

4 August 2011

Ref: 1255

General Manager
Corowa Shire Council
PO Box 77
COROWA NSW 2646

Dear Sir

Re: **Submission: Draft Corowa Local Environmental Plan 2011 –
"Gemauna", 1-27 Cemetery Road, Corowa (Lots 1-2 DP 259754)**

This firm acts for Geoff & Maureen Duryea, owners of the above land.

On behalf of Geoff & Maureen Duryea, Council is requested to rezone the above land to "R2 Low Density Residential" (R2) instead of "RU1 Primary Production" (RU1).

It is noted that adjoining land to the north and northeast is proposed as R2 however it is unclear why the above land has been excluded. In this regard the land is considered to share the same strategic land use and development planning opportunities as adjoining land with the same minimal constraints for low density residential development. The land:

- is relatively flat;
- is fully serviced except for reticulated sewer which will come in time;
- is not environmentally constrained – for example via flooding, fire hazard, remnant native vegetation, land salinity, drainage lines, watercourses, wetlands, soil contamination with regard to past uses of the land, landslip, or erosion-related hazards;
- does not comprise high quality agricultural land with no groundwater or surface water irrigation licences or any irrigation or drainage systems present;
- is not identified to have potential for commercial forestry, mineral or stone production and does not adjoin and is not located in proximity to any such natural resources;
- does not impact upon landscape and heritage values (European or Aboriginal cultural heritage), including areas or features of aesthetic, archaeological, architectural, historical, scientific, social or other special cultural value, areas of natural scenic beauty or importance, areas of valued landscape character, and any significant views;
- has good road access; and
- is located in proximity to community facilities and community infrastructure in Corowa and will not generate any significant additional cost to the community of providing any required additional services.

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TOWN PLANNING RESIDENTIAL COMMERCIAL INDUSTRIAL RURAL LAND USE DEVELOPMENT SUBDIVISION APPLICATIONS FEASIBILITY
PROJECT MANAGEMENT LEC, VCAT & PLANNING PANEL REPRESENTATION LEP & PLANNING SCHEME AMENDMENTS NSW & VICTORIA

Blueprint Planning & Development Pty Ltd, as trustee for Blueprint Development Trust ACN 110 843 206 ABN 87 492 545 653



Through strategic land use planning documents exhibited as a part of the LEP, the land is not identified as being required for normal urban density development however would comfortably fit and compliment adjoining low density residential uses.

A table showing requested changes to the LEP is provided below.

1-27 Cemetery Road, Corowa (Lots 1-2 DP 259754)		
<i>Current Draft LEP</i>	<i>Proposed Draft LEP after requested change/s</i>	<i>Reference</i>
RU1 Primary Production Zone	R2 Low Density Residential Zone	Land Zoning Map - Sheet LZN_006A
Minimum subdivision lot size of 250 hectares	Minimum subdivision lot size of 1 hectare (without reticulated sewerage); "Area A" minimum subdivision lot size of 4,000 square metres (with reticulated sewerage)	Lot Size Map - Sheet LSZ_006A; Draft LEP clause 4.1(4A)
...	Urban Release Area	Urban Release Areas Map - Sheet URA_006A; Part 6, LEP

For the reasons expressed in this submission it is considered reasonable that Council rezone the above land to "R2 Low Density Residential" (R2) instead of "RU1 Primary Production" (RU1).

Should any further information be required I can be contacted on 0427 090149.

Yours sincerely,
Blueprint Planning


James Laycock MP/IA, CPP
PRINCIPAL PLANNER