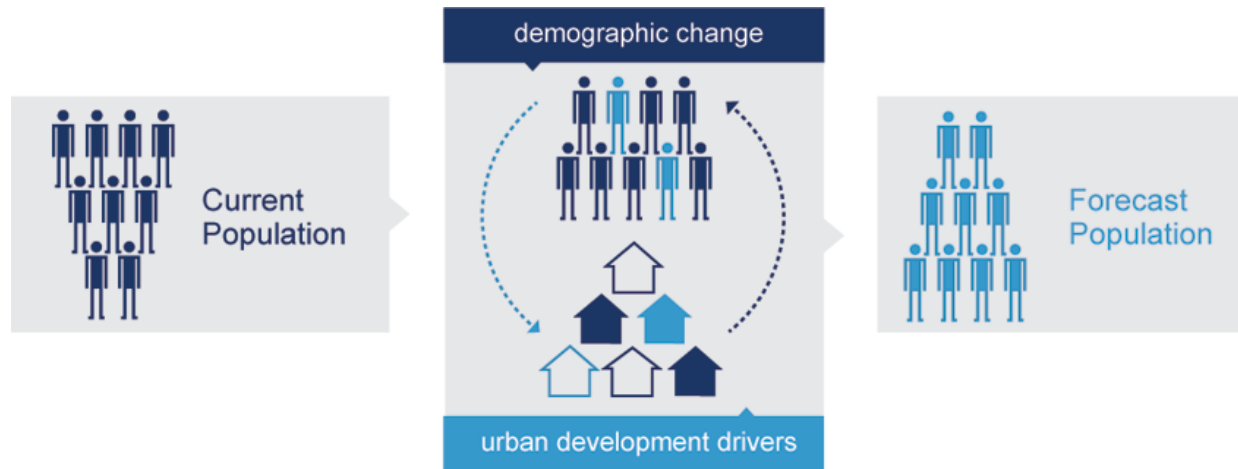
Other factors affecting population forecasts are dwelling occupancy rates and net migration rates. Dwelling occupancy rates indicate what proportion of the housing stock is occupied. In holiday destinations, coastal areas, occupancy rates of dwellings may only be 40-50%, with many dwellings used only seasonally. In other more traditionally residential areas, occupancy rates are closer to 90-95%. An increase in occupancy rate over time indicates increased demand for housing in an area and a tighter housing market. A decrease in occupancy rate indicates decline in demand or sometimes an oversupply of housing stock.

Net migration rates also affect population growth and can have a disproportionate relationship with forecasted dwelling numbers. If an area loses many younger residents, aged 18-20, who leave the family home in search of education or employment opportunities elsewhere, but gains older residents who take up newly constructed housing stock, the net migration outcome could result in a population decline while dwelling stock in an area increases over time.

### *i. Forecast Methodology*

The diagram below describes the general approach used by .id in its population and household forecasts. An analysis of the current population and household structure often reveals the role and function of an area and the degree to which an area may be going through some form of demographic transition.

Demographic changes, such as birth, death and migration rates are applied to the base population. At the same time, scrutiny of urban development drivers is undertaken (residential development opportunities, vacancy rates etc.). The combination of varied assumptions about these inputs results in forecast population and households by type.



The modelling process used for producing the small-area forecasts is based on a 'bottom-up' approach, with all assumptions being derived from a local perspective. The components of the model are derived exclusively from housing and demographic assumptions. The drivers of the forecasts are predominantly based on levels of new residential development and demographic assumptions, such as in and out migration rates from the local areas.

Tops-down constraint to growth are included at higher levels of geography. With a tops-down approach the forecast is produced starting with the largest geography first, with that number then constraining the lower geographies. For example, .id's forecasts for Coolamon Shire use a tops-down approach to produce the estimates and projections for New South Wales as a whole first, after that, the estimates and projections for the states and territories are produced, with the total of the states and territories needing to sum to the New South Wales-as-a-whole figures.

### *ii. Forecast Modelling Process*

The population forecasts are based on a combination of three statistical models. They include a cohort component model, a housing unit model and a household propensity model. Each of the models has a series of inputs, which when linked to the other models gives the forecast outputs. The models are further explained below.

#### **Cohort Component Model**

The cohort component model is a standard demographic model used for population forecasts. It takes a base population by single year of age and sex and makes assumptions about future levels of births, deaths and migration, with the result being a forecast population by age and sex.

Each year the population ages by one year, with additions to population through in-migration and births. Births are derived by multiplying age specific fertility rates of women aged 15-49 by the female population in these age groups for all years during the forecast period. The population decreases are based on out-migration and deaths. Deaths are derived by multiplying age and sex specific mortality rates for all age groups for all years during the forecast period.

In and out migration is based on multiplying the population in each age group by a migration matrix. The base year population is derived from 2016 Census counts and then adjusted to an estimated resident population by small area. Each year through the forecast period, the population is run against age-specific birth, death and migration rates to create new population figures.

### **Housing Unit Model**

The housing unit model is used to forecast future levels of residential development in areas and the resulting impact on the total population and the number of households. This model is critical in giving population forecasts credibility, especially in areas where there are residential development constraints and where historical migration patterns would be expected to change.

The housing unit model is based on forecasting a number of variables. These include total population living in private and non-private dwellings, the number of households and the number of dwellings. The share of housing stock that does not contain households is known as the vacancy rate. The population living in private dwellings divided by the number of households is known as the average household size.

These variables have changing relationships over time, as households undergo normal demographic processes, such as family formation and ageing. Levels of residential development, vacancy rates and average household size (see housing propensity model below) are used as the drivers of the model. Every year there is an assumption about the level of residential development activity, which adds to the stock of dwellings in an area. This stock of dwellings is multiplied by the vacancy rate, which gives the total number of vacant dwellings and the total number of occupied private dwellings (households).

### **Housing Propensity Model**

This model is used to integrate the cohort component and housing unit models to ensure consistency between the outputs of both models. The model works by assuming that the age structure of the population is an indicator of household size and type. These differences are assumed at the local area based on the household type and size from the 2016 Census.

The population is divided into household types based on five year age groups and sex. Each of these household types has an associated household size. From this relationship, all the household forming population (adults and any non-dependents) effectively represent a share of a household. Dependents in a household (children) represent no share of a household, although their departure frequently drives demand for housing in the region. Lone persons represent 1 or 100% of a household. Couples with dependents represent 50% of household. Couples without dependents represent almost 50% of a household (as they can include related adults). Lone parents represent 100% of a household. Group household members' and other household members' shares vary according to the region (20%-45%, 5 persons to 2.5 persons per household).

These relationships are extrapolated forward from 2016 with some adjustments, depending on the type of area. While for some areas, it is assumed that a greater share of the population will live in smaller households in the future, many areas will go against this trend, depending on their place within the life cycle of suburbs.

#### *iii. Factors of population change*

The key factors of population change are the age structure of the existing population, the housing markets attracted to and away from an area and their associated demographic characteristics (fertility patterns, household types etc.) and the supply of dwellings and mix of housing stock in the area.

**Dwelling additions** - The addition of dwellings is the major driver of population growth, providing opportunities for new households (such as young people leaving the family home and divorces) or households relocating from other areas.



**Current age structure** - The age structure of the local population impacts on the City of Greater Geelong's household types and size, the likelihood of the local population having children and to die, as well as the propensity for people to move. Age specific propensities for a population to have children or die are applied to each small area's base population. An older population will have fewer births, more deaths, while a younger population will have vice versa.

**Birth rates** - Birth rates are especially influential in determining the number of children in an area, with most inner urban areas having very low birth rates, compared to outer suburban or rural and regional areas. Birth rates have been changing, with a greater share of women bearing children at older ages or not at all, with overall increases in fertility rates. This can have a large impact on the future population profile.

**Death rates** - Death rates are influential in shaping the numbers of older people in an area's population. Death rates too have been changing with higher life expectancy at most ages, with men gaining on women's greater life chances.

**Migration** - Migration is one of the most important factors of population change. While births and deaths are relatively easy to predict due to reliable age specific behaviour, migration is volatile, often changing due to housing market preferences, economic opportunities and changing household circumstances. Migration patterns vary across Australia and change across time, but most moves tend to be short and incremental in nature. Regional areas have larger moves due to the distances between towns and cities, where people often move for economic reasons, mainly the availability of employment or education and training opportunities.

The most mobile age groups in the population are the young adults. They tend to move to attend educational institutions, seek work and express a change in lifestyle. It is for this reason that young people often move the greatest distances and sometimes move against pre-established patterns. Market research has shown that empty nesters are more likely to move to smaller accommodation if appropriate and affordable alternative housing is supplied in the local area that is accessible to established social networks.