

Amendment 7 - To insert the River Front Building Line measurement on the River Front Building Line Map RBL_003BA for Lot 2 DP 539336, No. 69 Land Street, Mulwala, omitted from Amendment 6

Proposal Title :	Amendment 7 - To insert the River Front Building Line measurement on the River Front Building Line Map RBL_003BA for Lot 2 DP 539336, No. 69 Land Street, Mulwala, omitted from Amendment 6		
Proposal Summary :	To insert the River Front Building Line measurement on the River Front Building Line Map RBL_003BA for Lot 2 DP 539336, No. 69 Land Street, Mulwala, omitted as part of mapping from Amendment 6.		
PP Number :	PP_2015_COROW_001_00	Dop File No :	15/01116

Proposal Details

Date Planning Proposal Received :	05-Jan-2015	LGA covered :	Corowa
Region :	Western	RPA :	Corowa Shire Council
State Electorate :	ALBURY	Section of the Act :	73A - Minor Matter
LEP Type :	73A		

Location Details

Street :	69 Lang Street		
Suburb :	Mulwala	City :	Mulwala
		Postcode :	2646
Land Parcel :			

DoP Planning Officer Contact Details

Contact Name :	Jenna McNabb
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RPA Contact Details

Contact Name :	Bob Parr
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DoP Project Manager Contact Details

Contact Name :	Erin Strong
Contact Number :	0268412180
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Land Release Data

Growth Centre :	N/A	Release Area Name :	N/A
Regional / Sub Regional Strategy :	N/A	Consistent with Strategy :	N/A

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MDP Number :		Date of Release :	
Area of Release (Ha) :	0.00	Type of Release (eg Residential / Employment land) :	N/A
No. of Lots :	0	No. of Dwellings (where relevant) :	1
Gross Floor Area :	0	No of Jobs Created :	0

The NSW Government Lobbyists Code of Conduct has been complied with : **Yes**

If No, comment :

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

If Yes, comment :

Supporting notes

Internal Supporting Notes : **The proposed amendment is to correct the omission of a river front building line measurement which was to be inserted on the RBL_003BA map as part of Amendment 6 of the Corowa Local Environmental Plan 2012.**

RBL_003BA identifies the river front building line measured from the street frontage of 16 properties, and the map was developed as part of Amendment 6. The map should show the river front building line for Lot 2 DP 539336, No. 69 Lang Street, Mulwala as 35.49m on the western boundary.

This is considered to be a minor amendment, and it is appropriate to determine the Amendment under section 73A of the EP & A Act.

External Supporting Notes :

Adequacy Assessment

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

Is a statement of the objectives provided? **Yes**

Comment : **To amend RBL_003BA to show the river front building line of 35.49m for Lot 2 DP 539336, No. 69 Lang Street Mulwala.**

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

Is an explanation of provisions provided? **Yes**

Comment : **The objective of the planning proposal will be achieved on completion of the amendment to RBL_003BA to identify the river front building line of the subject property.**

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Justification - s55 (2)(c)

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

b) S.117 directions identified by RPA : **4.3 Flood Prone Land**

* May need the Director General's agreement

Is the Director General's agreement required? **No**

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 :

Section 117 Direction 4.3 - Flood Prone Land

The subject property is identified as flood prone land. The proposed amendment relates only to the insertion of a measurement on the River Front Building Line, and does not result in any additional building development on the site. The proposed amendment is considered to be consistent with this direction as it does not effect the existing local flooding provisions.

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 :

Community consultation - s55(2)(e)

Has community consultation been proposed? **No**

Comment :

Community consultation is not required, as the amendment is to correct a missing figure from a map adopted by Amendment 6 to the Corowa LEP 2012. This is considered a minor amendment.

Appropriate community consultation was undertaken as part of Amendment 6, and further consultation is not required.

Additional Director General's requirements

Are there any additional Director General's requirements? **No**

If Yes, reasons :

Overall adequacy of the proposal

Does the proposal meet the adequacy criteria? **Yes**

If No, comment :

Proposal Assessment

Principal LEP:

Due Date : **October 2012**

Comments in relation to Principal LEP :

The Corowa LEP 2012 was notified on 5 October 2012.

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Assessment Criteria

Need for planning proposal :	The amendment is necessary to rectify an omission of the river front building line measurement on RBL_003BA for Lot 2 DP 539336, No. 69 Lang Street, Mulwala.
Consistency with strategic planning framework :	The proposal is not inconsistent with the strategic planning framework, which was considered as part of Amendment 6 of the Corowa LEP 2012.
Environmental social economic impacts :	Nil. Amendment relates to the insertion of a figure on a map.

Assessment Process

Proposal type :	Minor	Community Consultation Period :	Nil
Timeframe to make LEP :	3 months	Delegation :	RPA
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
Amendment 7 s73A Submission Corowa Councilpdf.pdf	Proposal	Yes

Planning Team Recommendation

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

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S.117 directions:	4.3 Flood Prone Land
Additional Information :	That the Ministers Delegate determines and supports the section 73A amendment noting the following: 1. Community consultation is not required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act, 1979 (EP&A Act). 2. Consultation is not required with any public authorities under section 56(2)(d) of the EP&A Act. 3. A public hearing is not required to be held into this matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land). 4. Corowa Shire Council be authorised to exercise plan making delegations in this instance. 5. The timeframe to complete the LEP is 3 months from the week following the date of the Gateway Determination.
Supporting Reasons :	This issue was identified following the notification of Corowa LEP 2012 Amendment 6, as the river front building line measurement was inadvertently omitted from the subject property. The Acting General Manager of the Western Region, as delegate of the Minister for Planning can use delegation as this matter is a minor matter to correct a mapping oversight that does not alter strategy endorsed development standards.

Signature:		
Printed Name:	<u>Jennifer Menalobo</u>	Date: <u>7/1/2015.</u>

Erin Strong 7/1/2015
Erin Strong