



Our Reference 135783 PL04
Your Reference

ENVIRONMENT
PLANNING

27 JUL 2011

Enu

26 July 2011

Mr Bob Parr
Director of Environmental Services
Corowa Shire Council
PO Box 77
Corowa NSW 2646

Dear Bob

**Lot 228, 229 & 230 Hoddle Street, Howlong
Submission to the draft Local Environment Plan**

CPG Australia acts on behalf of Mr Ivan Peppe in relation to properties known as Lots 228, 229 & 230 Hoddle Street, Howlong.

On behalf of our client, we make the following comments in relation to the draft Corowa Local Environment Plan (LEP).

The draft LEP has identified the parcels as follows:

- Lots 228 & 229 have been identified for General Residential zone.
- Lots 228 & 229 have been included on the Lot Size Map with a minimum lot size of 550m².
- Lot 230 has been identified within the Environmental Management zone.
- Lot 230 has been included on the Lot Size Map with a minimum lot size of 400ha.
- All three lots are proposed to be identified for "Biodiversity" on the Natural Resource – Biodiversity Map.

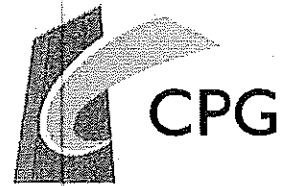
It is respectfully requested Council consider amending the draft LEP as follows in relation to our client's properties:

- Lot 230 to be included within the General Residential zone.
- Lot 230 to be included within the Lot Size Map with a minimum lot size of 550m².
- All three lots to be removed from the Biodiversity Map.

The following points are listed in support of our submission:

- The request for Lot 230 Hoddle Street, to be included within the General Residential zone is effectively correcting a mapping anomaly. The adjoining land to the east and west is included

CPG Australia Pty Ltd ABN 55 050 029 635
144 Welsford Street PO Box 926 Shepparton Victoria 3632 Australia T 03 5831 4448 F 03 5831 4449 cpg-global.com



within the General Residential zone; including Lot 230 within the Environmental Management Zone will cause fragmentation between the properties.

- The 1% flood level does not impact on the subject site.
- The properties are held in the same ownership and therefore can be residentially developed as one in the future.
- The parcels are within close proximity to the services offered within the Howlong township.
- The parcels have predominantly been farmed with highly modified landscapes. As such it is anticipated that biodiversity and conservation levels will be low. Furthermore, environmental connectivity between the Murray River and the Howlong Golf Course is likely to be negligible.

Given the above, it is respectfully requested that all of our client's land be included within the General Residential zone, included on the Lot Size Map for a minimum of 550m² and removed from the Biodiversity Map.

If you require any additional support information or have any queries regarding this matter please call me on 5831 4448.

Yours sincerely

A handwritten signature in dark ink, appearing to read "Casey Stone", written over a light background.

Casey Stone
Urban & Regional Planner

Copy to

Mr Ivan Peppe
PO Box 60
Howlong NSW 2643