

Federation Council Ordinary Council Meeting - 21 June 2016

DEVELOPMENT APPLICATION REGISTERED NO. 2016/83

Application for a Fire Station on primary production land being Lot 1; DP577296; 43 Tom Roberts Road, Redlands.

FOR Information.

Information was noted.

9.3 ADDENDUM - PLANNING PROPOSAL NO. 11 – B4 MIXED USES ZONE HOWLONG, COROWA AND MULWALA

This Planning proposal seeks to reduce portions of the B2 Local Centre zones within the towns of Howlong, Corowa and Mulwala by changing the zoning to B4 Mixed Uses in the following locations:

- Howlong – land bound by Hammer, Hawkins and Sturt Streets, being

1.	Lot 7300	DP 1150319	110 Hammer Street
2.	Lot 7302	DP 1150319	33 Hawkins Street
3.	Lot 1	DP 1073045	105 Sturt Street
4.	Lot 2	DP 1073045	39 Hawkins Street
5.	Lot 82	DP 835487	37 Hawkins Street
6.	Lot 7301	DP 1150319	29 Hawkins Street
7.	Lot 702	DP 1023839	27 Hawkins Street
8.	Lot 703	DP 1023839	21 Hawkins Street

- Corowa – land from ½ way between Sanger and Riesling Streets and Sanger and Queen Streets to the existing eastern and western boundaries of the current Bs Local Centre zone, being

1.	Lot 30	DP1090240	9-11 Mary Street, Corowa
2.	Lot 29	DP1090240	9-11 Mary St, Corowa
3.	Lot 28	DP586752	27 Queen Street, Corowa
4.	Lot 27	Section C1 DP978429	25 Queen Street, Corowa
5.	Lot 26	Section C1 DP978429	23 Queen Street, Corowa
6.	Lot 25	Section C1 DP978429	21 Queen Street, Corowa
7.	Lot 23	Section C1 DP978429	8 Church Street, Corowa
8.	Lot 22	Section C1 DP978429	8 Church Street, Corowa
9.	Lot 21	Section C1 DP978429	19 Queen Street, Corowa
10.	Lot 11	DP836844	13 Queen Street, Corowa
11.	Lot 12	DP836844	2/13 Queen Street, Corowa
12.	Lot 18	DP156394	9 Queen Street, Corowa
13.	Lot 19	DP156394	11 Queen Street, Corowa
14.	Lot 181	DP998100	7 Queen Street, Corowa
15.	Lot 4	DP159021	5 Queen Street, Corowa
16.	Lot 3	DP159021	3 Queen Street, Corowa
17.	Lot 1	DP159021	12 Parliament Street, Corowa

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18.	Lot 2	DP159021	1 Queen Street, Corowa
19.	Lot 218	DP1096156	206-218 Sanger Street, Corowa (Part)
20.	Lot 21	DP775347	62 Queen Street, Corowa
21.	Lot 1	DP1005611	60 Queen Street, Corowa
22.	Lot 3	DP737571	58 Queen Street, Corowa
23.	Lot 40	DP1099473	56 Queen Street, Corowa
24.	Lot 5	Section D1 DP978429	54 Queen Street, Corowa
25.	Lot 1	DP211933	156 Sanger Street, Corowa
26.	Lot 6	DP1090831	52 Queen Street, Corowa
27.	Lot 1	DP535317	50 Queen Street, Corowa (Part)
28.	Lot 2	DP195069	48B Queen Street, Corowa
29.	Lot 8	DP1088950	48 Queen Street, Corowa
30.	Lot 1	DP995981	46 Queen Street, Corowa
31.	Lot 2	DP1003191	44 Queen Street, Corowa (Part)
32.	Lot 1	DP1115258	13 Church Street, Corowa
33.	Lot 1	DP508226	15 Church Street, Corowa (Part)
34.	Lot 1	DP1196470	14 Church Street, Corowa
35.	Lot 1	DP715992	16 Church Street, Corowa (Part)
36.	Lot 1	DP995989	36 Queen Street, Corowa
37.	Lot 1	DP995604	34 Queen Street, Corowa
38.	Lot 4	DP604082	34 Queen Street, Corowa
39.	Lot 5	DP604082	90 Sanger Street, Corowa (Part)
40.	Lot 151	DP1062180	88 Sanger Street, Corowa (Part)
41.	Lot 1	DP1101807	64-76 Sanger Street, Corowa (Part)
42.	Lot A	DP164855	56 Sanger Street, Corowa (Part)
43.	Lot B	DP164855	54 Sanger Street, Corowa (Part)
44.	Lot B	DP161441	16 Queen Street, Corowa
45.	Lot C	DP161441	14 Queen Street, Corowa
46.	Part Lot 1	DP995601	46 Sanger Street, Corowa (Part)
47.	Lot 2	DP1119850	36 Sanger Street, Corowa (Part)
48.	Lot 200	DP570334	6 Queen Street, Corowa
49.	Lot 201	DP570334	4 Queen Street, Corowa
50.	Lot 2302	DP877120	6-8 Parliament Street, Corowa (Part)
51.	Lot 22	DP1022936	225 Sanger Street, Corowa (Part)
52.	Lot 23	DP1022936	77 Riesling Street, Corowa
53.	Lot 62	DP234678	69-73 Riesling Street, Corowa (Part)
54.	Lot 17	Section B DP978429	67 Riesling Street, Corowa
55.	Lot 18	Section B DP978429	65 Riesling Street, Corowa
56.	Lot 19	DP1087272	63 Riesling Street, Corowa
57.	Lot 202	DP598484	9 Isabel Street, Corowa
58.	Lot 1	DP798786	11 Isabel Street, Corowa
59.	Lot 201	DP598484	187 Sanger Street, Corowa (Part)
60.	Lot 1	DP178716	57 Riesling Street, Corowa
61.	Lot 1	DP82911	161 Sanger Street, Corowa (Part)
62.	Lot 1	Section A DP661997	51 Riesling Street, Corowa
63.	Lot 18	DP1042474	49 Riesling Street, Corowa
64.	Lot 0	SP14451	47 Riesling Street, Corowa
65.	Lot 1	SP14451	47 Riesling Street, Corowa

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66.	Lot 2	SP14451	47 Riesling Street, Corowa
67.	Lot 3	SP14451	47 Riesling Street, Corowa
68.	Lot 4	SP14451	47 Riesling Street, Corowa
69.	Lot 100	DP855407	143 Sanger Street, Corowa (Part)
70.	Lot X	DP161632	37 Riesling Street, Corowa
71.	Lot Y	DP161632	39 Riesling Street, Corowa
72.	Part Lot 100	DP1100858	109-121 Sanger Street, Corowa (Part)
73.	Lot 1	DP743123	12 River Street, Corowa (Part)
74.	Lot 122	DP596697	23 Riesling Street, Corowa
75.	Lot 123	DP596697	21 Riesling Street, Corowa
76.	Lot 141	DP997222	19A Riesling Street, Corowa
77.	Lot 1	DP784298	19 Riesling Street, Corowa
78.	Lot 10	DP1021883	63 Sanger Street, Corowa (Part)
79.	Lot 15	Section 1 DP978429	53-61 Sanger Street, Corowa
80.	Lot 16	DP744296	15 Riesling Street, Corowa
81.	Lot 3	DP731622	41 Sanger Street, Corowa
82.	Lot 1	DP996453	11 Riesling Street, Corowa
83.	Lot 2	DP604137	9 Riesling Street, Corowa (Part)
84.	Lot 19	Section 1 DP978429	7 Riesling Street, Corowa
85.	Lot X	DP418975	11 Sanger Street, Corowa
86.	Lot 1	DP334093	5 Riesling Street, Corowa
87.	Lot Y	DP418975	11 Sanger Street, Corowa
88.	Lot 4	DP801435	63-65 Edward Street, Corowa (Part)
89.	Part Lot 1	DP561473	8 Murray Street, Corowa (Part)
90.	Lot 14	DP1089230	14 Isabel Street, Corowa
91.	Lot 1	DP743052	16-18 Isabel Street, Corowa
92.	Lot 1	DP193990	50 Riesling Street, Corowa
93.	Lot 10	Section F DP978429	48 Riesling Street, Corowa
94.	Lot 9	Section F DP978429	46 Riesling Street, Corowa
95.	Lot 0	SP55808	44 Riesling Street, Corowa
96.	Lot 1	Section F SP55808	44 Riesling Street, Corowa
97.	Lot 2	Section F SP55808	44 Riesling Street, Corowa
98.	Lot 7	Section F DP978429	42 Riesling Street, Corowa
99.	Lot 6	Section F DP978429	40 Riesling Street, Corowa
100.	Lot 0	SP77145	36-38 Riesling Street, Corowa
101.	Lot 1	SP77145	36-38 Riesling Street, Corowa
102.	Lot 2	SP77145	36-38 Riesling Street, Corowa
103.	Lot 3	SP77145	36-38 Riesling Street, Corowa
104.	Lot 4	SP77145	36-38 Riesling Street, Corowa
105.	Lot 1	DP784464	34 Riesling Street, Corowa
106.	Part Lot 100	DP1100858	32 Riesling Street, Corowa
107.	Lot 1	DP995399	30 Riesling Street, Corowa
108.	Lot 1	DP986127	11 River Street, Corowa
109.	Lot 1	DP798804	13 River Street, Corowa
110.	Lot 3 Section 3	DP978429	15 River Street, Corowa (Part)

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- Mulwala – land bound by Inglis, Melbourne and Erne Streets and Pool Avenue, being

1.	Lot 1	DP 1142094	72 Melbourne Street
2.	Lot 5	DP 2999	74 Melbourne Street
3.	Lot 6	DP 2999	76 Melbourne Street
4.	Lot 7	DP 2999	78 Melbourne Street
5.	Lot 1	DP 873619	80 Melbourne Street
6.	Lot 2	DP 873619	9 Pool Avenue
7.	Lot 0	SP 10562	82 Melbourne Street
8.	Lot 62	DP 575494	84 Melbourne Street
9.	Lot 1	DP 327039	86 Melbourne Street
10.	Lot 1	DP 1079051	88 Melbourne Street
11.	Lot 2	DP 207027	90 Melbourne Street
12.	Lot 1	DP 207027	92 Melbourne Street

These lands are currently zoned B2 Local Centre. This will require an amendment to Land Zoning Map – Sheets LZN_003B, LZN_006A and LZN_009A and the Table that forms part of Clause 4.1A of the Corowa Local Environmental Plan 2012.

The Planning Proposal documentation supporting this proposal is included in Schedule 1.

As part of its 2011-2031 Strategic Land Use Plan the increasing of the commercial centre was identified as a requirement to accommodate the predicted population growth and hence the commercial development. However the 2006 to 2011 census figures did not suggest that the predicted growth (7.6%) had in fact occurred. In fact the shire had an increase in population of 24 persons or 0.2%.

Also recent population projections released by the Department of Planning and Infrastructure for up to 2036 suggests that Corowa's Shire population is going to remain static at best but more likely to be in slow decline. If these projections have any aspects of accuracy about them, it is considered that Council will have an abundance of B2 Local Centre zone area of which may never be utilised for the purpose of commercial development and to a degree will become sterilised ground.

The introduction of an additional zone, B4 Mixed Uses within the current B2 Local Centre zone will permit both commercial and residential activities to co-exist.

Should Council wish to support this proposal it will be necessary to resolve the following:

RECOMMENDED that Council resolves that it has considered the written planning proposal and directs that the written proposal be sent to the Department of Planning and Infrastructure for an initial Gateway Determination under section 56(1) of the Environmental Planning and Assessment Act, the planning proposal to amend the Corowa Local Environmental Plan 2012 to rezone the subject lands from B2- Local Centre to B4-Mixed Uses; and

The Table in Clause 4.1A be amended to include B4-Mixed Uses zone.

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021/16FC RESOLVED that Council resolves that it has considered the written planning proposal and directs that the written proposal be sent to the Department of Planning and Infrastructure for an initial Gateway Determination under section 56(1) of the Environmental Planning and Assessment Act, the planning proposal to amend the Corowa Local Environmental Plan 2012 to rezone the subject lands from B2- Local Centre to B4-Mixed Uses;

The Table in Clause 4.1A be amended to include B4-Mixed Uses zone.

**B Parr, Manager Development
for DIRECTOR PLANNING AND ENVIRONMENT**