

Corowa - mapping and other amendments to the Corowa LEP 2012

Proposal Title :	Corowa - mapping and other amendments to the Corowa LEP 2012		
Proposal Summary :	Rezone and change lot size for 5 parcels of land from zone RU1 - Primary Production to zone R2 - Low Density Residential, 1 parcel from zone E3 - Environmental Management to zone R1 - General Residential and amend Clause 4.1AA.		
PP Number :	PP_2013_COROW_001_00	Dop File No :	12/16245

Planning Team Recommendation

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

S.117 directions :
1.2 Rural Zones
1.3 Mining, Petroleum Production and Extractive Industries
1.5 Rural Lands
2.1 Environment Protection Zones
3.1 Residential Zones
4.3 Flood Prone Land

Additional Information : **Recommend**

- 1. Proceed and finalise Plan in 9 months**
- 2. Community consultation to be undertaken for 28 days**
- 3. consult with following agencies: Office of Environment and Heritage, Department of Trade and Investment - Resources & Energy.**
- 4. Council be issued an authorisation to exercise delegation to make this Plan.**
- 5. The Director General (or nominated officer) be satisfied that the inconsistencies with section 117 Directions 1.2 - Rural Zones, 1.5 Rural Areas, 2.1 Environmental Protection, 4.3 Flood Prone Land and 4.4 Bushfire prone land have been justified as being of minor significance in this case. No further approval is required in relation to these Directions.**
- 6. In relation to the inconsistency with 1.3 Mining, Petroleum Production and Extractive Industries - Council is to consult with the Department of Trade and Investment - Resources & Energy. This will allow this matter to be addressed with the section 59 Submission.**
- 7. Council to prepare amended maps for the section 59 Submission that are compliant with the Departments Standard Technical requirements for LEP Maps .**

Supporting Reasons : **Proposed lands not inconsistent with endorsed strategy. Lands located near urban land**

Lot 230 DP753744 was indicated as being flood prone and having biodiversity value -this is not the case - the proposed change to zone R1 is to rectify this issue and be consistent with adjoining land use and zoning.

Inconsistencies with s117 Directions 1.2, 1.3, 1.5, 2.1, 4.3, 4.4 have been justified as being of minor significance.

Amendment to clause 4.1AA in relation to community title subdivision is supported

Panel Recommendation

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Recommendation Date : 11-Apr-2013

Gateway Recommendation : Passed with Conditions

Panel

The Planning Proposal should proceed subject to the following conditions:

Recommendation :

1. Prior to undertaking public exhibition, Council is to amend the project timeline within the planning proposal to reflect the 9 month timeframe allocated for completing the LEP. The project timeline is to include all relevant information consistent with Section 2.6 Part 6 of the A Guide to Preparing Planning Proposals.
2. Prior to undertaking public exhibition, Council is to update the planning proposal to provide a proposed Land Zoning Map for land at Lot 230 DP 753744 Hoddle Street, Howlong which is at an appropriate scale and clearly identifies the subject site.
3. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") 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 2012).
4. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act and/or to comply with the requirements of relevant S117 Directions:
 - Office of Environment and Heritage
 - NSW Rural Fire Service (S117 Direction 4.4 Planning for Bushfire Protection)
 - Department of Trade and Investment - Resources and Energy (S117 Direction 1.3 Mining, Petroleum Production and Extractive Industries)Each public authority is 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.
5. A public hearing is not required to be held into the 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).
6. The timeframe for completing the LEP is to be 9 months from the week following the date of the Gateway determination.

Signature:



Printed Name:

NEIL SELMAN

Date:

18/4/13