



Town Planning &
Environmental Assessment

Suite 1 / 522 Macaulay Street
Albury NSW 2640

102 9021 0552 / 102 9021 0553
e hhabitat@habitatplanning.com.au
H www.habitatplanning.com.au

APRIL 2011



Corowa Shire

draft Corowa Local Environmental Plan 2011

ASSESSMENT OF SITES PROPOSED FOR REZONING



DIRECTOR ENVIRONMENTAL AND PLANNING SERVICES' REPORT AS SUBMITTED TO AN ORDINARY MEETING OF THE COROWA SHIRE COUNCIL HELD IN THE COUNCIL CHAMBERS, COROWA ON 15 APRIL 2014.

MAYOR _____

GENERAL MANAGER _____

ASSESSMENT OF SITES FOR REZONING	DRAFT COROWA LOCAL ENVIRONMENTAL PLAN 2011
COROWA SITE 1	
Description: Corner of Rivetina Highway and Abury Road, Corowa	
Area: 638ha	
Proposed change in land use: General rural to small holdings	
Suggested change in zoning: from 1(a) General Rural to RU4 Large Lot Residential	
Current use: Agriculture	
Change instigated by: Council	
Comment: This land was nominated in the SLUP to cater for rural living market in Corowa.	
Potential inconsistency with Ministerial Directions: 1.2 Rural Zones; 1.5 Rural Lands	

DIRECTOR ENVIRONMENTAL AND PLANNING SERVICES' REPORT AS SUBMITTED TO AN ORDINARY MEETING OF THE COROWA SHIRE COUNCIL HELD IN THE COUNCIL CHAMBERS, COROWA ON 15 APRIL 2014.

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GENERAL MANAGER _____

ASSESSMENT OF SITES FOR REZONING

DRAFT COROWA LOCAL ENVIRONMENTAL PLAN 2011

Environmental assessment		
Environmental matters	Base of assessment	Potential impacts
Flora	Aerial photograph and NPWS Wildlife Atlas	No threatened flora species recorded on site since 1990. Little vegetation remains on site, though riparian vegetation should be retained.
Fauna	NPWS Wildlife Atlas	No threatened fauna species recorded on site since 1990.
Flooding	Floodplain Risk Management Study: Corowa Shire Towns (draft 2009)	Site is not prone to flooding from the Murray River.
Bushfire	Council Bushfire Prone Land Map	Land is not mapped as bushfire prone.
Heritage	NSW Heritage Council & LEP	No heritage items recorded.
Archaeology	AHLIS database	No items of Aboriginal significance registered.
Land capability	DECC mapping	Part Class 1 - Land suitable for a wide variety of uses. Where soils are fertile, this is land with the highest potential for agriculture, and may be cultivated for vegetation and fruit production, cereal and other grain crops, energy crops, fodder and forage crops, and sugar cane in specific areas. Includes "prime agricultural land". Part Class II Usually gently sloping land suitable for a wide variety of agricultural uses. Has a high potential for production of crops on fertile soils similar to Class I, but increasing limitations to production due to site conditions. Includes "prime agricultural land".
Infrastructure	Council officers	Small additional demand on Corowa water supply.
Social	Anticipated	Increase choice in living environments not previously catered for around Corowa.
Economic	Anticipated	Potential increase in local population bringing more support to local businesses and potential for new business.

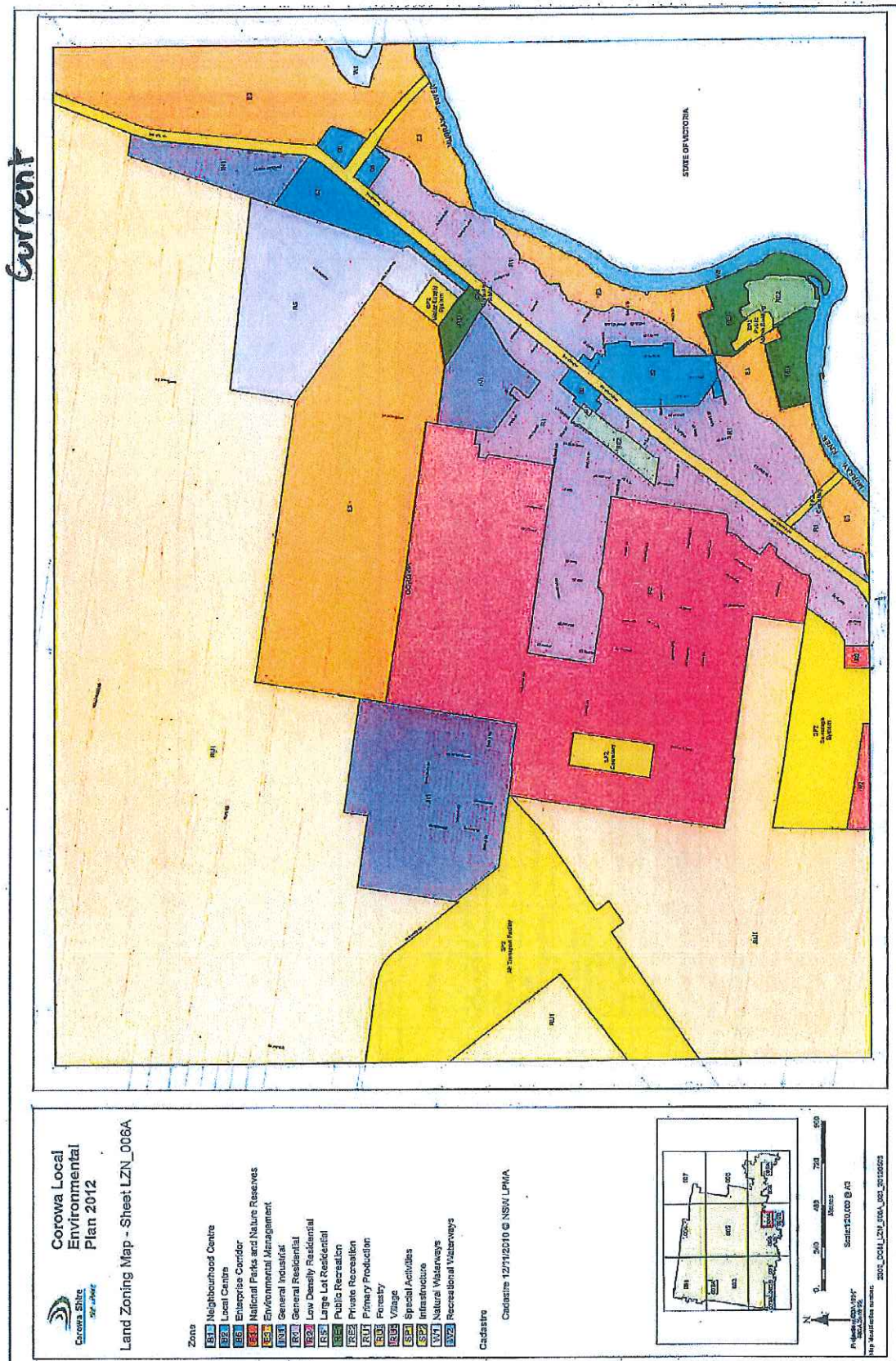
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HABITAT PLANNING | Town Planning & Environmental Assessment

DIRECTOR ENVIRONMENTAL AND PLANNING SERVICES' REPORT AS SUBMITTED TO AN ORDINARY MEETING OF THE COROWA SHIRE COUNCIL HELD IN THE COUNCIL CHAMBERS, COROWA ON 15 APRIL 2014.

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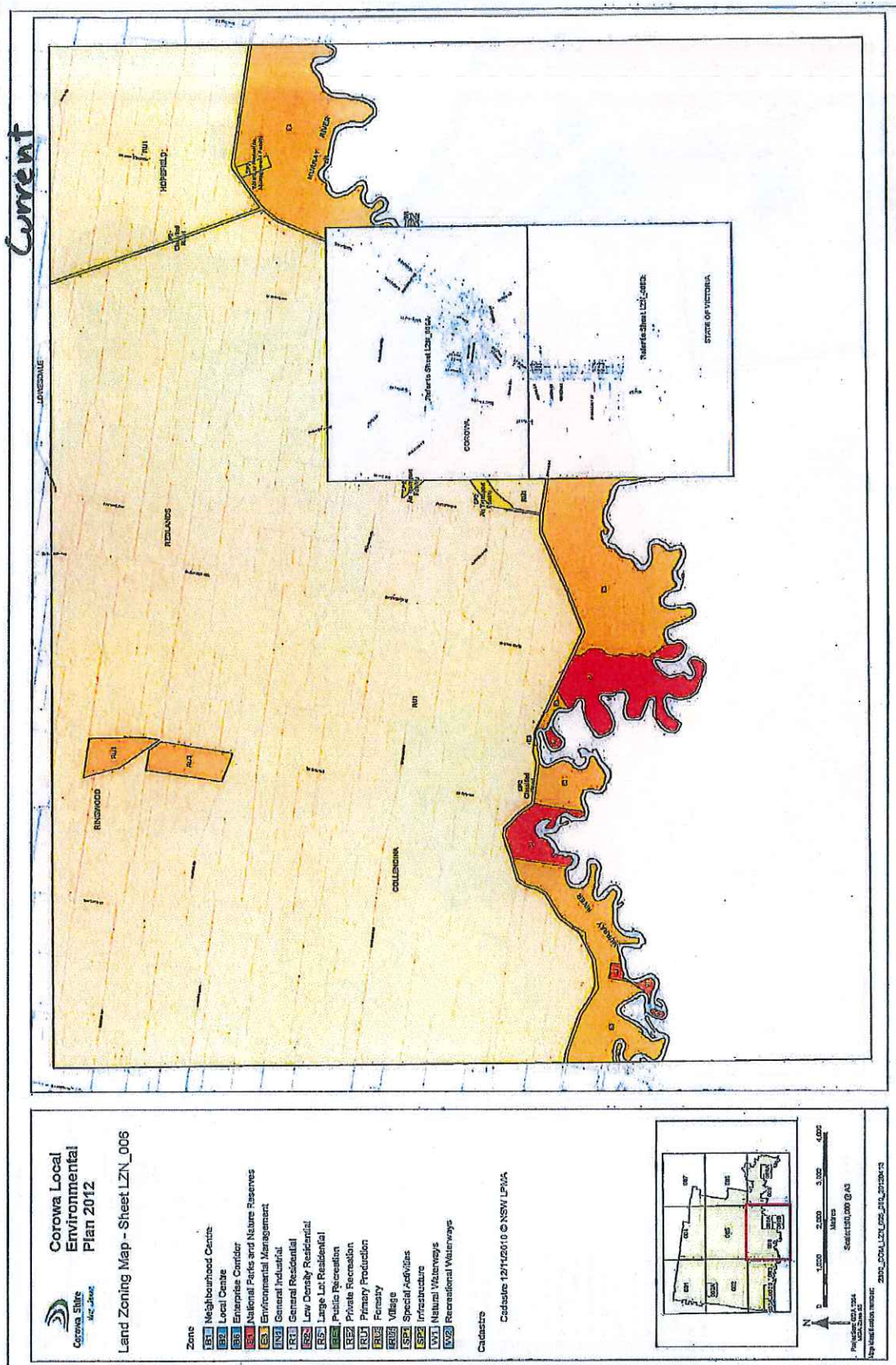
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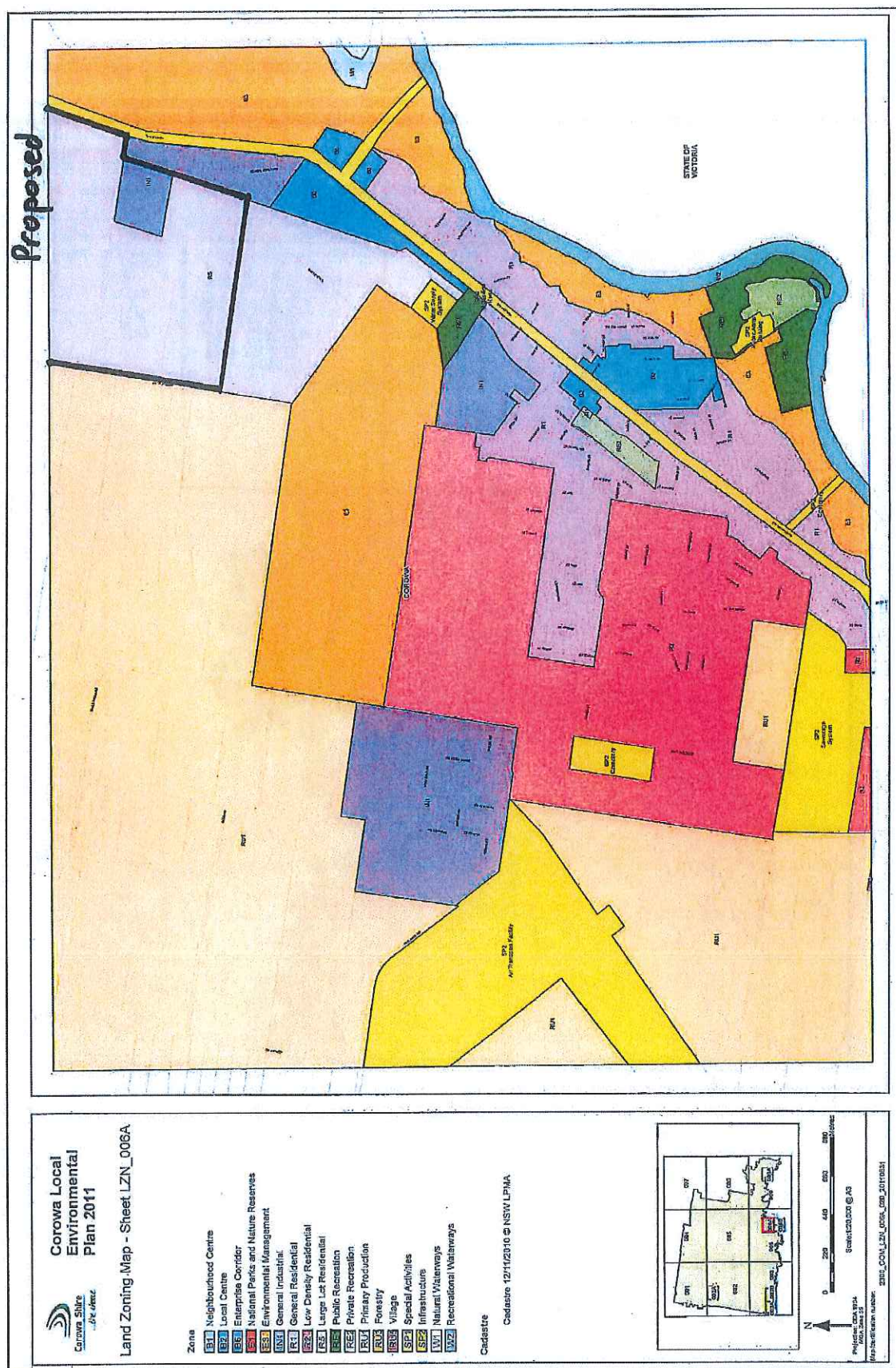
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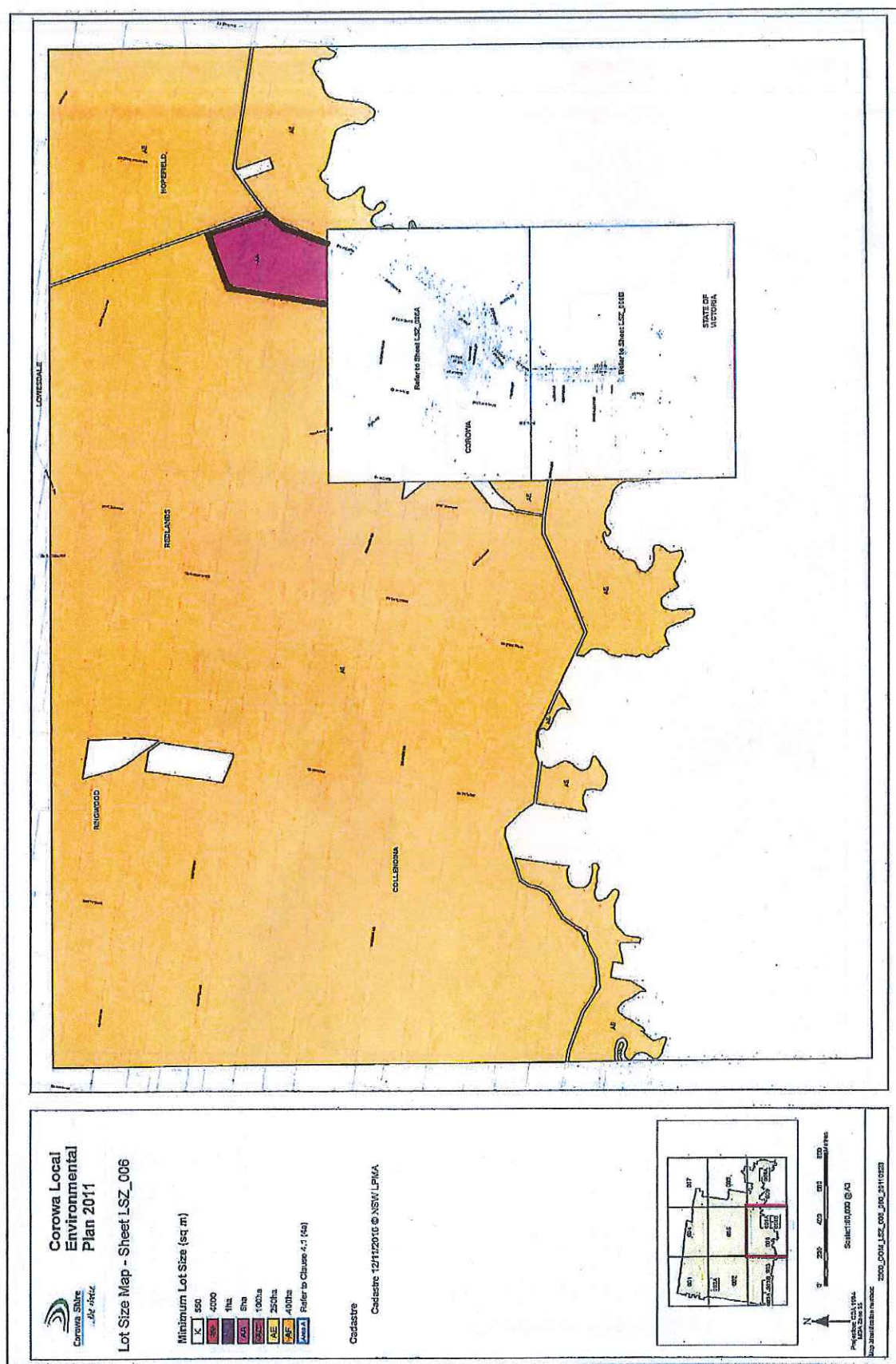


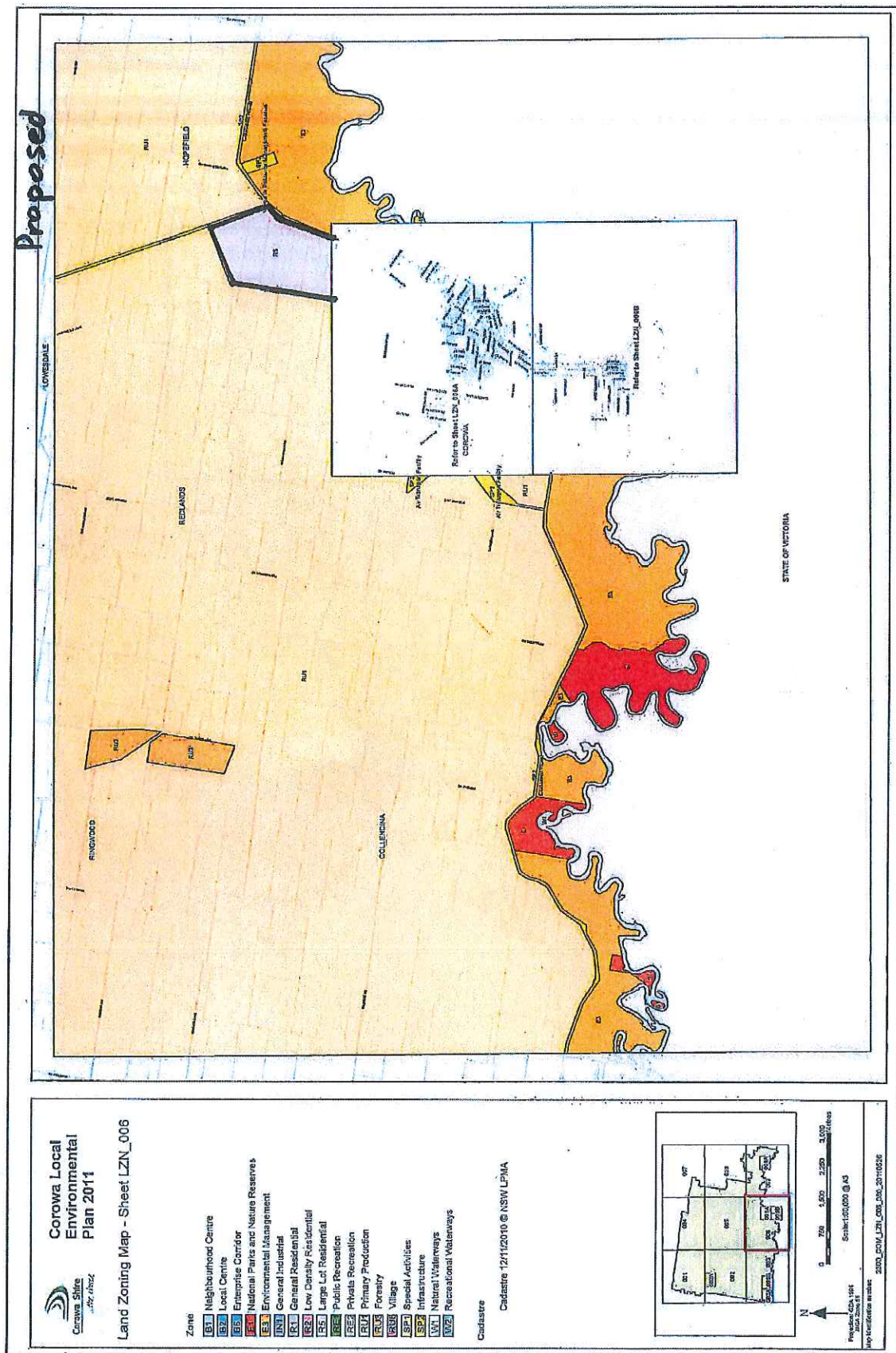
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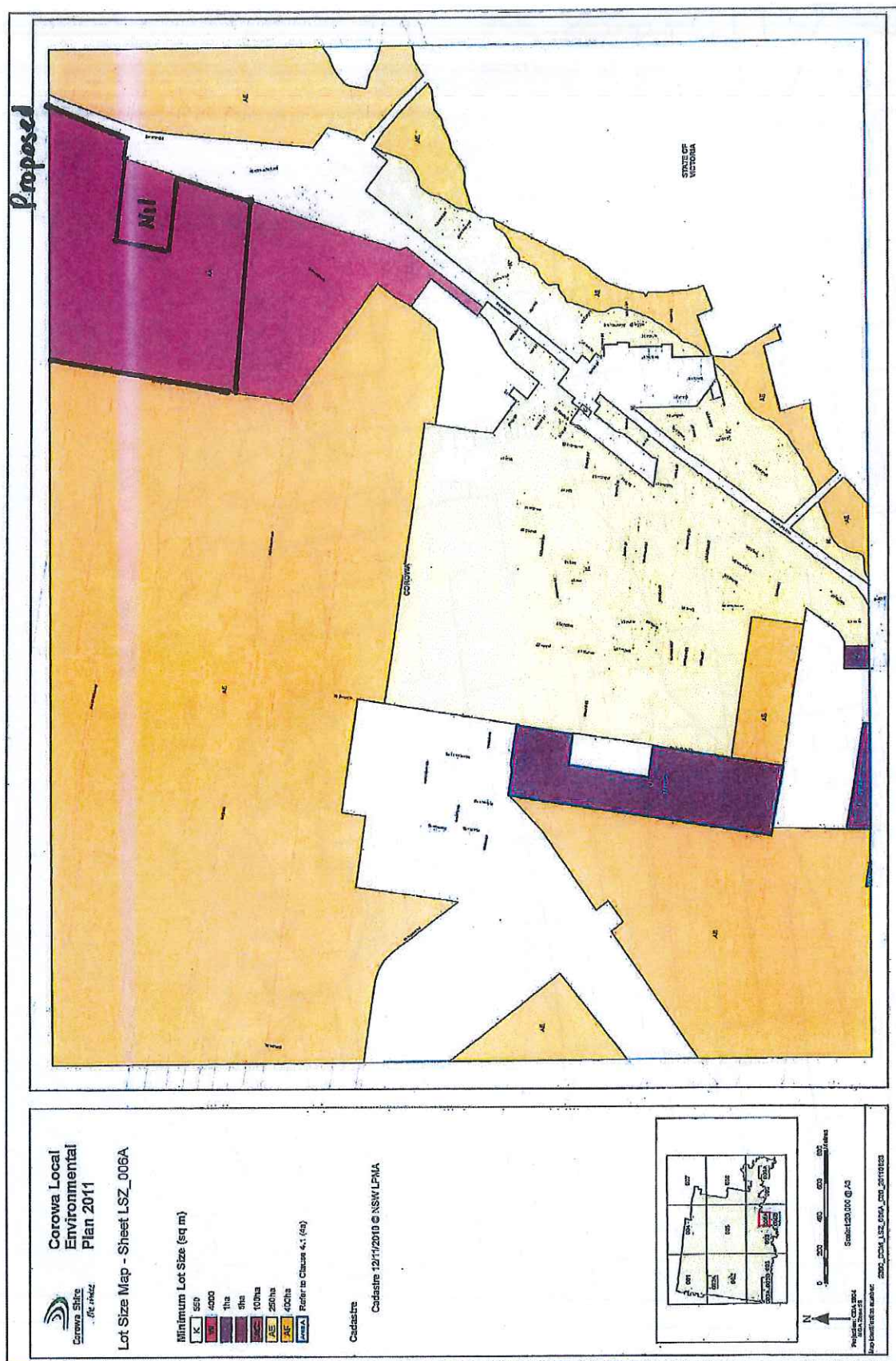




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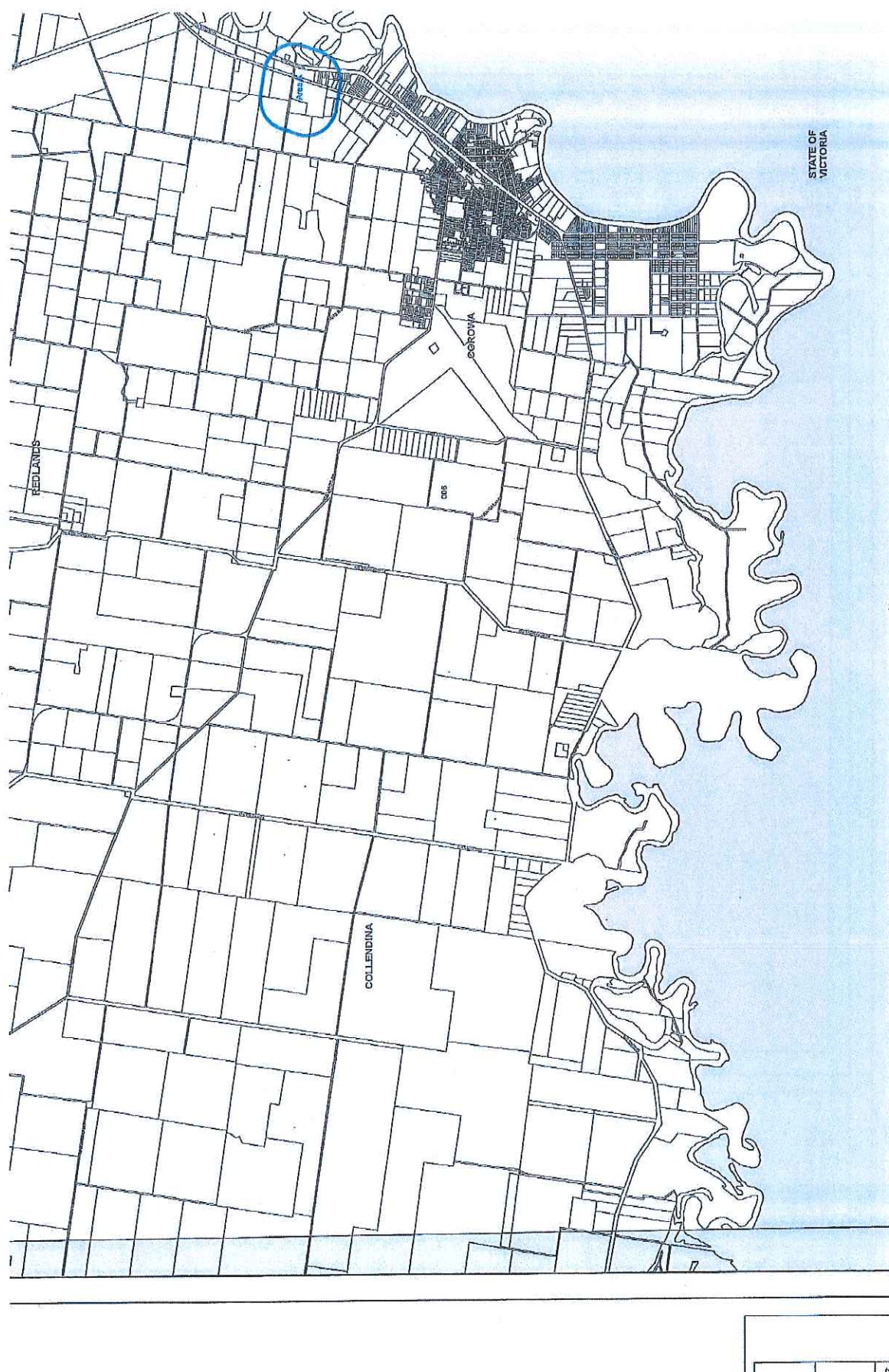
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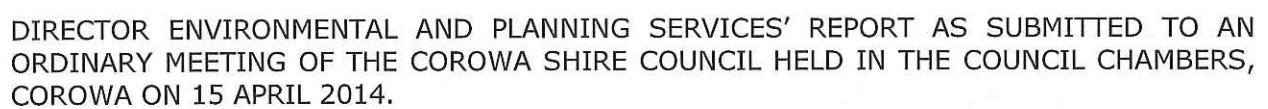
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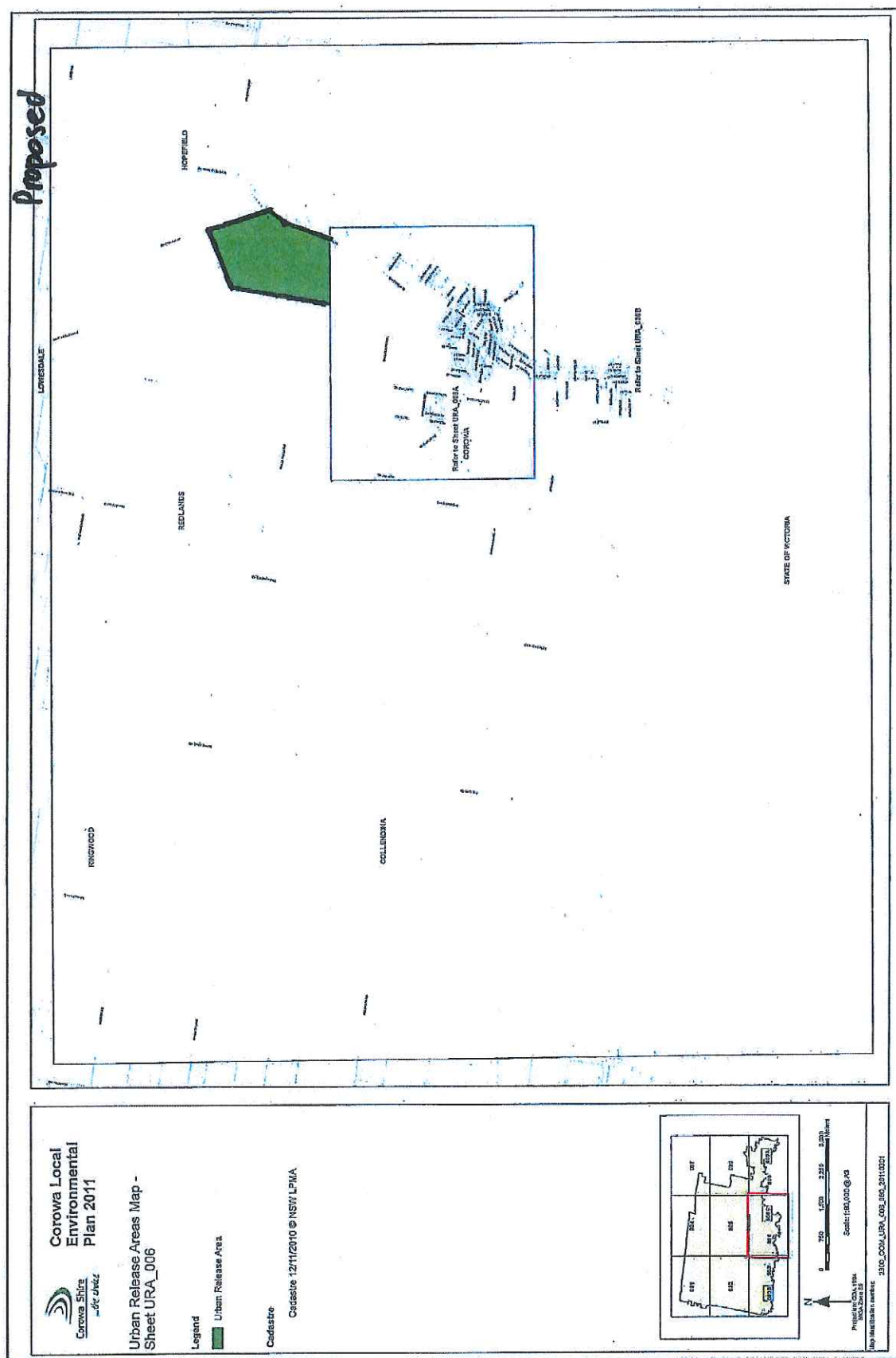
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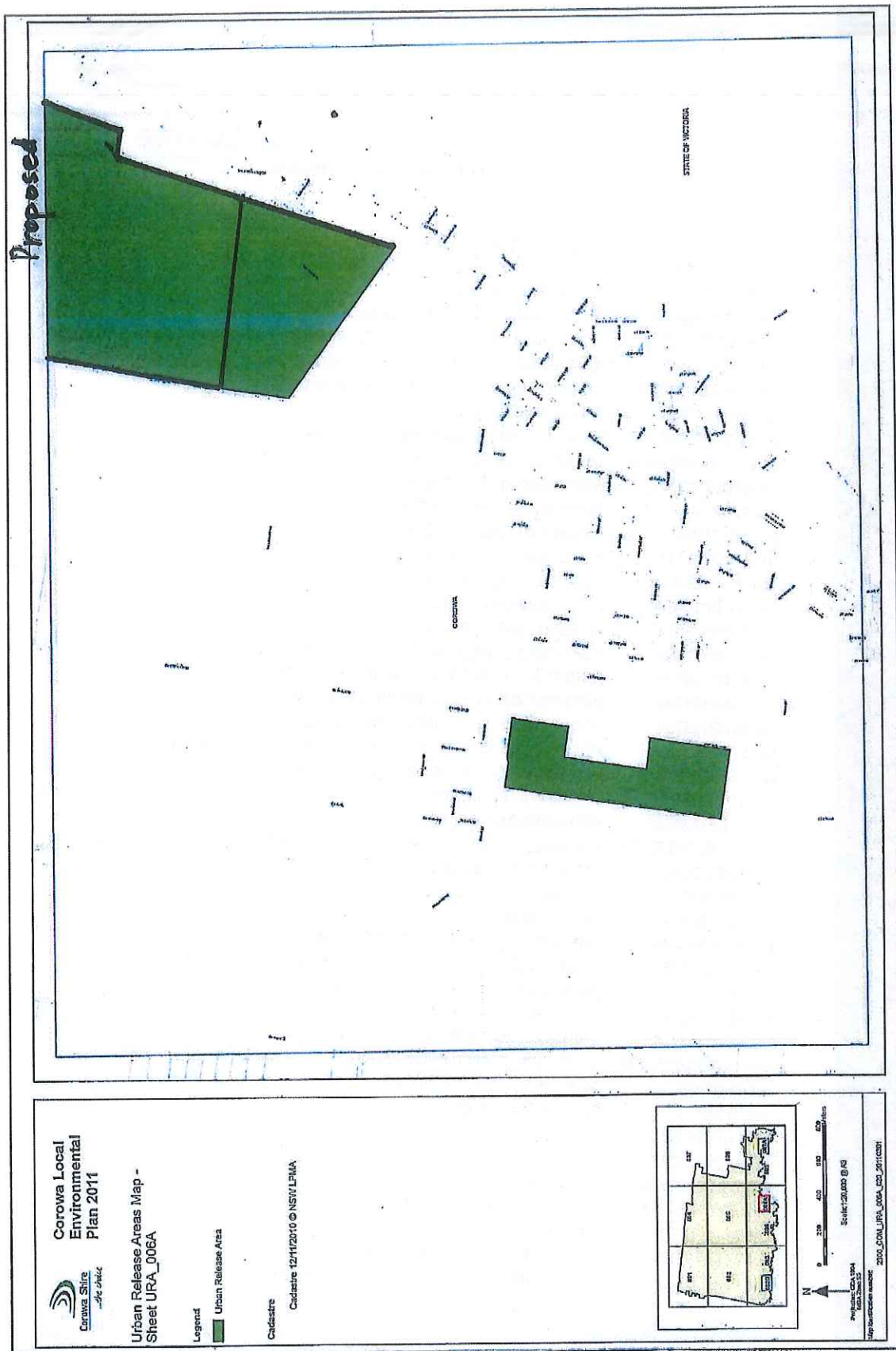
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MAYOR _____

GENERAL MANAGER _____



LAND SUBJECT TO PLANNING PROPOSAL

Lot	PhysicalAddress
Part Lot 61 DP1034631	FEEDMILL, 575-619 HONOUR AVENUE, COROWA
Lot B DP383301	621-661 HONOUR AVENUE, COROWA
Lot 1 DP714217	GEO WAY ROAD, COROWA
Lot 1 DP770044	663-703 HONOUR AVENUE, COROWA
Lot 60 DP753734	KURRAJONGS, WHITEHEAD STREET, COROWA
Lot 1 DP1037767	KURRAJONGS, 107 ALMOND LANE, COROWA
Lot 2 DP1037767	KURRAJONGS, 91 ALMOND LANE, COROWA
Lot 62 DP1034631	37 GEO WAY ROAD, COROWA
Lot 62 DP753734	THE BLOCK, WHITEHEAD STREET, COROWA
Part Lot 65 DP753734	WHITEHEAD STREET, COROWA
Lot 68 DP753734	WHITEHEAD STREET, COROWA
Lot 70 DP753734	WHITEHEAD STREET, COROWA
Lot 1 DP779347	WHITEHEAD STREET, COROWA
Lot 71 DP753734	WHITEHEAD STREET, COROWA
Lot 671 DP234668	LACHLANS ROAD, COROWA
Lot 672 DP234668	LACHLANS ROAD, COROWA
Lot 1 DP235657	ALMOND LANE, COROWA
Lot 72 DP753734	HONEYSUCKLE, LACHLANS ROAD, COROWA
Lot 73 DP753734	HONEYSUCKLE, WHITEHEAD STREET, COROWA
Lot 74 DP753734	HONEYSUCKLE, RIVERINA HIGHWAY, COROWA
Lot 75 DP753734	HONEYSUCKLE, WHITEHEAD STREET, COROWA
Lot 1 DP1099932	HONEYSUCKLE HOMESTEAD, 6897 RIVERINA HIGHWAY, HOPEFIELD
Lot 2 DP1099932	HONEYSUCKLE, RIVERINA HIGHWAY, COROWA
Lot A DP383301	20 GEO WAY ROAD, COROWA
Lot 64 DP1123907	GEO WAY ROAD, COROWA
Part Lot 61 DP1034631	FEEDMILL, 575-619 HONOUR AVENUE, COROWA
Lot B DP383301	621-661 HONOUR AVENUE, COROWA
Lot 1 DP714217	GEO WAY ROAD, COROWA
Lot 1 DP770044	663-703 HONOUR AVENUE, COROWA
Lot 60 DP753734	KURRAJONGS, WHITEHEAD STREET, COROWA
Lot 1 DP1037767	KURRAJONGS, 107 ALMOND LANE, COROWA
Lot 2 DP1037767	KURRAJONGS, 91 ALMOND LANE, COROWA
Lot 62 DP1034631	37 GEO WAY ROAD, COROWA
Lot 62 DP753734	THE BLOCK, WHITEHEAD STREET, COROWA
Part Lot 65 DP753734	WHITEHEAD STREET, COROWA
Lot 68 DP753734	WHITEHEAD STREET, COROWA
Lot 70 DP753734	WHITEHEAD STREET, COROWA
Lot 1 DP779347	WHITEHEAD STREET, COROWA
Lot 71 DP753734	WHITEHEAD STREET, COROWA
Lot 671 DP234668	LACHLANS ROAD, COROWA
Lot 672 DP234668	LACHLANS ROAD, COROWA
Lot 1 DP235657	ALMOND LANE, COROWA
Lot 72 DP753734	HONEYSUCKLE, LACHLANS ROAD, COROWA
Lot 73 DP753734	HONEYSUCKLE, WHITEHEAD STREET, COROWA

COROWA SHIRE COUNCIL ABN 43 874 223 315 All correspondence to be addressed to the General Manager
 100 Edward St, Ball Park, Corowa PO Box 77, Corowa NSW 2646
 Phone 02 6033 8999 Fax 02 6033 3317 Email council@corowa.nsw.gov.au www.corowa.nsw.gov.au

DIRECTOR ENVIRONMENTAL AND PLANNING SERVICES' REPORT AS SUBMITTED TO AN ORDINARY MEETING OF THE COROWA SHIRE COUNCIL HELD IN THE COUNCIL CHAMBERS, COROWA ON 15 APRIL 2014.

MAYOR _____

GENERAL MANAGER _____



Lot 74 DP753734	HONEYSUCKLE, RIVERINA HIGHWAY, COROWA
Lot 1 DP1099932	HONEYSUCKLE HOMESTEAD, 6897 RIVERINA HIGHWAY, HOPEFIELD
Lot 2 DP1099932	HONEYSUCKLE, RIVERINA HIGHWAY, COROWA
Lot A DP383301	20 GEO WAY ROAD, COROWA
Lot 64 DP1123907	GEO WAY ROAD, COROWA
Lot 6 DP789406	12-14 HEADERWORLD AVENUE, COROWA
Lot 7 DP789406	15-17 HEADERWORLD AVENUE, COROWA
Lot 8 DP789406	18-20 HEADERWORLD AVENUE, COROWA
Lot 9 DP789406	21-22 HEADERWORLD AVENUE, COROWA
Lot 10 DP789406	23-24 HEADERWORLD AVENUE, COROWA
Lot 11 DP789406	25-26 HEADERWORLD AVENUE, COROWA
Lot 12 DP789406	27-28 HEADERWORLD AVENUE, COROWA
Lot 13 DP789406	29-30 HEADWERWORLD AVENUE, COROWA
Lot 17 DP246822	567 HONOUR AVENUE, COROWA
Lot 181 DP599072	563 HONOUR AVENUE, COROWA
Lot 182 DP599072	559 HONOUR AVENUE, COROWA
Lot 2 DP862442	624 HONOUR AVENUE, COROWA
Lot 12 DP1081177	549 HONOUR AVENUE, COROWA
Lot 13 DP1081177	551-557 HONOUR AVENUE, COROWA
Lot 11 DP1081177	545-547 HONOUR AVENUE, COROWA
Part Lot 61 DP1034631	STORMWATER DISPOSAL, 69-85 GEO WAY ROAD, COROWA
Lot 1 DP1093838	HONOUR AVENUE, COROWA
Lot 8 DP235658	556-566 HONOUR AVENUE, COROWA
Lot 9 DP235658	532-554 HONOUR AVENUE, COROWA
Lot 52 DP533550	48B GALLIPOLI STREET, COROWA
Lot 297 DP753734	HONOUR AVENUE, COROWA
Lot 1 DP745900	624 HONOUR AVENUE, COROWA
Lot 1 SP53310	620 HONOUR AVENUE, COROWA

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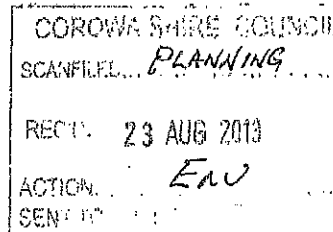
MAYOR _____

GENERAL MANAGER _____

**Department of
Primary Industries**

OUT13/24698

Mr B Parr
Corowa Shire Council
P O Box 77
COROWA NSW 2646



Dear Mr Parr

Thank you for contacting the Department of Primary Industries (DPI) concerning the proposed amendment of the Corowa Local Environmental Plan 2012 to rezone and amend minimum lot size provisions for land in the vicinity of the Rivalea feed mill.

Discussions on the Corowa LEP have taken place between Council and DPI over many years. I am satisfied that this current proposal is consistent with negotiations between yourself and me over the years regarding this parcel of land.

The provision of a suitable buffer around the feed mill is supported.

Thank you once more for keeping DPI involved in rural planning matters.

David Davis
Resource Management Officer

22 August 2013

NSW Department of Primary Industries
Yanco Agricultural Institute
2198 Irrigation Way East (PMB), Yanco NSW 2703
TEL: 02 6054 2750 FAX: 02 6055 7520 www.dpi.nsw.gov.au ABN: 72 189 919 072

DIRECTOR ENVIRONMENTAL AND PLANNING SERVICES' REPORT AS SUBMITTED TO AN ORDINARY MEETING OF THE COROWA SHIRE COUNCIL HELD IN THE COUNCIL CHAMBERS, COROWA ON 15 APRIL 2014.

MAYOR _____

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**Department of
Primary Industries**
Office of Water

General Manager
Corowa Shire Council
PO Box 77
COROWA NSW 2646

Contact Tim Baker
Phone 02 6841 7403
Mobile 0428 162 097
Fax 02 6884 0096
Email Tim.Baker@water.nsw.gov.au

Our ref ER22452

Dear Mr Corcoran

Planning proposal to amend Corowa LEP 2012 – Rezone and amend minimum lot size provisions for land at Corowa and add Clause 7.11

I refer to your letter dated 20 June 2012 requesting comments on the planning proposal to amend the Corowa LEP 2012. The NSW Office of Water appreciates the opportunity to comment and requests the following comments be considered in finalising the proposal.

- The proposed site to be rezoned from RU1 to R5 is underlain by alluvial soils of the Lower Murray Shallow Alluvial water source and Lower Murray Alluvial water source. Good quality groundwater with high yields is generally found in this area at depths between 20m and 50m. It is recognised high yield production bores utilised for irrigation exist in the vicinity of the rezoning site in addition to a number of bores used for domestic and stock supplies. Attachment A indicates the location and licensed purpose of these bores.
- Due to the understanding that potable and non-potable water demands of rural-residential lots exceed rainfall collection from roof runoff, it is recognised another water source is generally required. Due to the recognised groundwater supply at the site it is expected new landholders may wish to install additional bores. This is likely to increase the pressure on the local groundwater system and potentially cause conflict with water access by adjacent agricultural industries and users depicted in Attachment A. It is therefore recommended a reticulated supply for non-potable requirements be developed, either via single bores servicing a number of lots or reticulation via the Corowa Town Water Supply. Where the proposal is to utilise groundwater, an assessment by NSW Office of Water may be required to consider the potential impacts on adjoining landholders.
- The groundwater in the area of the planning proposal is administered by the Water Sharing Plan (WSP) for the Lower Murray Groundwater Source and the Water Sharing Plan for the Lower Murray Shallow Groundwater Source. The Lower Murray Shallow WSP sets out a specific rule in Condition 38(1a) specifying water supply works not to be located within 250m of a contamination plume. On-site sewage disposal systems or septic tanks may constitute a contamination plume. The 250m buffer is further supported by the On-site Sewage Management for Single Households - Environment & Health Protection Guidelines.
- If reticulated sewer is not to be provided for this development the Office of Water recommends the use of aerated wastewater systems. This is to minimise the potential impact to groundwater quality due to the potential for a significant number of disposal sites within the proposed R5 zone site.
- No comment is provided on the proposed rezoning from RU1 to IN1 or the proposed buffer clause to protect residential development near the feedmill site.

www.water.nsw.gov.au | NSW Office of Water

209 Cobra St, Dubbo | PO Box 717 Dubbo NSW 2830 | t 02 6884 2560 | f 02 6884 0096

DIRECTOR ENVIRONMENTAL AND PLANNING SERVICES' REPORT AS SUBMITTED TO AN ORDINARY MEETING OF THE COROWA SHIRE COUNCIL HELD IN THE COUNCIL CHAMBERS, COROWA ON 15 APRIL 2014.

MAYOR _____

GENERAL MANAGER _____

Should you have any further queries in relation to this submission please do not hesitate to contact Tim Baker on (02) 6841 7403.

Yours sincerely



Mitchell Isaacs
Manager Strategic Stakeholder Liaison
29 July 2013

DIRECTOR ENVIRONMENTAL AND PLANNING SERVICES' REPORT AS SUBMITTED TO AN ORDINARY MEETING OF THE COROWA SHIRE COUNCIL HELD IN THE COUNCIL CHAMBERS, COROWA ON 15 APRIL 2014.

MAYOR _____

GENERAL MANAGER _____

**Office of
Environment
& Heritage**

Your reference: BP:NL - PLANNING
Our reference: DOC13/30430
Contact: Tobi Edmonds
(02) 6229 7094

Mr Bruce Corcoran
General Manager
Corowa Shire Council
PO Box 77
COROWA NSW 2646

Dear Mr Corcoran

Planning proposal to amend Corowa Local Environmental Plan 2012 Rezone and amend minimum lot size provisions for land at Corowa and add Clause 7.11 ("Riverlea")

Thank you for letter dated 20 June 2013 allowing the Office of Environment and Heritage (OEH) the opportunity to provide comment on the planning proposals referred to above.

OEH has reviewed the "Riverlea" proposal and does not support it in its current form. OEH would recommend the following changes to the planning proposal to ensure that future development does not trigger environmental legislation such as the *Threatened Species Conservation Act 1995*. Based on the information provided we make the following recommendations

- That Lot 65 DP753734 be zoned E3 – Environmental Management with a 40 hectare minimum lot size (MLS) to allow the development of one dwelling but no further subdivision which will fragment the remnant of Inland Grey Box Woodland present on the parcel.
- That the Crown Land parcel (Lot 66 DP753734) also be zoned E3 and have a 100 hectare MLS applied to ensure that no further subdivision is permitted. OEH has discussed this course of action with Crown Lands who have agreed in principle to the change provided that the provisions of the land use table did not compromise the functions of the Travelling Stock Reserve.
- That the final zoning is not resubmitted to the Department of Planning and Infrastructure for final approval until the results of surveys for Sloane's Froglet, to be undertaken by OEH in July 2013, have been assessed.

Detailed comments are provided in Attachment 1, while Attachment 2 shows a proposed zone layout which would allow for a limited amount of development on the private land containing Inland Grey Box Woodland.

The planning proposal also does not appear to include any assessment of Aboriginal Cultural Heritage. Without this assessment, Council is not able to claim that archaeological sites will not be impacted, which may result in future issues for development proponents in the area in relation to the *National Parks and Wildlife Act 1974*.

Should you wish to discuss these matters further please contact Tobi Edmonds on (02) 6229 7094, or at tobi.edmonds@environment.nsw.gov.au.

Yours sincerely

P. Ewin 18/7/13

PETER EWIN
A/Senior Team Leader Planning
South West Region, Regional Operations
Office of Environment and Heritage

Enclosure: Attachment 1 – Detailed comments on Planning Proposal
Attachment 2 – OEH's proposed amendments to the rezoning
cc: Wayne Garnsey - Department of Planning and Infrastructure

PO Box 318 Buronga NSW 2730
Corner of Sturt Highway and Melaleuca Ave Buronga
NSW
Tel. (05) 5021 5915 Fax: (05) 5022 2037
ABN 30 841 387 271
www.environment.nsw.gov.au

18/7/13 Spoke with Tobi
who confirmed that mapping
should extend to Riverina
Highway.
Hew

DIRECTOR ENVIRONMENTAL AND PLANNING SERVICES' REPORT AS SUBMITTED TO AN ORDINARY MEETING OF THE COROWA SHIRE COUNCIL HELD IN THE COUNCIL CHAMBERS, COROWA ON 15 APRIL 2014.

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Corowa Shire Council Mail - Planning Proposal to amend Corowa... <https://mail.google.com/mail/u/0/?ui=2&ik=06c96c549a&view=p...>

Corowa Shire

Bob Parr <bob.parr@corowa.nsw.gov.au>

Planning Proposal to amend Corowa Local Environment Plan 2012, rezone and amend minimum lot size provisions for land at Corowa and add Clause 7.11

1 message

malcolm.drummond@industry.nsw.gov.au <malcolm.drummond@industry.nsw.gov.au>
To: bob.parr@corowa.nsw.gov.au

11 July 2013 13:59

Dear Mr Parr,

Thank you for the opportunity to provide advice on above proposal. This is a response from the NSW Department of Trade & Investment (DTIRIS) -- Mineral Resources Branch (MRB). The Department of Primary Industries, incorporating advice from Agriculture, Fisheries and Forestry NSW may respond separately.

MRB have no issues to raise in regard to the planning proposal.

Queries regarding the above information, and future requests for advice in relation to this matter, should be directed to the MRB Land Use team at landuse.minerals@industry.nsw.gov.au.

Regards,

Malcolm Drummond | Senior Geoscientist Land Use | Resources and Energy Division
NSW Trade & Investment | 516 High Street | Maitland NSW 2320 |
PO Box 344 | Hunter Region Mail Centre NSW 2310
T: 02 4931 6704 | F: 02 4931 6726 | E: malcolm.drummond@industry.nsw.gov.au
W: www.resources.nsw.gov.au

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If you are not the intended recipient, please delete it and notify the sender.
Views expressed in this message are those of the individual sender, and are not necessarily the views of their organisation.

1 of 1

11/07/2013 2:09 PM

DIRECTOR ENVIRONMENTAL AND PLANNING SERVICES' REPORT AS SUBMITTED TO AN ORDINARY MEETING OF THE COROWA SHIRE COUNCIL HELD IN THE COUNCIL CHAMBERS, COROWA ON 15 APRIL 2014.

MAYOR _____

GENERAL MANAGER _____



New South Wales

PARLIAMENTARY COUNSEL

Opinion

Environmental Planning and Assessment Act 1979
Proposed Corowa Local Environmental Plan 2012 (Amendment No 2)

Your ref: PP_2013_COROW_002_00
Our ref: DG e2014-014-d04

In my opinion the attached draft environmental planning instrument may legally be made.

The draft environmental planning instrument adopts the maps identified in map cover sheet 2300_COM_MCS_20140310.

This opinion relates to the draft environmental planning instrument only. The maps adopted by the instrument and approved by the Minister or delegate when the instrument is made should have the names and contain the matters referred to in the instrument.

A handwritten signature in black ink, appearing to read 'D Colagiuri'.

(D COLAGIURI)
Parliamentary Counsel

31 March 2014

DIRECTOR ENVIRONMENTAL AND PLANNING SERVICES' REPORT AS SUBMITTED TO AN ORDINARY MEETING OF THE COROWA SHIRE COUNCIL HELD IN THE COUNCIL CHAMBERS, COROWA ON 15 APRIL 2014.

MAYOR _____

GENERAL MANAGER _____

Environmental Planning and Assessment Act 1979

Corowa Local Environmental Plan 2012 (Amendment No 2)

Corowa Shire Council
P.O. BOX 77
Corowa
NSW 2646

Map Cover Sheet

The following map sheets are revoked:

Map Sheet	Map Identification Number
Urban Release Area Map URA_006A	2300_COM_URA_006A_020_20130903
Lot Size Map LSZ_006 LSZ_006A	2300_COM_LSZ_006_080_20120509 2300_COM_LSZ_006A_020_20130903
Land Zoning Map LZN_006 LZN_006A	2300_COM_LZN_006_080_20120413 2300_COM_LZN_006A_020_20130923

The following map sheets are adopted:

Map Sheet	Map Identification Number
Urban Release Area Map URA_006 URA_006A	2300_COM_URA_006_080_20140310 2300_COM_URA_006A_020_20140204
Lot Size Map LSZ_006 LSZ_006A	2300_COM_LSZ_006_080_20140204 2300_COM_LSZ_006A_020_20140204
Land Zoning Map LZN_006 LZN_006A	2300_COM_LZN_006_080_20140204 2300_COM_LZN_006A_020_20140204
Local Clauses Map LCL_006	2300_COM_LCL_006_080_20140310

Certified
[Title of Council Delegate]

[Date] Minister for Planning and Infrastructure

[Date]

DIRECTOR ENVIRONMENTAL AND PLANNING SERVICES' REPORT AS SUBMITTED TO AN ORDINARY MEETING OF THE COROWA SHIRE COUNCIL HELD IN THE COUNCIL CHAMBERS, COROWA ON 15 APRIL 2014.

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Corowa Local Environmental Plan 2012 (Amendment No 2) [NSW]

Corowa Local Environmental Plan 2012 (Amendment No 2)

under the

Environmental Planning and Assessment Act 1979

1 Name of Plan

This Plan is *Corowa Local Environmental Plan 2012 (Amendment No 2)*.

2 Commencement

This Plan commences on the day on which it is published on the NSW legislation website.

3 Land to which Plan applies

This Plan applies to the land in Rivalea Feedmill Facility buffer area shown on the Corowa Local Environmental Plan 2012 Local Clauses Map.

4 Maps

Each map adopted by *Corowa Local Environmental Plan 2012* that is specified in Column 1 of the following table is declared by this Plan to be amended or replaced, as the case requires, by the map specified opposite in Column 2 of the table as approved by the Minister on the making of this Plan:

Column 1	Column 2
Name of map being amended or replaced	Name of amending or replacement map
Corowa Local Environmental Plan 2012 Urban Release Area Map	Corowa Local Environmental Plan 2012 Urban Release Area Map (2300_COM_URA_006_080_20140310)
Corowa Local Environmental Plan 2012 Urban Release Area Map (2300_COM_URA_006A_020_20130903)	Corowa Local Environmental Plan 2012 Urban Release Area Map (2300_COM_URA_006A_020_20140204)
Corowa Local Environmental Plan 2012 Lot Size Map (2300_COM_LSZ_006_080_20120509)	Corowa Local Environmental Plan 2012 Lot Size Map (2300_COM_LSZ_006_080_20140204)
Corowa Local Environmental Plan 2012 Lot Size Map (2300_COM_LSZ_006A_020_20130903)	Corowa Local Environmental Plan 2012 Lot Size Map (2300_COM_LSZ_006A_020_20140204)
Corowa Local Environmental Plan 2012 Land Zoning Map (2300_COM_LZN_006_080_20120413)	Corowa Local Environmental Plan 2012 Land Zoning Map (2300_COM_LZN_006_080_20140204)
Corowa Local Environmental Plan 2012 Land Zoning Map (2300_COM_LZN_006A_020_20130923)	Corowa Local Environmental Plan 2012 Land Zoning Map (2300_COM_LZN_006A_020_20140204)

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DIRECTOR ENVIRONMENTAL AND PLANNING SERVICES' REPORT AS SUBMITTED TO AN ORDINARY MEETING OF THE COROWA SHIRE COUNCIL HELD IN THE COUNCIL CHAMBERS, COROWA ON 15 APRIL 2014.

MAYOR _____

GENERAL MANAGER _____

Corowa Local Environmental Plan 2012 (Amendment No 2) [NSW]
Schedule 1 Amendment of Corowa Local Environmental Plan 2012

Schedule 1 Amendment of Corowa Local Environmental Plan 2012

[1] Clause 7.11

Insert after clause 7.10:

7.11 Development within Rivalea Feedmill Facility buffer area

- (1) The objectives of this clause are as follows:
 - (a) to protect the operational environment of the Rivalea Feedmill Facility,
 - (b) to control development near the Rivalea Feedmill Facility to minimise land use conflict.
- (2) This clause applies to land identified as "Rivalea Feedmill Facility buffer area" on the Local Clauses Map.
- (3) Before granting development consent to development on land to which this clause applies, the consent authority must consider the following:
 - (a) the likely adverse impact that any noise or other emissions associated with existing land uses may have on the development,
 - (b) any proposed measures incorporated into the development that limit the impact of such noise and other emissions associated with the existing land use,
 - (c) the likely adverse impact of the development on the operations of the Rivalea Feedmill Facility,
 - (d) whether the development has been sited to maximise the distance between the development and the Rivalea Feedmill Facility and minimise any land use conflict.

[2] Dictionary

Insert in alphabetical order in the Dictionary:

Local Clauses Map means the Corowa Local Environmental Plan 2012 Local Clauses Map.

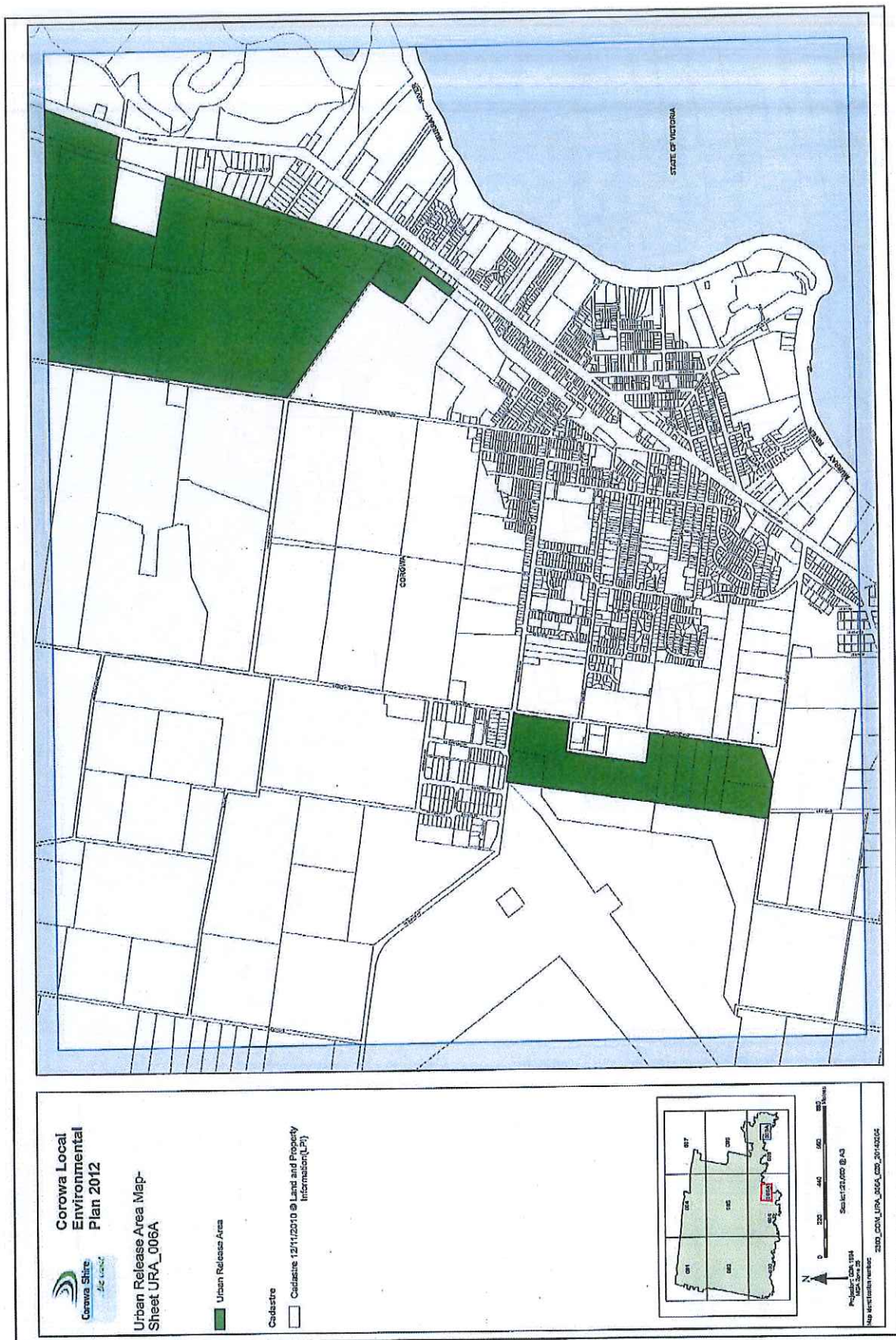
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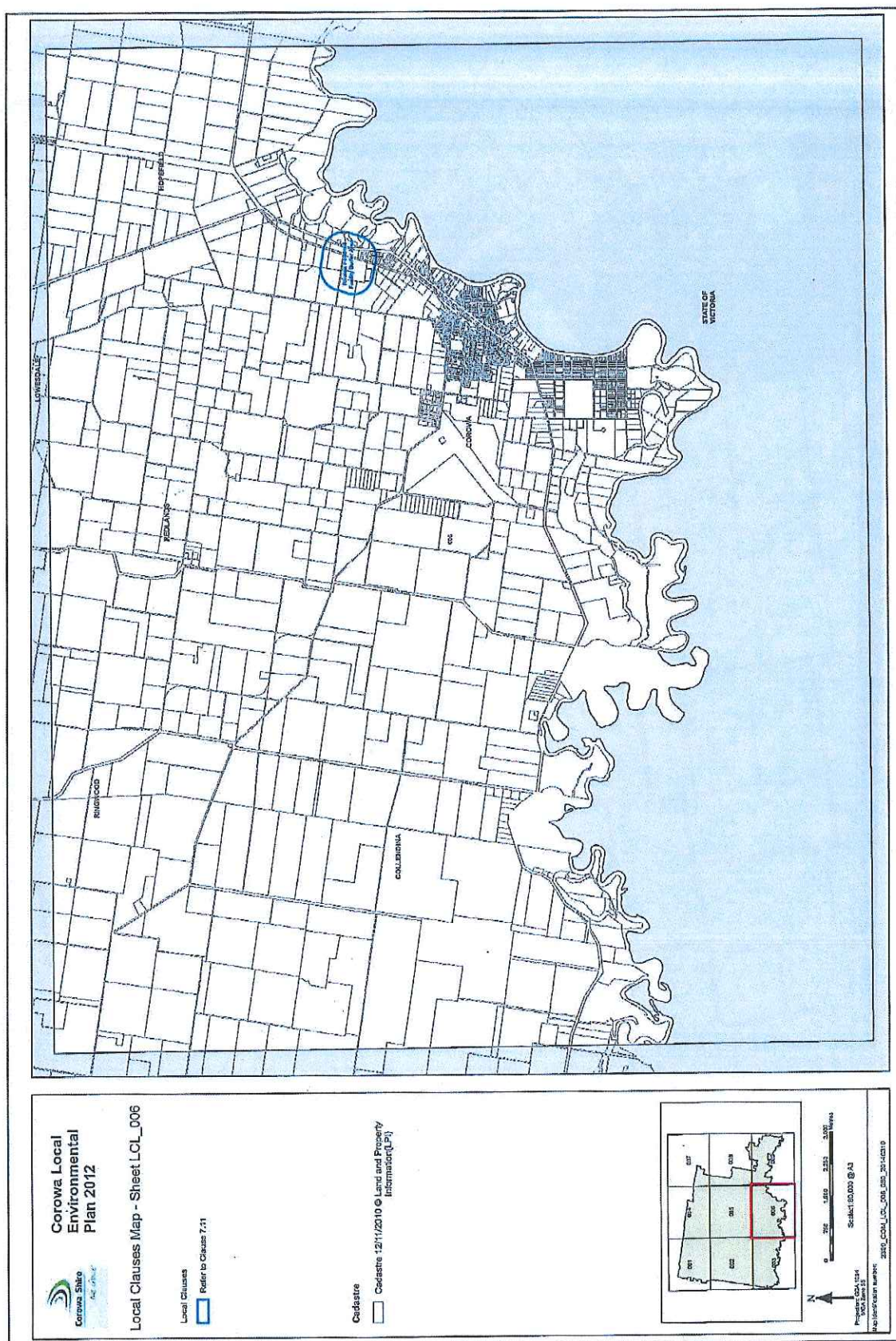
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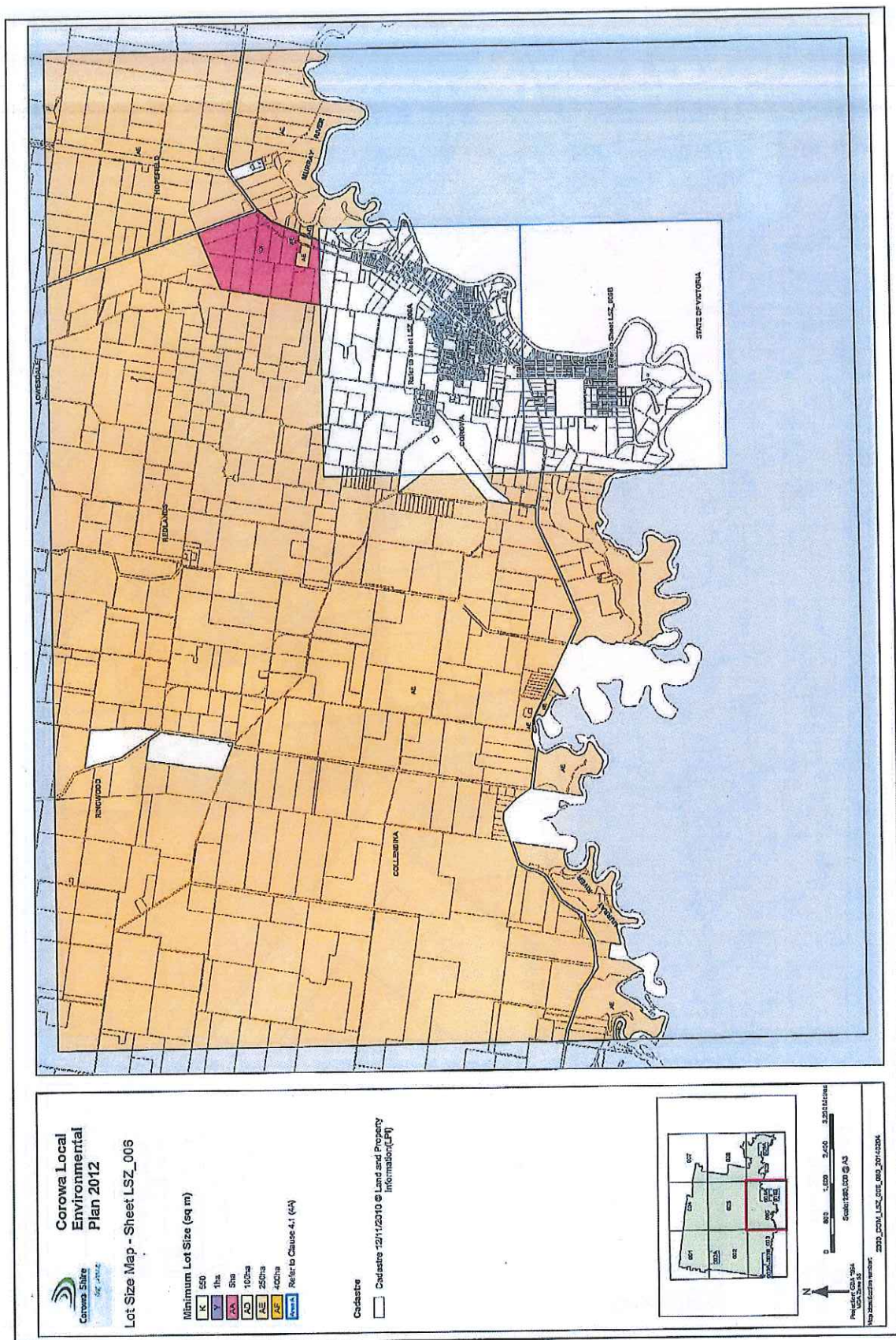
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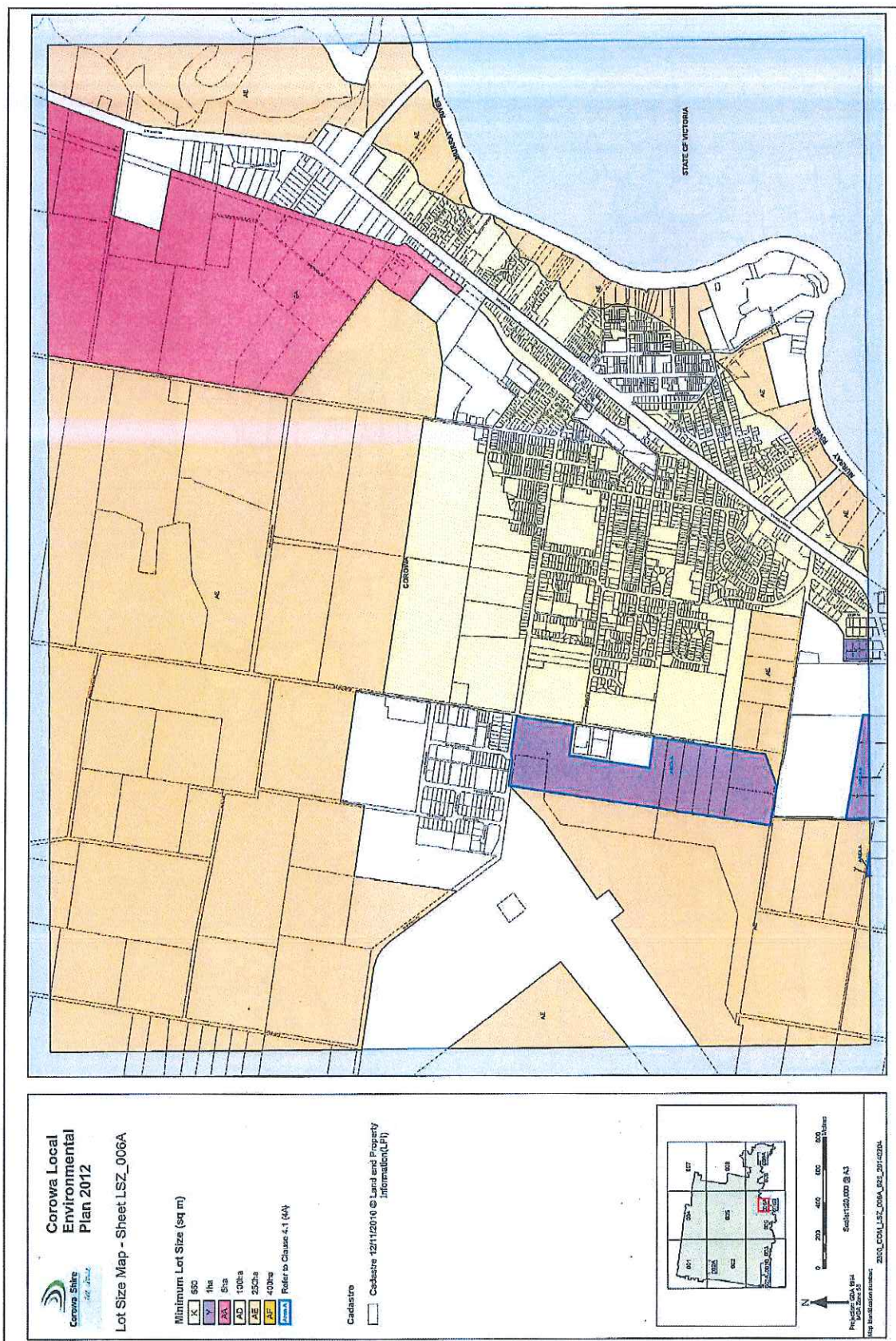
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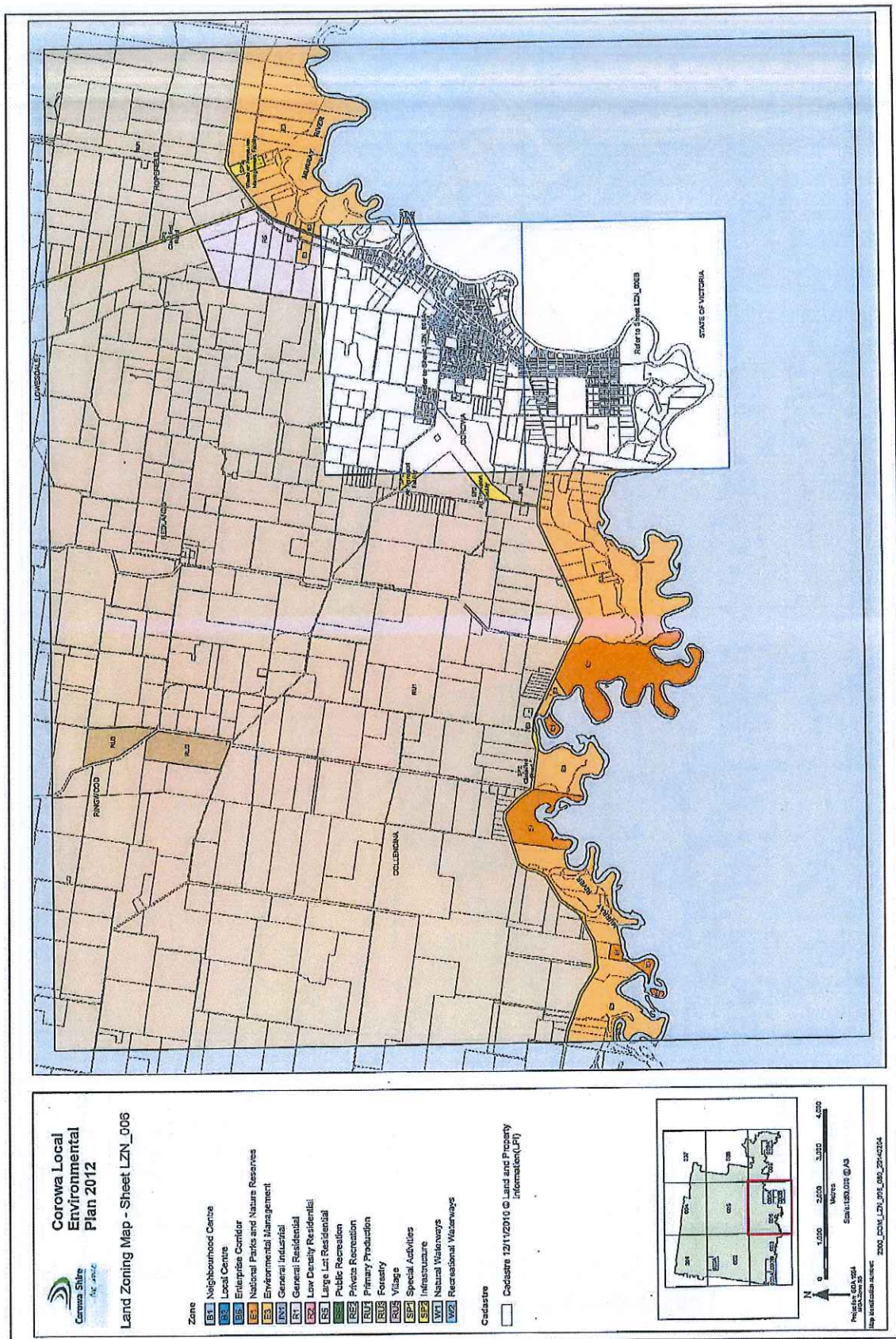
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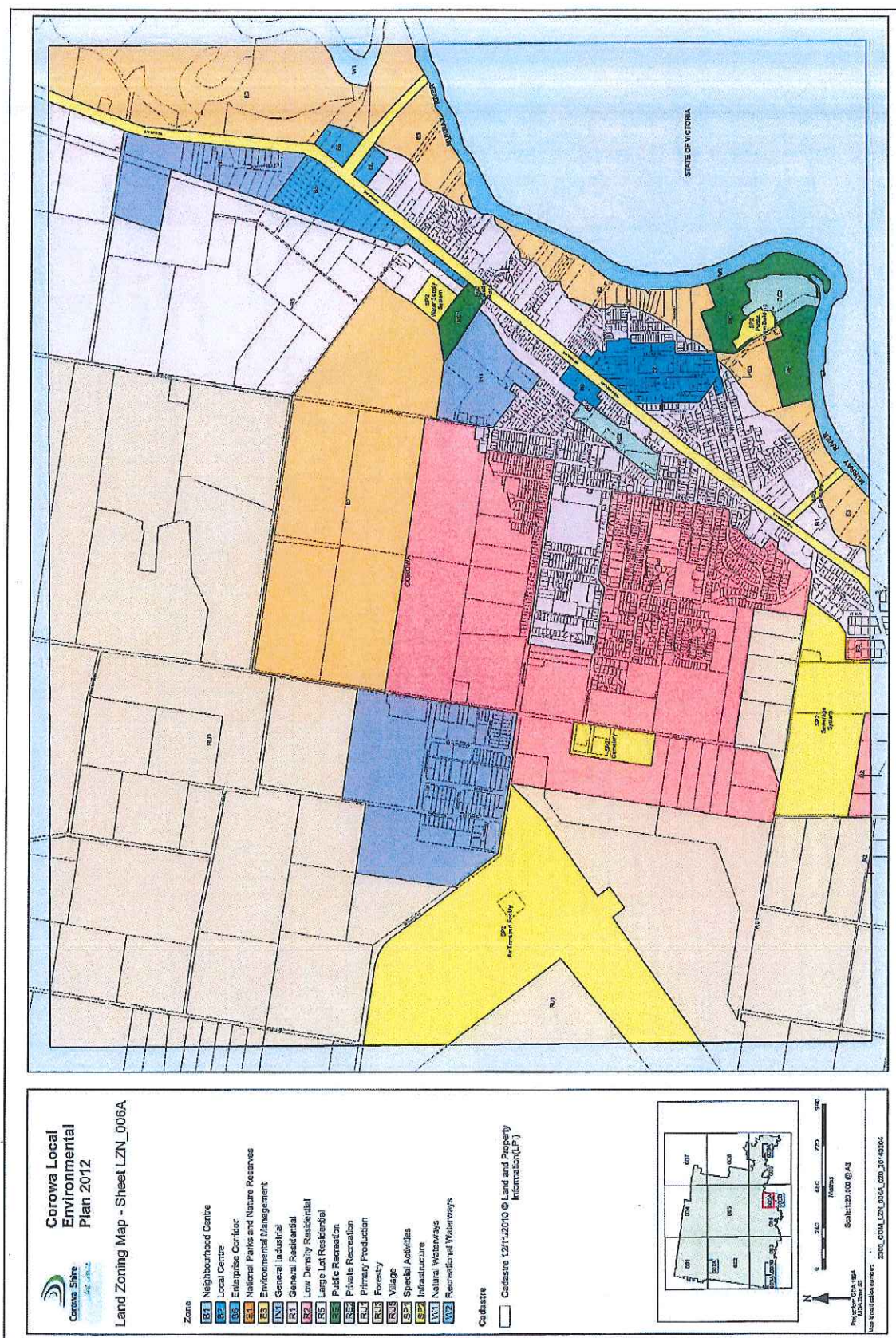
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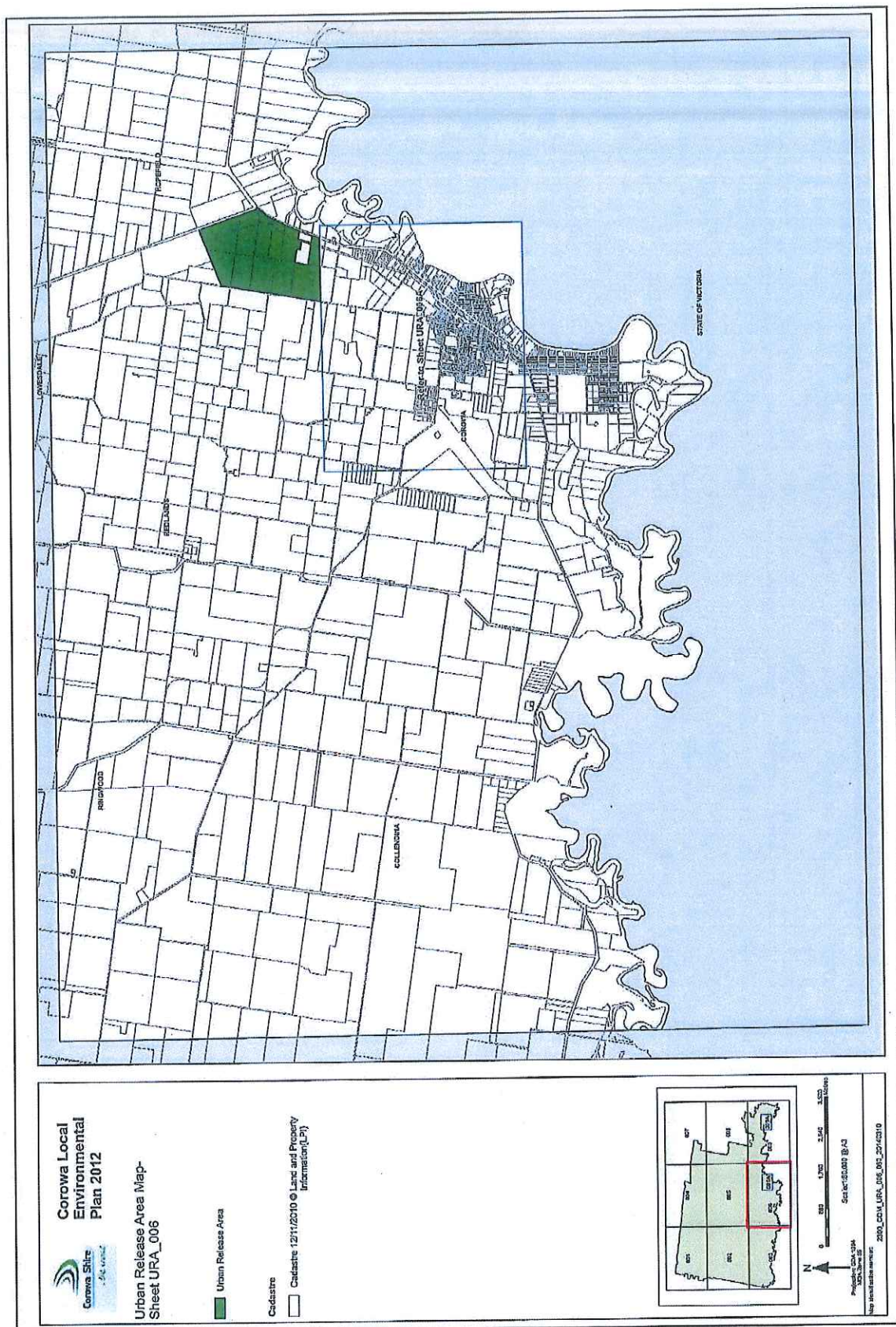
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