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Mr Bruce Corcoran
General Manager
Corowa Shire Council
PO Box 77
COROWA NSW 2646

ENVIRONMENT
PLANNING
29 JUL 2011
KNU

Dear Mr Corcoran

RE: DRAFT COROWA LEP 2011

EDM Group have been engaged to prepare this submission on behalf of the landowners of Lots 218 – 223 DP 753734, Enfield Street, Corowa. In particular, the basis of this submission is to lodge an objection to the proposed zoning of the subject land as Primary Production (RU1) and to request consideration of a more appropriate zone outcome having regard to site location and characteristics.

The subject land is located approximately 3km to the south west of the Town Centre and currently comprises 6 separately transferable allotments. Apart from a small stand of trees on Lot 220 and some scattered paddock trees across Lots 218 and 219, the land is otherwise cleared and used from time to time for limited small scale grazing purposes. As noted on the attached aerial plan a significant portion of the western section of Lots 218 – 200 is also affected by rural drainage constraints and the soil can become quite waterlogged at wetter times of the year.

Located to the east of Lots 218 and 219 is a large pond associated with Council's Waste Water Treatment facilities. Situated to the west and south west of the subject land are four lots of similar size to Lots 221 – 223 that have been developed in the past for rural living purposes, with each of these lots containing single dwellings and various outbuildings.

Located to the south across Spring Drive are also a range of small lots also predominantly used for rural living purposes.

It is submitted that in the strategic analysis that forms the background to the Draft Corowa LEP, that the subject land has apparently been simply overlooked when determining the western boundary of the urban area. That is, notwithstanding the fact that the land is a fragmented holding comprising 6 parcels, the land could only at best be regarded as being of low - moderate agricultural capability exhibiting qualities that indicate the land would be a risk from degradation without appropriate conservation practices. The subject land is of a size and shape that precludes any sustainable farming outcome and being in such close proximity to the Town Centre could not be regarded as genuine broad acre farming land. As a consequence the proposed zone could only be regarded as being a "non-urban" holding zone rather than being genuinely applied to land suitable for the stated zone purposes, namely:-

- Encouraging sustainable primary industry production;
- Encouraging diversity in primary production enterprises and system;

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- Minimising fragmentation and alienation of resource lands; and
- Minimising conflict between landuses within this zone and landuses within adjoining zones.

Having regard to the above it is requested that Council give consideration to a more appropriate zone outcome, not only for the subject land Lots 218 – 223 but also adjoining Lots 224 – 227 DP 753734.

In considering the suite of zones proposed to be utilised by the draft Corowa LEP it is submitted that the two most favourable alternatives would be either:-

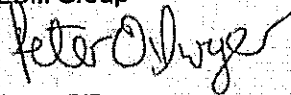
1. Low Density Residential (R2); or
2. Large Lot Residential (R5).

In either instance, it is further submitted that it would also be appropriate to indicate on the relevant Lot Size Map a minimum lot size of 4ha which would preclude future subdivision while recognising the existing use arrangements relevant to Lots 224 – 227 and allowing the vacant Lots 218 – 223 to be developed for a residential purpose consistent with other rural living uses in the immediate locality.

Further to the above, it should be noted that should Council not support this particular submission to introduce a more appropriate zone across the subject land, it is intended that after the draft Corowa LEP has been gazetted that a formal Planning Proposal consistent with the Departments "gateway" plan making process would be prepared for Council's consideration.

Should Council require any further information or additional justification in support of the requested zone alternatives for the subject land, EDM Group would be happy to oblige.

Yours faithfully
EDM Group



Peter O'Dwyer
Manager Planning & Environment