

Corowa LEP 2012 - Amendment 11 - Rezone certain land in Corowa, Howlong and Mulwala from zone B2 Local Centre to zone B4 Mixed Use

Proposal Title :	Corowa LEP 2012 - Amendment 11 - Rezone certain land in Corowa, Howlong and Mulwala from zone B2 Local Centre to zone B4 Mixed Use		
Proposal Summary :	To amend the Corowa LEP 2012 to rezone land in the townships of Corowa, Howlong and Mulwala from zone B2 Local Centre to zone B4 Mixed Use to provide greater flexibility in the permitted uses within the zone. Zone B4 Mixed Use will be introduced to the Corowa LEP 2012 as a new zone, and also require the listing of zone B4 in clause 4.1A.		
PP Number :	PP_2016_FEDER_001_00	Dop File No :	16/08725

Proposal Details

Date Planning Proposal Received :	28-Jun-2016	LGA covered :	Federation
Region :	Western	RPA :	Federation Council
State Electorate :	ALBURY	Section of the Act :	55 - Planning Proposal
LEP Type :	Spot Rezoning		

Location Details

Street :	110 Hammer Street	City :	Howlong	Postcode :	2643
Suburb :					
Land Parcel :	Lot 7300 DP 1150319				
Street :	33 Hawkins Street	City :	Howlong	Postcode :	2643
Suburb :					
Land Parcel :	Lot 7302 DP 1150319				
Street :	105 Sturt Street	City :	Howlong	Postcode :	2643
Suburb :					
Land Parcel :	Lot 1 DP 1073045				
Street :	39 Hawkins Street	City :	Howlong	Postcode :	2643
Suburb :					
Land Parcel :	Lot 2 DP 1073045				
Street :	37 Hawkins Street	City :	Howlong	Postcode :	2643
Suburb :					
Land Parcel :	Lot 82 DP 835487				
Street :	29 Hawkins Street	City :	Howlong	Postcode :	2643
Suburb :					
Land Parcel :	Lot 7301 DP 1150319				

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Street :	27 Hawkins Street	City :	Howlong	Postcode :	2643
Suburb :					
Land Parcel :	Lot 702 DP 1023839				
Street :	21 Hawkins Street	City :	Howlong	Postcode :	2643
Suburb :					
Land Parcel :	Lot 703 DP 1023839				
Street :	9-11 Mary Street	City :	Corowa	Postcode :	2646
Suburb :					
Land Parcel :	Lot 30 DP 1090240				
Street :	9-11 Mary Street	City :	Corowa	Postcode :	2646
Suburb :					
Land Parcel :	Lot 29 DP 1090240				
Street :	27 Queen Street	City :	Corowa	Postcode :	2646
Suburb :					
Land Parcel :	Lot 28 DP 586752				
Street :	25 Queen Street	City :	Corowa	Postcode :	2646
Suburb :					
Land Parcel :	Lot 27 Section C1 DP 978429				
Street :	23 Queen Street	City :	Corowa	Postcode :	2646
Suburb :					
Land Parcel :	Lot 26 Section C1 DP 978429				
Street :	21 Queen Street	City :	Corowa	Postcode :	2646
Suburb :					
Land Parcel :	Lot 25 Section C1 DP 978429				
Street :	8 Church Street	City :	Corowa	Postcode :	2646
Suburb :					
Land Parcel :	Lot 23 Section C1 DP 978429				
Street :	8 Church Street	City :	Corowa	Postcode :	2646
Suburb :					
Land Parcel :	Lot 22 Section C1 DP 978429				
Street :	19 Queen Street	City :	Corowa	Postcode :	2646
Suburb :					
Land Parcel :	Lot 21 Section C1 DP 978429				
Street :	13 Queen Street	City :	Corowa	Postcode :	2646
Suburb :					
Land Parcel :	Lot 11 DP 836844				
Street :	2/13 Queen Street	City :	Corowa	Postcode :	2646
Suburb :					
Land Parcel :	Lot 12 DP 836844				

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Street :	9 Queen Street	City :	Corowa	Postcode :	2646
Suburb :					
Land Parcel :	Lot 18 DP 156394				
Street :	11 Queen Street	City :	Corowa	Postcode :	2646
Suburb :					
Land Parcel :	Lot 19 DP 156394				
Street :	7 Queen Street	City :	Corowa	Postcode :	2646
Suburb :					
Land Parcel :	Lot 181 DP 998100				
Street :	5 Queen Street	City :	Corowa	Postcode :	2646
Suburb :					
Land Parcel :	Lot 4 DP 159021				
Street :	3 Queen Street	City :	Corowa	Postcode :	2646
Suburb :					
Land Parcel :	Lot 3 DP 159021				
Street :	12 Parliament Street	City :	Corowa	Postcode :	2646
Suburb :					
Land Parcel :	Lot 1 DP 159021				
Street :	1 Queen Street	City :	Corowa	Postcode :	2646
Suburb :					
Land Parcel :	Lot 2 DP 159021				
Street :	206-218 Sanger Street	City :	Corowa	Postcode :	2646
Suburb :					
Land Parcel :	Part Lot 218 DP 1096156				
Street :	62 Queen Street	City :	Corowa	Postcode :	2646
Suburb :					
Land Parcel :	Lot 21 DP 775347				
Street :	60 Queen Street	City :	Corowa	Postcode :	2646
Suburb :					
Land Parcel :	Lot 1 DP 1005611				
Street :	58 Queen Street	City :	Corowa	Postcode :	2646
Suburb :					
Land Parcel :	Lot 3 DP 737571				
Street :	56 Queen Street	City :	Corowa	Postcode :	2646
Suburb :					
Land Parcel :	Lot 40 DP 1099473				
Street :	54 Queen Street	City :	Corowa	Postcode :	2646
Suburb :					
Land Parcel :	Lot 5 Section D1 DP 978429				

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from zone B2 Local Centre to zone B4 Mixed Use**

Street :	156 Sanger Street	City :	Corowa	Postcode :	2646
Suburb :					
Land Parcel :	Lot 1 DP 211933				
Street :	52 Queen Street	City :	Corowa	Postcode :	2646
Suburb :					
Land Parcel :	Lot 6 DP 1090831				
Street :	Part 50 Queen Street	City :	Corowa	Postcode :	2646
Suburb :					
Land Parcel :	Lot 1 DP 535317				
Street :	48B Queen Street	City :	Corowa	Postcode :	2646
Suburb :					
Land Parcel :	Lot 2 DP 195069				
Street :	48 Queen Street	City :	Corowa	Postcode :	2646
Suburb :					
Land Parcel :	Lot 8 DP 1088950				
Street :	46 Queen Street	City :	Corowa	Postcode :	2646
Suburb :					
Land Parcel :	Lot 1 DP 995981				
Street :	Part 44 Queen Street	City :	Corowa	Postcode :	2646
Suburb :					
Land Parcel :	Lot 2 DP 1003191				
Street :	13 Church Street	City :	Corowa	Postcode :	2646
Suburb :					
Land Parcel :	Lot 1 DP 1115258				
Street :	Part 15 Church Street	City :	Corowa	Postcode :	2646
Suburb :					
Land Parcel :	Lot 1 DP 508226				
Street :	14 Church Street	City :	Corowa	Postcode :	2646
Suburb :					
Land Parcel :	Lot 1 DP 1196470				
Street :	Part 16 Church Street	City :	Corowa	Postcode :	2646
Suburb :					
Land Parcel :	Lot 1 DP 715992				
Street :	36 Queen Street	City :	Corowa	Postcode :	2646
Suburb :					
Land Parcel :	Lot 1 DP 995989				
Street :	34 Queen Street	City :	Corowa	Postcode :	2646
Suburb :					
Land Parcel :	Lot 1 DP 995604				

**Corowa LEP 2012 - Amendment 11 - Rezone certain land in Corowa, Howlong and Mulwala
from zone B2 Local Centre to zone B4 Mixed Use**

Street :	34 Queen Street	City :	Corowa	Postcode :	2646
Suburb :					
Land Parcel :	Lot 4 DP 604082				
Street :	Part 90 Sanger Street	City :	Corowa	Postcode :	2646
Suburb :					
Land Parcel :	Lot 5 DP 604082				
Street :	Part 88 Sanger Street	City :	Corowa	Postcode :	2646
Suburb :					
Land Parcel :	Lot 151 DP 1062180				
Street :	64-76 Sanger Street	City :	Corowa	Postcode :	2646
Suburb :					
Land Parcel :	Lot 1 DP 1101807				
Street :	Part 56 Sanger Street	City :	Corowa	Postcode :	2646
Suburb :					
Land Parcel :	Lot A DP 164855				
Street :	Part 54 Sanger Street	City :	Corowa	Postcode :	2646
Suburb :					
Land Parcel :	Lot B DP 164855				
Street :	16 Queen Street	City :	Corowa	Postcode :	2646
Suburb :					
Land Parcel :	Lot B DP 161441				
Street :	14 Queen Street	City :	Corowa	Postcode :	2646
Suburb :					
Land Parcel :	Lot C DP 161441				
Street :	Part 46 Sanger Street	City :	Corowa	Postcode :	2646
Suburb :					
Land Parcel :	Part Lot 1 DP 995601				
Street :	Part 36 Sanger Street	City :	Corowa	Postcode :	2646
Suburb :					
Land Parcel :	Lot 2 DP 1119850				
Street :	6 Queen Street	City :	Corowa	Postcode :	2646
Suburb :					
Land Parcel :	Lot 200 DP 570334				
Street :	4 Queen Street	City :	Corowa	Postcode :	2646
Suburb :					
Land Parcel :	Lot 201 DP 570334				
Street :	Part 6-8 Parliament Street	City :	Corowa	Postcode :	2646
Suburb :					
Land Parcel :	Lot 2302 DP 877120				

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from zone B2 Local Centre to zone B4 Mixed Use**

Street :	Part 225 Sanger Street	City :	Corowa	Postcode :	2646
Suburb :					
Land Parcel :	Lot 22 DP 1022936				
Street :	77 Riesling Street				
Suburb :		City :	Corowa	Postcode :	2646
Land Parcel :	Lot 23 DP 1022936				
Street :	Part 69-73 Riesling Street				
Suburb :		City :	Corowa	Postcode :	2646
Land Parcel :	Lot 62 DP 234678				
Street :	67 Riesling Street				
Suburb :		City :	Corowa	Postcode :	2646
Land Parcel :	Lot 17 Section B DP 978429				
Street :	65 Riesling Street				
Suburb :		City :	Corowa	Postcode :	2646
Land Parcel :	Lot 18 Section B DP 978429				
Street :	63 Riesling Street				
Suburb :		City :	Corowa	Postcode :	2646
Land Parcel :	Lot 19 DP 1087272				
Street :	9 Isabel Street				
Suburb :		City :	Corowa	Postcode :	2646
Land Parcel :	Lot 202 DP 598484				
Street :	11 Isabel Street				
Suburb :		City :	Corowa	Postcode :	2646
Land Parcel :	Lot 1 DP 798786				
Street :	Part 187 Sanger Street				
Suburb :		City :	Corowa	Postcode :	2646
Land Parcel :	Lot 201 DP 598484				
Street :	57 Riesling Street				
Suburb :		City :	Corowa	Postcode :	2646
Land Parcel :	Lot 1 DP 178716				
Street :	Part 161 Sanger Street				
Suburb :		City :	Corowa	Postcode :	2646
Land Parcel :	Lot 1 DP 82911				
Street :	51 Riesling Street				
Suburb :		City :	Corowa	Postcode :	2646
Land Parcel :	Lot 1 Section A DP 661997				
Street :	49 Riesling Street				
Suburb :		City :	Corowa	Postcode :	2646
Land Parcel :	Lot 18 DP 1042474				

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from zone B2 Local Centre to zone B4 Mixed Use**

Street :	47 Riesling Street	City :	Corowa	Postcode :	2646
Suburb :					
Land Parcel :	Lot 0 SP 14451				
Street :	47 Riesling Street				
Suburb :		City :	Corowa	Postcode :	2646
Land Parcel :	Lot 1 SP 14451				
Street :	47 Riesling Street				
Suburb :		City :	Corowa	Postcode :	2646
Land Parcel :	Lot 2 SP 14451				
Street :	47 Riesling Street				
Suburb :		City :	Corowa	Postcode :	2646
Land Parcel :	Lot 3 SP 14451				
Street :	47 Riesling Street				
Suburb :		City :	Corowa	Postcode :	2646
Land Parcel :	Lot 4 SP 14451				
Street :	Part 143 Sanger Street				
Suburb :		City :	Corowa	Postcode :	2646
Land Parcel :	Lot 100 DP 855407				
Street :	37 Riesling Street				
Suburb :		City :	Corowa	Postcode :	2646
Land Parcel :	Lot X DP 161632				
Street :	39 Riesling Street				
Suburb :		City :	Corowa	Postcode :	2646
Land Parcel :	Lot Y DP 161632				
Street :	Part 109-121 Sanger Street				
Suburb :		City :	Corowa	Postcode :	2646
Land Parcel :	Part Lot 100 DP 1100858				
Street :	Part 12 River Street				
Suburb :		City :	Corowa	Postcode :	2646
Land Parcel :	Lot 1 DP 743123				
Street :	23 Riesling Street				
Suburb :		City :	Corowa	Postcode :	2646
Land Parcel :	Lot 122 DP 596697				
Street :	21 Riesling Street				
Suburb :		City :	Corowa	Postcode :	2646
Land Parcel :	Lot 123 DP 596697				
Street :	19A Riesling Street				
Suburb :		City :	Corowa	Postcode :	2646
Land Parcel :	Lot 141 DP 997222				

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Street :	19 Riesling Street	City :	Corowa	Postcode :	2646
Suburb :					
Land Parcel :	Lot 1 DP 784298				
Street :	Part 63 Sanger Street	City :	Corowa	Postcode :	2646
Suburb :					
Land Parcel :	Lot 10 DP 1021883				
Street :	53-61 Sanger Street	City :	Corowa	Postcode :	2646
Suburb :					
Land Parcel :	Lot 15 Section 1 DP 978429				
Street :	15 Riesling Street	City :	Corowa	Postcode :	2646
Suburb :					
Land Parcel :	Lot 16 DP 744296				
Street :	41 Sanger Street	City :	Corowa	Postcode :	2646
Suburb :					
Land Parcel :	Lot 3 DP 731622				
Street :	11 Riesling Street	City :	Corowa	Postcode :	2646
Suburb :					
Land Parcel :	Lot 1 DP 996453				
Street :	Part 9 Riesling Street	City :	Corowa	Postcode :	2646
Suburb :					
Land Parcel :	Lot 2 DP 604137				
Street :	7 Riesling Street	City :	Corowa	Postcode :	2646
Suburb :					
Land Parcel :	Lot 19 Section 1 DP 978429				
Street :	11 Sanger Street	City :	Corowa	Postcode :	2646
Suburb :					
Land Parcel :	Lot X DP 418975				
Street :	5 Riesling Street	City :	Corowa	Postcode :	2646
Suburb :					
Land Parcel :	Lot 1 DP 334093				
Street :	11 Sanger Street	City :	Corowa	Postcode :	2646
Suburb :					
Land Parcel :	Lot Y DP 418975				
Street :	Part 63-65 Edward Street	City :	Corowa	Postcode :	2646
Suburb :					
Land Parcel :	Lot 4 DP 801435				
Street :	Part 8 Murray Street	City :	Corowa	Postcode :	2646
Suburb :					
Land Parcel :	Part Lot 1 DP 561473				

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from zone B2 Local Centre to zone B4 Mixed Use**

Street :	14 Isabel Street	City :	Corowa	Postcode :	2646
Suburb :					
Land Parcel :	Lot 14 DP 1089230				
Street :	16-18 Isabel Street				
Suburb :		City :	Corowa	Postcode :	2646
Land Parcel :	Lot 1 DP 743052				
Street :	50 Riesling Street				
Suburb :		City :	Corowa	Postcode :	2646
Land Parcel :	Lot 1 DP 193990				
Street :	48 Riesling Street				
Suburb :		City :	Corowa	Postcode :	2646
Land Parcel :	Lot 10 Section F DP 978429				
Street :	46 Riesling Street				
Suburb :		City :	Corowa	Postcode :	2646
Land Parcel :	Lot 9 Section F DP 978429				
Street :	44 Riesling Street				
Suburb :		City :	Corowa	Postcode :	2646
Land Parcel :	Lot 0 SP 55808				
Street :	44 Riesling Street				
Suburb :		City :	Corowa	Postcode :	2646
Land Parcel :	Lot 1 Section F SP 55808				
Street :	44 Riesling Street				
Suburb :		City :	Corowa	Postcode :	2646
Land Parcel :	Lot 2 Section F SP 55808				
Street :	42 Riesling Street				
Suburb :		City :	Corowa	Postcode :	2646
Land Parcel :	Lot 7 Section F DP 978429				
Street :	40 Riesling Street				
Suburb :		City :	Corowa	Postcode :	2646
Land Parcel :	Lot 6 Section F DP 978429				
Street :	36-38 Riesling Street				
Suburb :		City :	Corowa	Postcode :	2646
Land Parcel :	Lot 0 SP 77145				
Street :	36-38 Riesling Street				
Suburb :		City :	Corowa	Postcode :	2646
Land Parcel :	Lot 1 SP 77145				
Street :	36-38 Riesling Street				
Suburb :		City :	Corowa	Postcode :	2646
Land Parcel :	Lot 2 SP 77145				

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from zone B2 Local Centre to zone B4 Mixed Use**

Street :	36-38 Riesling Street	City :	Corowa	Postcode :	2646
Suburb :					
Land Parcel :	Lot 3 SP 77145				
Street :	36-38 Riesling Street	City :	Corowa	Postcode :	2646
Suburb :					
Land Parcel :	Lot 4 SP 77145				
Street :	34 Riesling Street	City :	Corowa	Postcode :	2646
Suburb :					
Land Parcel :	Lot 1 DP 784464				
Street :	32 Riesling Street	City :	Corowa	Postcode :	2646
Suburb :					
Land Parcel :	Part Lot 100 DP 1100858				
Street :	30 Riesling Street	City :	Corowa	Postcode :	2646
Suburb :					
Land Parcel :	Lot 1 DP 995399				
Street :	11 River Street	City :	Corowa	Postcode :	2646
Suburb :					
Land Parcel :	Lot 1 DP 986127				
Street :	13 River Street	City :	Corowa	Postcode :	2646
Suburb :					
Land Parcel :	Lot 1 DP 798804				
Street :	Part 15 River Street	City :	Corowa	Postcode :	2646
Suburb :					
Land Parcel :	Lot 3 Section 3 DP 978429				
Street :	72 Melbourne Street	City :	Mulwala	Postcode :	2647
Suburb :					
Land Parcel :	Lot 1 DP 1142094				
Street :	74 Melbourne Street	City :	Mulwala	Postcode :	2647
Suburb :					
Land Parcel :	Lot 5 DP 2999				
Street :	76 Melbourne Street	City :	Mulwala	Postcode :	2647
Suburb :					
Land Parcel :	Lot 6 DP 2999				
Street :	78 Melbourne Street	City :	Mulwala	Postcode :	2647
Suburb :					
Land Parcel :	Lot 7 DP 2999				
Street :	80 Melbourne Street	City :	Mulwala	Postcode :	2647
Suburb :					
Land Parcel :	Lot 1 DP 873619				

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Street :	9 Pool Avenue	City :	Mulwala	Postcode :	2647
Suburb :					
Land Parcel :	Lot 2 DP 873619				
Street :	82 Melbourne Street	City :	Mulwala	Postcode :	2647
Suburb :					
Land Parcel :	Lot 0 SP 10562				
Street :	84 Melbourne Street	City :	Mulwala	Postcode :	2647
Suburb :					
Land Parcel :	Lot 62 DP 575494				
Street :	86 Melbourne Street	City :	Mulwala	Postcode :	2647
Suburb :					
Land Parcel :	Lot 1 DP 327039				
Street :	88 Melbourne Street	City :	Mulwala	Postcode :	2647
Suburb :					
Land Parcel :	Lot 1 DP 1079051				
Street :	90 Melbourne Street	City :	Mulwala	Postcode :	2647
Suburb :					
Land Parcel :	Lot 2 DP 207027				
Street :	92 Melbourne Street	City :	Mulwala	Postcode :	2647
Suburb :					
Land Parcel :	Lot 1 DP 207027				

DoP Planning Officer Contact Details

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RPA Contact Details

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DoP Project Manager Contact Details

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 Contact Number : **0268412180**
 Contact Email : **wayne.garnsey@planning.nsw.gov.au**

Land Release Data

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

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MDP Number :		Date of Release :	
Area of Release (Ha) :	17.04	Type of Release (eg Residential / Employment land) :	Employment Land
No. of Lots :	0	No. of Dwellings (where relevant) :	0
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 : **There have been no known meetings or communications with registered lobbyists.**

Supporting notes

Internal Supporting Notes : **The planning proposal seeks to rezone 130 lots in the townships of Corowa, Howlong and Mulwala from zone B2 Local Centre to zone B4 Mixed Use.**

The Corowa LEP did not include zone B4 in the translation of the LEP to the standard instrument format. The insertion of zone B4 will provide greater flexibility in land use and development in town centres.

The planning proposal will:

- Insert the zone B4 Mixed Use to the Land Land Use Table in Part 2 of the Corowa LEP;
- Add the zone B4 Mixed Use to the list of zones in Column 2 opposite Dual Occupancy (attached) and Dual Occupancy (detached) in Column 1 of the table in Clause 4.1A(2) of the Corowa LEP;
- Amend the Land Zoning Map LZN_003B in the Corowa LEP to show the subject land zoned as zone B4 Mixed Use;
- Amend the Land Zoning Map LZN_006A in the Corowa LEP to show the subject land as zone B4 Mixed Use; and
- mend the Land Zoning Map LZN_009A in the Corowa LEP to show the subject land as zone B4 Mixed Use.

The proposed zone B4 boundary captures existing land uses within the town centres of Corowa, Howlong and Mulwala and allows for the mixing of commercial and non-commercial land uses and opportunity for development on the town centre fringes. The total area to be rezoned is approximately 17.04 hectares.

Council has requested authorisation to undertake plan making delegations. This is considered appropriate.

The Director Regions, Western is able to utilise delegations to determine this planning proposal.

External Supporting Notes :

Adequacy Assessment

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

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

Comment : **A statement of objectives has been provided, which states that the objective of the proposal is to allow greater flexibility in land use and development on the fringes of the Corowa, Howlong and Mulwala town centres.**

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

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

Comment : **The explanation of provisions is consistent with the objectives and intended outcomes of the planning proposal.**

Justification - s55 (2)(c)

a) Has Council's strategy been agreed to by the Director General? **No**

b) S.117 directions identified by RPA :

1.1 Business and Industrial Zones

2.3 Heritage Conservation

* May need the Director General's agreement

3.1 Residential Zones

3.4 Integrating Land Use and Transport

5.1 Implementation of Regional Strategies

6.3 Site Specific Provisions

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

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

d) Which SEPPs have the RPA identified?

SEPP No 55—Remediation of Land

SEPP (Exempt and Complying Development Codes) 2008

Murray REP No. 2 - Riverine Land

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

Section 117 Directions:

1.1 - Business and Industrial Zones

The Ministerial Direction is relevant to the planning proposal as it involves the rezoning of land from zone B2 to B4. The proposal is consistent with this direction as it will provide greater flexibility in land use within the B4 zone, and it will not prohibit or limit the ability to develop the land for business purposes.

2.3 - Heritage Conservation

The Ministerial Direction is relevant to the planning proposal as it involves the rezoning of a number of heritage items in Corowa and Howlong. The proposal is consistent with this direction as it does not change the existing protection measures for heritage items within the Corowa LEP.

3.1 - Residential Areas

The Ministerial Direction is relevant to the planning proposal as the rezoning to zone B4 includes the provision to allow residential development.

3.4 - Integrating Land Use and Transport

This Ministerial Direction is relevant to the planning proposal as it involves the rezoning of land from B2 to B4. The proposal facilitates development within the town centres of Corowa, Howlong and Mulwala, which are within walking distance of a commercial centre. Local public transport is available.

5.1 - Implementation of Regional Strategies

Whilst the land is not subject to any Regional Strategies listed in the Ministerial Direction, the land is subject to the Draft Riverina Murray 2016 (draft strategy) and the

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planning proposal is considered generally consistent with the relevant aims and objectives of the draft strategy.

6.3 - Site Specific Provisions

he planning proposal is considered consistent with this direction as the proposal will not result in any unnecessarily restrictive site specific controls.

SEPPS:

55 - Remediation of Land

SEPP 55 is required to be considered for zoning and rezoning proposals. The land has historically been used for general commercial purposes and is therefore considered appropriate for ongoing commercial use. Detailed consideration of any specific contamination issues and any required remediation will be required at the future development application stage should the previous land use indicate potential for prior contamination.

Exempt and Complying Development Codes (2008)

The proposal does not conflict or restrict any of the provisions contained within the Exempt and Complying Development Codes (2008).

MREP No. 2

The subject land is located within the boundary of the Murray REP however it is not located within the identified Flood Liable Land, Native Vegetation Areas or the defined Wetland and Stream Areas. Detailed consideration of any relevant principles and consultation requirements of the Murray REP will be required at the future development application stage.

Have inconsistencies with items a), b) and d) being adequately justified? **Yes**

If No, explain :

Mapping Provided - s55(2)(d)

Is mapping provided? **No**

Comment : **Indicative mapping has been provided. Mapping compliant with the Departments technical guidelines will be required to be submitted at section 59 stage.**

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment : **Council has proposed a period of 28 days of community consultation. This is considered appropriate.**

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 :

Corowa LEP 2012 - Amendment 11 - Rezone certain land in Corowa, Howlong and Mulwala from zone B2 Local Centre to zone B4 Mixed Use

Proposal Assessment

Principal LEP:

Due Date : **June 2012**

Comments in relation to Principal LEP : **The Corowa LEP 2012 was notified on 29 June 2012.**

Assessment Criteria

Need for planning proposal : **The planning proposal is not the result of any specific strategic study or report, rather it has been instigated by Council becoming aware that the current B2 zoning is too inflexible in the town centre fringes, being that there is little to no demand for new commercial development that would necessitate the expansion of the town centres of Corowa, Howlong and Mulwala. The proposed rezoning from B2 to B4 is the most effective mechanism to achieve greater flexibility in land use in the town centres.**

Consistency with strategic planning framework : **There is currently no final regional strategy applicable to the land. However, the land is subject to the Draft Riverina Murray Regional Strategy 2016 (draft strategy), and the proposal is considered to be consistent with the relevant aims and objectives of the draft strategy.**

The Strategic Land Use Plan for the Corowa Shire included the provision of the B2 zoning for the town centres of Corowa, Howlong and Mulwala. The rezoning of parts of the town centres does not reduce the ability of the land to be developed for commercial purposes, however, the B4 zone does cater to a greater range and provides flexibility within the area for commercial and non-commercial uses to support the future commercial development of the town centres while still maintaining the B2 land as the primary commercial centre.

The proposed amendment is consistent with the strategic direction of the former Corowa Shire Council.

Environmental social economic impacts : **Given the land is currently used for commercial purposes, the land is considered appropriate for the proposed ongoing use for commercial purposes. The land, being the town centres of Corowa, Howlong and Mulwala is also located in an existing urban area and is well serviced by existing infrastructure. Any impacts of the proposed future commercial use of the land can be assessed and managed at the future development application stage. Consideration of the impacts of traffic generation on the surrounding road network and access requirements will be required by Council.**

The increased flexibility provided by the zone B4 will lead to an increase in employment opportunities and other flow on economic benefits to the township of Corowa, Howlong and Mulwala.

The subject lands are not identified as flood prone land, bushfire prone land or other environmental constraints.

There will be a positive social and economic impact effect for the Corowa, Howlong and Mulwala communities from the planning proposal by providing for a greater range of land use development on the fringes of the town centres. This flexibility may facilitate development that otherwise would have been prohibited within the B2 zone.

Corowa LEP 2012 - Amendment 11 - Rezone certain land in Corowa, Howlong and Mulwala from zone B2 Local Centre to zone B4 Mixed Use

Assessment Process

Proposal type : **Precinct** Community Consultation Period : **28 Days**

Timeframe to make LEP : **12 months** Delegation : **RPA**

Public Authority Consultation - 56(2)(d) : **Transport for NSW - Roads and Maritime Services**

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
Evaluation Criteria for the delegation of plan making functions.pdf	Proposal	Yes
Federation Council Ordinary Council Meeting 21 June 2016.pdf	Proposal	Yes
Land to which proposal applies.pdf	Proposal	Yes
Planning Proposal Rezone Land from B2 to B4.pdf	Proposal	Yes
Request for Initial Gateway Determination.pdf	Proposal Covering Letter	Yes

Planning Team Recommendation

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

S.117 directions: **1.1 Business and Industrial Zones
2.3 Heritage Conservation
3.1 Residential Zones
3.4 Integrating Land Use and Transport
5.1 Implementation of Regional Strategies
6.3 Site Specific Provisions**

Additional Information : **The planning proposal is recommended to proceed subject to the following conditions:**

Corowa LEP 2012 - Amendment 11 - Rezone certain land in Corowa, Howlong and Mulwala from zone B2 Local Centre to zone B4 Mixed Use

1. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 as follows:

(a) the planning proposal must be made publicly available for a minimum of 28 days; and
(b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of A Guide to Preparing LEPs (Department of Planning & Infrastructure 2013).

2. Consultation is required with Roads and Maritime Services under section 56(2)(d) of the Environmental Planning and Assessment Act 1979. Roads and Maritime Services are to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.

3. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the Environmental Planning and Assessment Act, 1979. 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. Prior to submission of the planning proposal under Section 59 of the Environmental Planning and Assessment Act, 1979, the final LEP maps must be prepared and be compliant with the Department's 'Standard Technical Requirements for Spatial Datasets and Maps' (2015).

5. The time frame for completing the LEP is to be 12 months from the week following the date of the Gateway determination

6. Council is authorised to exercise plan making delegations.

Supporting Reasons :

The rezoning of parts of the town centres of Corowa, Howlong and Mulwala from zone B2 to zone B4 caters to a greater range of permissible land uses and provides flexibility within the area for commercial and non-commercial uses to support the future commercial development of the town centres.

Signature:



Printed Name:

Jenna Menzies

Date:

12/7/16

Endorsed

M Jamsey A.D.R., W

12/07/2016

