



**FEDERATION
COUNCIL**

Activation to gateway 16/08/24

Amend
nk



100 Edward Street Corowa NSW 2646
PO Box 77, Corowa NSW 2646
(02) 6033 8999
council@federationcouncil.nsw.gov.au

Reference: 17/8241
Contact: Adrian Butler

30 March 2017

Attention: Deniz Kilic
Planning Officer

NSW Department of Planning & Environment – Western Region
Area 1, Level 1, 188 Macquarie Street
PO Box 58
DUBBO NSW 2830

Dear Deniz

**Subject: Corowa Local Environmental Plan 2012 – Amendment No. 11
Rezoning certain land in Corowa, Howlong and Mulwala to B4 Mixed Use Zone
Amended Gateway Determination**

I refer to the NSW Department of Planning and Environment (DPE) Gateway Determination (PP_2016_FEDER_001_00) issued on 13 July 2016 in relation to a proposed amendment to the Corowa Local Environmental Plan 2012 that seeks to rezone certain land in Corowa, Howlong and Mulwala from B2 Local Centre to B4 Mixed Use.

Since the issuing of this Gateway Determination, the Planning Proposal was publicly exhibited from 20 July 2016 until Friday 19 August 2016. Following further internal review and discussions regarding the draft amendment, it has been decided that the Planning Proposal needs to be revised to better reflect the boundaries of individual properties, so as to avoid the creation of 'dual-zoned' or 'split-zoned' properties.

For example, there are several large existing commercial developments (Woolworths and IGA), that in the absence of the revised Planning Proposal, would result in a portion of the current building/s being contained within both the B2 Local Centre and B4 Mixed Use Zones.

Furthermore, the revised Planning Proposal also seeks to include several additional properties that were previously unintentionally omitted from the original schedule, which warrant inclusion within the B4 Mixed Use Zone given the current land uses on-site.

These properties are described as follows:

- ~ 13 Parliament Street, Corowa – Lot 12, DP 865523;
- ~ 9-11 Parliament Street, Corowa – Lots 1, 2 & 3, DP 286064;
- ~ 7 Parliament Street, Corowa – Lot 1, DP 797989;
- ~ 53 Edward Street, Corowa – Lot 1, DP 799493; and
- ~ 55-59 Edward Street, Corowa – Lots 2 & 3, DP 797989.

Advice has been sought from relevant NSW Department of Planning and Environment regional staff who have advised that an amended Gateway Determination will be required to adjust the location of the proposed B2 Local Centre and B4 Mixed Use zone boundaries, as well as the inclusion of several additional properties within the B4 Mixed Use zone given the current land uses on-site.

Consequently, the purpose of this letter is to seek that an amended Gateway Determination be issued in relation to Amendment No. 11 to the Corowa Local Environmental Plan 2012, which seeks to rezone certain land in Corowa, Howlong and Mulwala from B2 Local Centre to B4 Mixed Use.

In support of this request, please find enclosed a copy of the amended Planning Proposal (inclusive of relevant amended maps), as well as a copy of the Council resolution.

Following receipt of this amended Gateway Determination, the Planning Proposal will be re-exhibited in accordance with relevant NSW DPE guidelines.

If you have any queries regarding the Planning Proposal, please contact Council's consultant Senior Planner, Matt Johnson on (02) 6021 0662 or matt@habitatplanning.com.au.

Yours faithfully



Director Infrastructure & Environment

Encl

Mrs Gail Law left the meeting at 10.25 am following her declaration of potential conflict of interest in item 8.4.

8.4 PLANNING PROPOSAL NO. 11 TO THE COROWA LOCAL ENVIRONMENTAL PLAN 2012 - REZONE PORTIONS OF THE COROWA, MULWALA AND HOWLONG TOWN CENTRES FROM B2 LOCAL CENTRE TO B4 MIXED USE ZONE

Summary

Council has previously endorsed Planning Proposal No. 11 to the *Corowa Local Environmental Plan 2012* that seeks to rezone portions of the Corowa, Mulwala and Howlong town centres from B2 Local Centre to B4 Mixed Use Zone.

The Planning Proposal was subsequently publicly exhibited from 20 July 2016 until Friday, 19 August 2016. A report was previously presented to the September 2016 meeting of Council, which considered the responses received regarding the Planning Proposal.

Following further internal review and external discussions regarding the draft documentation, and advice from Councils Planning consultancy firm, it has been decided that the Planning Proposal should be revised slightly, to better reflect the boundaries of individual properties, so as to avoid the creation of 'dual-zoned' or 'split-zoned' properties. For example, there are several large existing commercial developments (Woolworths and IGA), that in the absence of the revised Planning Proposal, would result in a portion of the current building/s being contained within both the B2 Local Centre and B4 Mixed Use Zones.

Furthermore, the revised Planning Proposal also seeks to include several additional properties that were previously unintentionally omitted from the original schedule, which warrant inclusion within the B4 Mixed Use Zone given the current and likely future land uses on-site. These properties are described as follows:

- 13 Parliament Street, Corowa – Lot 12, DP 865523;
- 9-11 Parliament Street, Corowa – Lots 1, 2 & 3, DP 286064;
- 7 Parliament Street, Corowa – Lot 1, DP 797989;
- 53 Edward Street, Corowa – Lot 1, DP 799493; and
- 55-59 Edward Street, Corowa – Lots 2 & 3, DP 797989.

A map of these new allotments proposed to be added is provided below:





Federation Council Ordinary Council Meeting

21 March 2017

Advice has been sought from the NSW Department of Planning and Environment who have advised that an amended Gateway Determination will be required to adjust the location of the proposed B2 Local Centre and B4 Mixed Use zone boundaries, as well as the inclusion of several additional properties.

Further exhibition of the revised Planning Proposal will be required once the amended Gateway Determination has been issued, which is expected to occur during the April/May period.

RECOMMENDED:

1. THAT Council endorse the revised Planning Proposal (PP_2016_FEDER_001_00) and forward it to the NSW Minister for Planning requesting that an amended Gateway Determination be issued under Section 56(1) of the Environmental Planning & Assessment Act 1979, including the delegation of Plan making powers;
2. THAT Council, upon receipt of the amended Gateway Determination, place the revised Planning Proposal on public exhibition pursuant to any requirements of the amended Gateway Determination and Section 57 of the Environmental Planning & Assessment Act 1979; and
3. THAT Council, should no objections be received during public exhibition, furnish a copy of this report and any other relevant information to the NSW Department of Planning & Environment and/or NSW Parliamentary Counsels Office in accordance with the Environmental Planning & Assessment Act 1979, and request the Minister for Planning (or a delegate on their behalf) undertake the appropriate actions to secure the amendment to the Corowa Local Environmental Plan 2012.

50/17FC RESOLVED:

1. THAT Council endorse the revised Planning Proposal (PP_2016_FEDER_001_00) and forward it to the NSW Minister for Planning requesting that an amended Gateway Determination be issued under Section 56(1) of the Environmental Planning & Assessment Act 1979, including the delegation of Plan making powers;
2. THAT Council, upon receipt of the amended Gateway Determination, place the revised Planning Proposal on public exhibition pursuant to any requirements of the amended Gateway Determination and Section 57 of the Environmental Planning & Assessment Act 1979; and
3. THAT Council, should no objections be received during public exhibition, furnish a copy of this report and any other relevant information to the NSW Department of Planning & Environment and/or NSW Parliamentary Counsels Office in accordance with the Environmental Planning & Assessment Act 1979, and request the Minister for Planning (or a delegate on their behalf) undertake the appropriate actions to secure the amendment to the Corowa Local Environmental Plan 2012.

Mrs Gail Law returned to the meeting at 10.27 am.