

Attachment A

Corowa Planning Proposal

Information in support

(Extract from Corowa Council Section 68 Report dated September 2011 prepared by GHD)

The following requested amendments are as a result of submissions (copies attached as D) made to Council in relation to the Corowa LEP 2012.

Council at a meeting dated 16 August 2011 resolved to include, among other matters the following in the draft Corowa LEP 2012. In negotiation with the Department in 2012 it was agreed that the following matters would be omitted from the Corowa LEP 2012 and reconsidered as a Planning Proposal at a later time. It was Council's clear intention in August 2011 to support the following matters based on the submissions and for the following reasons.

Lots 1 & 2 DP 259754 Cemetery Road Corowa (page 16)

3.	Blueprint Planning & Development on behalf of Geoff & Maureen Duryea	Request rezone to "R2 Low Density Residential" (R2) instead of "RU1 Primary Production" (RU1)	Blueprint Planning & Development on behalf of Geoff & Maureen Duryea, Landowners – "Gemaure", 1-27 Cemetery Road, Corowa (Lots 1-2 DP 259754) Council is requested to rezone the land to "R2 Low Density Residential" (R2) instead of "RU1 Primary Production" (RU1).	The landowners' view that the proposed RU1 zone is not environmentally, culturally or scientifically sensitive is valid. The subject land is adjacent to land proposed to be zoned R2 Low Density Residential with sealed bitumen access. It does not comprise high quality agricultural land and does not have any groundwater or surface water irrigation licences or any irrigation or drainage systems present. The subject land is not environmentally constrained by flooding, bushfire, remnant native vegetation, natural watercourses or cultural heritage. The rezoning of the subject land from RU1 Primary Production to R2 Low Density Residential would be a minor deviation from the Corowa Shire 2011-2031 Strategic Plan, however given the subject land would create a maximum of 10 x 1ha unsewered lots or 25 x 4,000m² sewerred lots, based on land area only, it is considered acceptable.
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Lots 221,222,223 DP 753734 Einfield Street Corowa (page 17)

6.	EDM Group on behalf of the landowner	Object to proposed zoning as Primary Production (RU1)	Landowner of Lots 218-223 DP 753734, Enfield Street, Corowa – comprising 6 separately transferable allotments used from time to time for limited small scale grazing purposes.	Council staff and consultants GHD have reviewed the subject land and have formed the opinion that Lots 221, 222 and 223, DP 753734 are considered to be of limited area to sustain long term agriculture and given their location adjacent to an existing residential area, would be more suitable for residential purposes. In this regard a R2 Low Density Residential zone would be appropriate for the subject land and in keeping with the adjoining development. The rezoning of the subject land from RU1 Primary Production to R2 Low Density Residential would be a minor deviation from the Corowa Shire 2011-2031 Strategic Plan, however given the subject land would create a maximum of 13 x 1ha unsewered lots or 32 x 4,000m² sewered lots, based on land area only, it is considered acceptable. The rezoning of the remaining land is not supported at this time as the land appears to be environmentally constrained, particularly from water inundation.
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Lot 230 DP 753744 Hoddle Street Howlong (page 18)

7.	CPG on behalf of Mr Ivan Peppe	Request the land is included within the R1 General Residential zone and removed from the Biodiversity Map	CPG on behalf of the landowner – Lot 228, 229 and 230 Hoddle Street, Howlong Lots 228 & 229 have been identified for General residential zone and included on the Lot Size Map with a minimum lot size of 550m². Lot 230 has been identified within the Environmental Management zone and 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. The landowner requests Lot 230 to be included within the General Residential zone with a minimum lot size of 550m² (effectively correcting a mapping anomaly) and all three lots be removed from the Biodiversity map.	The subject land was identified in the Corowa Shire 2011- 2031 Strategic Plan for low density residential purposes. The landowners' view that the proposed E3 land is not environmentally, culturally or scientifically sensitive is valid. Council staff and consultants GHD have visited the site and can confirm that the site is not constrained by bushfire, Aboriginal or European heritage or the 1 in 100 year flood level. The site does not contain environmental features that would warrant an E3 Environmental Management zone. The most appropriate zone for the subject land would be R1General Residential. This zone would be consistent with the zoning applied to Lots 228 and 229 to the east and existing residential development to the west.
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