

Amendment of River Front Building Line for 16 properties at Lang Street and Corowa Road, Mulwala, and amendment of applicable mapping.

Proposal Title :	Amendment of River Front Building Line for 16 properties at Lang Street and Corowa Road, Mulwala, and amendment of applicable mapping.		
Proposal Summary :	To amend the River Front Building Line for 16 properties in Lang Street and Corowa Road, Mulwala. The River Front Building Line Map will require amendment also.		
PP Number :	PP_2013_COROW_004_00	Dop File No :	13/12625

Proposal Details

Date Planning Proposal Received :	29-Jul-2013	LGA covered :	Corowa
Region :	Western	RPA :	Corowa Shire Council
State Electorate :	ALBURY	Section of the Act :	55 - Planning Proposal
LEP Type :	Policy		

Location Details

Street :	Lang Street		
Suburb :		City :	Mulwala
Land Parcel :	Lot 2 DP 539336, No. 69 Lang Street, Mulwala		
Postcode :	2647		
Street :	Lang Street		
Suburb :		City :	Mulwala
Land Parcel :	Lot 12 DP 587683, No. 71 Lang Street, Mulwala		
Postcode :	2647		
Street :	Corowa Road		
Suburb :		City :	Mulwala
Land Parcel :	Lot 5 DP 228967, No. 53 Corowa Road, Mulwala		
Postcode :	2647		
Street :	Corowa Road		
Suburb :		City :	Mulwala
Land Parcel :	Lot 24 DP 1059738		
Postcode :	2647		
Street :	Corowa Road		
Suburb :		City :	Mulwala
Land Parcel :	Lot 1 DP 229867, No. 57 Corowa Road, Mulwala		
Postcode :	2647		
Street :	Corowa Road		
Suburb :		City :	Mulwala
Land Parcel :	Lot 1 DP 214523, No. 59 Corowa Road, Mulwala		
Postcode :	2647		
Street :	Corowa Road		
Suburb :		City :	Mulwala
Land Parcel :	Lot 2 DP 214523, No. 61 Corowa Road, Mulwala		
Postcode :	2647		

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Street :	Corowa Road		
Suburb :		City : Mulwala	Postcode : 2647
Land Parcel :	Lot 2 SP 53187, No. 63A Corowa Road, Mulwala		
Street :	Corowa Road		
Suburb :		City : Mulwala	Postcode : 2647
Land Parcel :	Lot 1 DP 524784, No. 65 Corowa Road, Mulwala		
Street :	Corowa Road		
Suburb :		City : Mulwala	Postcode : 2647
Land Parcel :	Lot 2 DP 31429, No. 67 Corowa Road, Mulwala		
Street :	Corowa Road		
Suburb :		City : Mulwala	Postcode : 2647
Land Parcel :	Lot 3 DP 31429, No. 69 Corowa Road, Mulwala		
Street :	Corowa Road		
Suburb :		City : Mulwala	Postcode : 2647
Land Parcel :	Lot 4 DP 31429, No. 71 Corowa Road, Mulwala		
Street :	Corowa Road		
Suburb :		City : Mulwala	Postcode : 2647
Land Parcel :	Lot 5 DP 31429, No. 73 Corowa Road, Mulwala		
Street :	Corowa Road		
Suburb :		City : Mulwala	Postcode : 2647
Land Parcel :	Lot 6 DP 31429, No. 75 Corowa Road, Mulwala		
Street :	Corowa Road		
Suburb :		City : Mulwala	Postcode : 2647
Land Parcel :	Lot 7 DP 31429, No. 77 Corowa Road, Mulwala		
Street :	Corowa Road		
Suburb :		City : Mulwala	Postcode : 2647
Land Parcel :	Lot 1 DP 526577, No. 79 Corowa Road, Mulwala		

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DoP Planning Officer Contact Details

Contact Name : **Jenna McNabb**
Contact Number : **0268412180**
Contact Email : **jenna.mcnabb@planning.nsw.gov.au**

RPA Contact Details

Contact Name : **Bob Parr**
Contact Number : **0260338960**
Contact Email : **bob.parr@corowa.nsw.gov.au**

DoP Project Manager Contact Details

Contact Name :
Contact Number :
Contact Email :

Land Release Data

Growth Centre :	N/A	Release Area Name :	
Regional / Sub Regional Strategy :	N/A	Consistent with Strategy :	N/A
MDP Number :		Date of Release :	
Area of Release (Ha) :		Type of Release (eg Residential / Employment land) :	
No. of Lots :	16	No. of Dwellings (where relevant) :	16
Gross Floor Area :	0	No of Jobs Created :	0

The NSW Government Lobbyists Code of Conduct has been complied with : **Yes**

If No, comment :

Have there been meetings or communications with registered lobbyists? : **No**

If Yes, comment : **There have been no known meetings or communications with registered lobbyists.**

Supporting notes

Internal Supporting Notes : **The planning proposal involves the amendment of the LEP and mapping to increase the river front buiding line as follows:**

Lot 2 DP 539336, No. 69 Lang Street, Mulwala - increase building line from 10m to 15m

Lot 12 DP 587683, No. 71 Lang Street, Mulwala - increase building line from 10m to 15m

Lot 5 DP 228967, No. 53 Corowa Road, Mulwala - increase building line from 10m to 15m

Lot 24 DP 1059738, No. 55 Corowa Road, Mulwala - increase building line from 10m to 20m

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Lot 1 DP 229867, No. 57 Corowa Road, Mulwala - increase building line from 10m to 20m

Lot 1 DP 214523, No. 59 Corowa Road, Mulwala - increase building line from 10m to 20m

Lot 2 DP 214523, No. 61 Corowa Road, Mulwala - increase building line from 10m to 20m

Lot 2 SP 53187, No. 63A Corowa Road, Mulwala - increase building line from 10m to 20m

Lot 1 DP 524784, No. 65 Corowa Road, Mulwala - increase building line from 10m to 20m

Lot 2 DP 31429, No. 67 Corowa Road, Mulwala - increase building line from 10m to 20m

Lot 3 DP 31429, No. 69 Corowa Road, Mulwala - increase building line from 10m to 20m

Lot 4 DP 31429, No. 71 Corowa Road, Mulwala - increase building line from 10m to 18m

Lot 5 DP 31429, No. 73 Corowa Road, Mulwala - increase building line from 10m to 18m

Lot 6 DP 31429, No. 75 Corowa Road, Mulwala - increase building line from 10m to 15m

Lot 7 DP 31429, No. 77 Corowa Road, Mulwala - increase building line from 10m to 15m

Lot 1 DP 526577, No. 79 Corowa Road, Mulwala - increase building line from 10m to 15m

Plans submitted also include a 17th property (Lot 2 DP 526577, No. 81 Corowa Road, Mulwala), however, the building line of this property is not proposed to be altered.

The amendment of the river front building line will require the amendment of the related River Front Building Line Maps contained within the LEP. All properties contain dwellings and ancillary buildings which will be contained within the proposed new building line.

The intended outcome of the planning proposal is to maintain the character of the existing building lines and vistas from land and water views. The planning proposal will prohibit any additional structures being constructed on the eastern portion of the allotments.

All building lines are proposed to be increased, not decreased.

External Supporting
Notes :

The land is zoned R2 - Low Density Residential with a lot size of 550m², is generally above the flood planning area and height of buildings limited to 9m, and these provisions will remain unchanged.

Adequacy Assessment

Statement of the objectives - s55(2)(a)

Is a statement of the objectives provided? **Yes**

Comment : **Adequately addressed.**

Explanation of provisions provided - s55(2)(b)

Is an explanation of provisions provided? **Yes**

Comment : **Satisfactory.**

Justification - s55 (2)(c)

a) Has Council's strategy been agreed to by the Director General? **Yes**

b) S.117 directions identified by RPA :

2.1 Environment Protection Zones

2.3 Heritage Conservation

* May need the Director General's agreement

3.1 Residential Zones

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3.2 Caravan Parks and Manufactured Home Estates
3.3 Home Occupations
3.4 Integrating Land Use and Transport
4.3 Flood Prone Land
4.4 Planning for Bushfire Protection
5.1 Implementation of Regional Strategies
6.1 Approval and Referral Requirements
6.2 Reserving Land for Public Purposes
6.3 Site Specific Provisions

Is the Director General's agreement required? **No**

c) Consistent with Standard Instrument (LEPs) Order 2006 : **Yes**

d) Which SEPPs have the RPA identified?

e) List any other matters that need to be considered :

The planning proposal is considered to be consistent with all s.117 Directions and SEPPs.

The planning proposal does not affect the environmental protection standards of the Corowa LEP 2012.

Have inconsistencies with items a), b) and d) being adequately justified? **N/A**

If No, explain :

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment :

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment :

14 days for community consultation has been proposed by Council. This is considered inadequate. The Department recommends community consultation for a period of 28 days. This consultation period will be included as a condition of the planning proposal.

Additional Director General's requirements

Are there any additional Director General's requirements? **No**

If Yes, reasons :

Overall adequacy of the proposal

Does the proposal meet the adequacy criteria? **Yes**

If No, comment :

Proposal Assessment

Principal LEP:

Due Date :

Comments in relation to Principal LEP :

Corowa LEP 2012 was notified on 29 June 2012.

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Assessment Criteria

Need for planning proposal :	The planning proposal is required to prohibit additional structures being constructed on the eastern portions (rear yards) of the subject properties, to maintain the character of the existing building lines and vistas from both land and water views. The new building lines have been proposed to include the existing structures on the property, so there are no known building line encroachments.
Consistency with strategic planning framework :	Yes. The Corowa Land Use documentation was endorsed by the Director General on 25 June 2012.
Environmental social economic impacts :	The planning proposal will result in future dwellings and associated buildings being located further away from Lake Mulwala. There are no known social or environmental impacts.

Assessment Process

Proposal type :	Routine	Community Consultation Period :	28 Days
Timeframe to make LEP :	12 months	Delegation :	RPA
Public Authority Consultation - 56(2)(d) :	NSW Department of Primary Industries - Fishing and Aquaculture Other		

Is Public Hearing by the PAC required? **No**

(2)(a) Should the matter proceed ? **Yes**

If no, provide reasons :

Resubmission - s56(2)(b) : **No**

If Yes, reasons :

Identify any additional studies, if required. :

If Other, provide reasons :

Identify any internal consultations, if required :

No internal consultation required

Is the provision and funding of state infrastructure relevant to this plan? **No**

If Yes, reasons :

Documents

Document File Name	DocumentType Name	Is Public
Council Agenda & Minute.pdf	Proposal	Yes

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Request Initial Gateway Det - Amendment 4 .pdf
Supporting documents.pdf

Proposal Covering Letter
Proposal

Yes
Yes

Planning Team Recommendation

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

S.117 directions:

- 2.1 Environment Protection Zones
- 2.3 Heritage Conservation
- 3.1 Residential Zones
- 3.2 Caravan Parks and Manufactured Home Estates
- 3.3 Home Occupations
- 3.4 Integrating Land Use and Transport
- 4.3 Flood Prone Land
- 4.4 Planning for Bushfire Protection
- 5.1 Implementation of Regional Strategies
- 6.1 Approval and Referral Requirements
- 6.2 Reserving Land for Public Purposes
- 6.3 Site Specific Provisions

Additional Information :

1. Proceed and finalise the planning proposal within 12 months of the Gateway Determination Date.
2. Community consultation to be undertaken for 28 days.
3. Corowa Shire Council to be issued an authorisation to exercise delegation to make this amendment.
4. Maps are to be prepared amending the river front building line for the subject properties.
5. Council is to request the Department to draft and finalise the amendment no later than 6 weeks prior to the projected making of the amendment date.
6. Council is to prepare amended maps which are at an appropriate scale and clearly identify the subject land for the Section 59 submission that are compliant with the Departments Standard technical requirements for LEP maps. The following maps are to be amended:
River Front Building Line Map
7. Council is to consult with the following agencies:
 - NSW office of Water
 - NSW Department of Primary Industries - Fisheries.
 - Office of Environment and Heritage.

Supporting Reasons :

The amendment of the River Front Building Line for the subject properties is considered to be positive and of minor significance. The land is currently used for residential purposes, and will increase the buiding line on the river front, to further protect the environment and the amenity of the area.

Signature:



Printed Name:

Jenner McNabb

Date:

1.8.13.

Endorsed Wayne Garnsey 1/8/13
Wayne Garnsey
A/Team Leader