

**Corowa LEP 2012 - s73A - Correct Minor Mapping Errors on Land Zoning Map LZN\_006A**

Proposal Title : **Corowa LEP 2012 - s73A - Correct Minor Mapping Errors on Land Zoning Map LZN\_006A**

Proposal Summary : **This LEP seeks to amend three minor mapping errors identified on Land Zoning Sheet LZN\_006A.**

PP Number : **PP\_2015\_COROW\_002\_00**

Dop File No : **15/11103**

**Proposal Details**

Date Planning  
Proposal Received : **13-Jul-2015**

LGA covered : **Corowa**

Region : **Western**

RPA : **Corowa Shire Council**

State Electorate : **MURRAY DARLING**

Section of the Act : **73A - Minor Matter**

LEP Type : **73A**

**Location Details**

Street : **90 Whitehead Street**

Suburb : City : **Corowa** Postcode : **2646**

Land Parcel : **Part Lot 4 DP 1038785**

Street : **Spring Drive**

Suburb : City : **Corowa** Postcode : **2646**

Land Parcel : **Part Lot 222 DP 753734**

Street : **Federation Avenue**

Suburb : City : **Corowa** Postcode : **2646**

Land Parcel : **Part Lot 2 DP 543318**

Street : **Federation Avenue**

Suburb : City : **Corowa** Postcode : **2646**

Land Parcel : **Part Lot 25 DP 1128599**

Street : **Federation Avenue**

Suburb : City : **Corowa** Postcode : **2646**

Land Parcel : **Part Lot 2 DP 746305**

Street : **Federation Avenue**

Suburb : City : **Corowa** Postcode : **2646**

Land Parcel : **Lot 20 DP 706785**

Street : **Federation Avenue**

Suburb : City : **Corowa** Postcode : **2646**

Land Parcel : **Lot 21 DP 706785**

|               |                          |               |                        |
|---------------|--------------------------|---------------|------------------------|
| Street :      | <b>Federation Avenue</b> |               |                        |
| Suburb :      | City :                   | <b>Corowa</b> | Postcode : <b>2646</b> |
| Land Parcel : | <b>Lot 22 DP 706785</b>  |               |                        |
| Street :      | <b>Federation Avenue</b> |               |                        |
| Suburb :      | City :                   | <b>Corowa</b> | Postcode : <b>2646</b> |
| Land Parcel : | <b>Lot 23 DP 706785</b>  |               |                        |
| Street :      | <b>Federation Avenue</b> |               |                        |
| Suburb :      | City :                   | <b>Corowa</b> | Postcode : <b>2646</b> |
| Land Parcel : | <b>Lot 24 DP 706785</b>  |               |                        |
| Street :      | <b>Federation Avenue</b> |               |                        |
| Suburb :      | City :                   | <b>Corowa</b> | Postcode : <b>2646</b> |
| Land Parcel : | <b>Lot 26 DP 1127312</b> |               |                        |

**DoP Planning Officer Contact Details**

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**RPA Contact Details**

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**DoP Project Manager Contact Details**

Contact Name : **Wayne Garnsey**  
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**Land Release Data**

|                                                                                    |                                                            |          |  |
|------------------------------------------------------------------------------------|------------------------------------------------------------|----------|--|
| Growth Centre :                                                                    | Release Area Name :                                        |          |  |
| Regional / Sub<br>Regional Strategy :                                              | Consistent with Strategy :                                 |          |  |
| MDP Number :                                                                       | Date of Release :                                          |          |  |
| Area of Release<br>(Ha) :                                                          | Type of Release (eg<br>Residential /<br>Employment land) : |          |  |
| No. of Lots : <b>0</b>                                                             | No. of Dwellings<br>(where relevant) :                     | <b>0</b> |  |
| Gross Floor Area : <b>0</b>                                                        | No of Jobs Created :                                       | <b>0</b> |  |
| The NSW Government Yes<br>Lobbyists Code of<br>Conduct has been<br>complied with : |                                                            |          |  |
| If No, comment :                                                                   |                                                            |          |  |

Have there been meetings or communications with registered lobbyists? : **No**

If Yes, comment : **There has been no known meetings or communications with registered lobbyists.**

**Supporting notes**

Internal Supporting Notes : **Map Sheet LZN\_006A made as Corowa LEP 2012 Amendment 5 was inconsistent with the intent of the Amendment, which inadvertently rezoned 3 items incorrectly.**

**This amendment proposes to reinstate the correct zone to the subject allotments on Map Sheet LZN\_006A, as follows:**

**Item 1 - Rezone land at Part Lot 4 DP 1038785 (90 Whitehead St, Corowa) from Zone E3 Environmental Management to Zone RE1 Public Recreation;**

**Item 2 - Rezone land at the following lots (Federation Avenue, Corowa) from Zone R1 General Residential to Zone E3 Environmental Management:**

- o Part Lot 2 DP 543318;
- o Part Lot 25 DP 1128599;
- o Part Lot 2 DP 746305;
- o Lot 20 DP 706785;
- o Lot 21 DP 706785;
- o Lot 22 DP 706785;
- o Lot 23 DP 706785;
- o Lot 24 DP 706785; and
- o Lot 26 DP 1127312.

**Item 3 - Rezone and at Part Lot 222 DP 753734 (Spring Drive, Corowa) from Zone RU1 Primary Production to Zone R2 Low Density Residential.**

**The amendment has been assessed as consistent with the Section 117 Directions, Standard Instrument (Local Environmental Plans) Order 2006 and are consistent with the intended outcomes of Corowa LEP 2012 Amendment 5.**

**The General Manager, Wester Region, has formed the Opinion that the amendments do not warrant compliance with the conditions precedent for making of the instrument because they will not have any significant adverse impact on the environment or adjoining land.**

**The amendment to the Corowa LEP 2012 can be made by the General Manager, Western Region, as a delegate of the Minister for Planning under Section 73A(1)(a) of the Environmental Planning and Assessment Act 1979.**

External Supporting Notes :

**Adequacy Assessment**

**Statement of the objectives - s55(2)(a)**

Is a statement of the objectives provided? **No**

Comment : **N/A**

**Explanation of provisions provided - s55(2)(b)**

Is an explanation of provisions provided? **No**

Comment : **N/A**

**Justification - s55 (2)(c)**

a) Has Council's strategy been agreed to by the Director General? **Yes**

b) S.117 directions identified by RPA :

\* May need the Director General's agreement

Is the Director General's agreement required? **N/A**

c) Consistent with Standard Instrument (LEPs) Order 2006 : **Yes**

d) Which SEPPs have the RPA identified?

e) List any other matters that need to be considered :

**The proposal was assessed as consistent with the Section 117 Directions during the assessment of Amendment 5 to the Corowa LEP 2012.**

Have inconsistencies with items a), b) and d) being adequately justified? **N/A**

If No, explain :

**Mapping Provided - s55(2)(d)**

Is mapping provided? **Yes**

Comment : **Maps to be prepared by the Department (POCGIS).**

**Community consultation - s55(2)(e)**

Has community consultation been proposed? **No**

Comment : **N/A**

**Additional Director General's requirements**

Are there any additional Director General's requirements? **N/A**

If Yes, reasons :

**Overall adequacy of the proposal**

Does the proposal meet the adequacy criteria? **N/A**

If No, comment :

**Proposal Assessment**

**Principal LEP:**

Due Date :

Comments in relation to Principal LEP :

**The Corowa LEP 2012 was notified on 5 October 2012.**

**Assessment Criteria**

Need for planning proposal :

**In the making of Corowa LEP 2012 Amendment 5, minor mapping errors were made in respect to the subject land.**

**A Section 73A amendment is required and the best mechanism to rectify these zoning anomalies.**

Consistency with strategic planning framework :

Consistency with the strategic planning framework was assessed as part of Amendment 5 to the Corowa LEP.

Environmental social economic impacts :

**N/A**

### Assessment Process

Proposal type :

**Minor**

Community Consultation Period :

**Nil**

Timeframe to make LEP :

**0 months**

Delegation :

**Nil**

Public Authority Consultation - 56(2) (d) :

Is Public Hearing by the PAC required?

**No**

(2)(a) Should the matter proceed ?

**Yes**

If no, provide reasons :

Resubmission - s56(2)(b) : **No**

If Yes, reasons :

Identify any additional studies, if required. :

If Other, provide reasons :

Identify any internal consultations, if required :

**No internal consultation required**

Is the provision and funding of state infrastructure relevant to this plan? **No**

If Yes, reasons :

### Documents

Document File Name

DocumentType Name

Is Public

### Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions:

Additional Information :

**This matter should proceed to be made by Section 73A(1)(a).**

**No conditions or consultation are required.**

Supporting Reasons :

**The amendments have been assessed as consistent with the Section 117 Directions, Standard Instrument (Local Environmental Plans) Order 2006 and are consistent with the**

intended outcomes of Corowa LEP 2012 Amendment 5.

The General Manager, Western Region has formed the opinion that the amendments do not warrant compliance with the conditions precedent for making of the instrument because they will not have any significant adverse impact on the environment or adjoining land.

The amendment to the Corowa LEP 2012 can be made by the General Manager, as a delegate of the Minister for Planning under Section 73A(1)(a) of the Environmental Planning and Assessment Act 1979.

Signature:



Printed Name:

Jenna Menabbes

Date:

27/7/15

Endorsed  
Wynsey 27/7/15  
Team leader