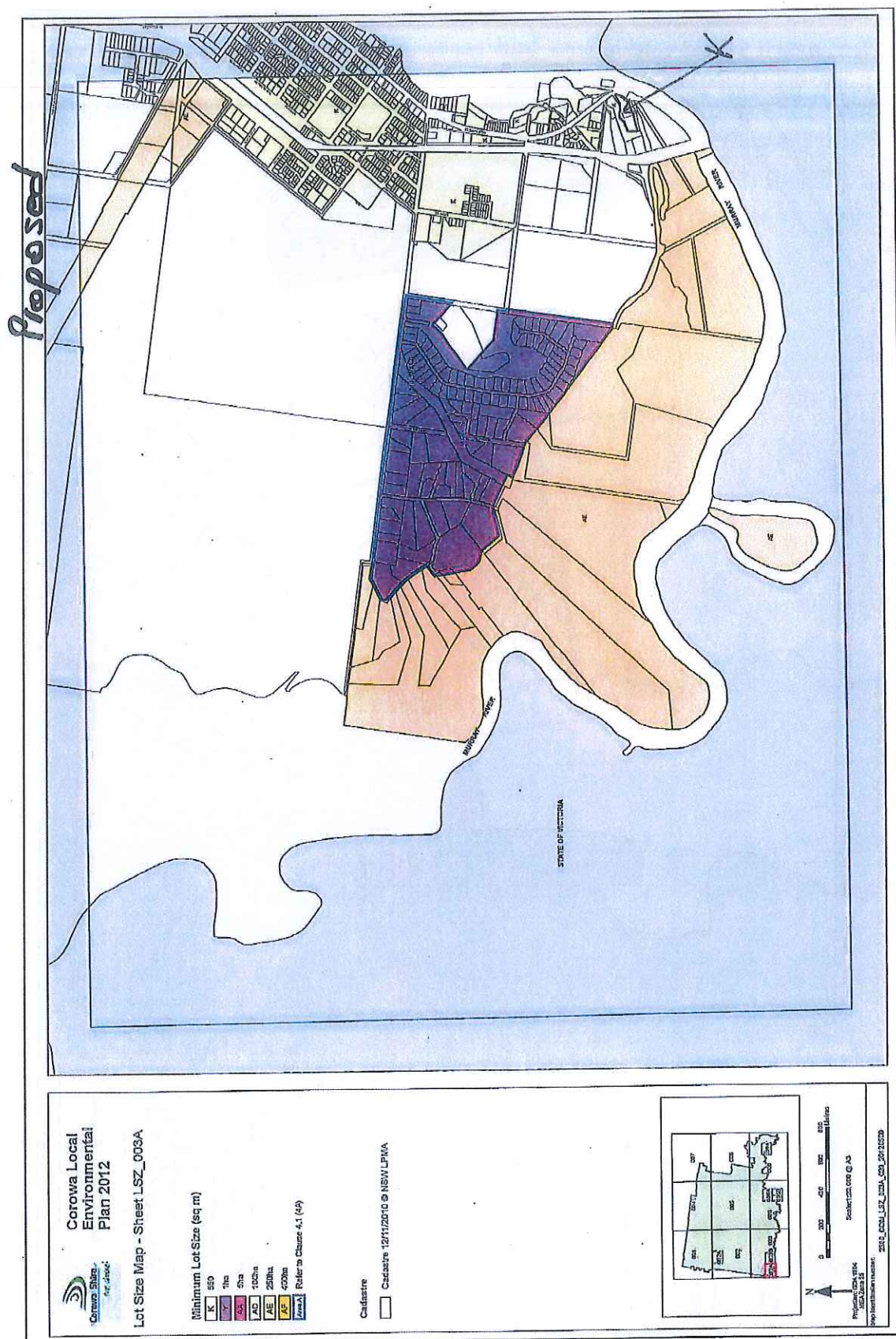
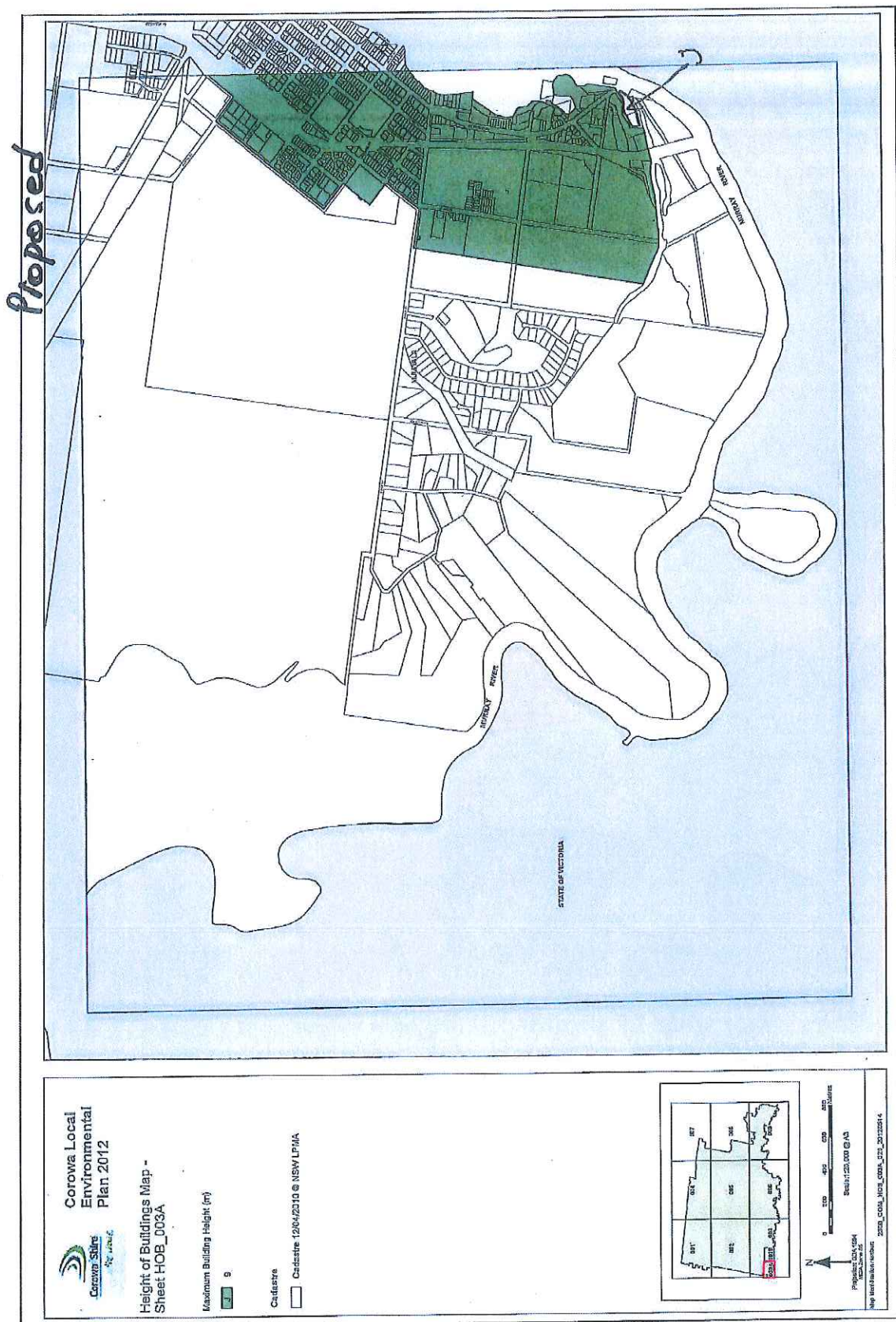




DIRECTOR ENVIRONMENTAL AND PLANNING SERVICES' REPORT AS SUBMITTED TO AN ORDINARY MEETING OF THE COROWA SHIRE COUNCIL HELD IN THE COUNCIL CHAMBERS, COROWA ON 15 APRIL 2014.

MAYOR _____

GENERAL MANAGER _____



DIRECTOR ENVIRONMENTAL AND PLANNING SERVICES' REPORT AS SUBMITTED TO AN ORDINARY MEETING OF THE COROWA SHIRE COUNCIL HELD IN THE COUNCIL CHAMBERS, COROWA ON 15 APRIL 2014.

MAYOR _____

GENERAL MANAGER _____

For Council's Information.

3. PLANNING PROPOSAL NO. 3
LOTS 11 & 12 DP 737090, MELBOURNE STREET, MULWALA

This Planning Proposal seeks to change the zoning boundaries within the following allotments:

1. Lot 11 DP 737090 / 273 Melbourne Street, Mulwala – land that is currently zoned W2-Recreational Waterways to Zone R1- General Residential. The zone boundary to be the foreshore/retaining wall. This will require an amendment to LZN-003A, LSZ-003A, HOB-003A and RBL-003A.
2. Lot 12 DP 737090 / 275 Melbourne Street, Mulwala – land that is currently zoned W2-Recreational Waterways to Zone R1-General Residential. The zone boundary to be the foreshore/retaining wall. This will require an amendment to LSN-003A, LSZ-003A, HOB-003A and RBL-003A.

The purpose of the planning proposal is to correct a mapping error in the Corowa Shire Local Environmental Plan (LEP) 2012. The LEP maps have land that is positioned above the 1% flood level, located behind the foreshore and retaining wall and that was a residential zone in the former LEP, identified as part of Lake Mulwala.

The planning proposal documentation supporting this proposal is included in Schedule No. 1.

RECOMMENDED that Council resolves It has considered the written planning proposal and directs that the written planning proposal be sent to the Department of Planning and Infrastructure for an Initial Gateway Determination under section 56(1) of the Environmental Planning and Assessment Act 1979, the planning proposal to amend the Corowa Shire Local Environmental Plan 2012 to rezone:

1. Lot 11 DP 737090 – from W2-Recreational Waterway to R1-General Residential north of the foreshore/retaining wall.
2. Lot 12 DP 737090 – from W2-Recreational Waterway to R1-General Residential north of the foreshore/retaining wall.

4. DEVELOPMENT APPLICATION NO. 2013/018

APPLICANTS: P & K Crawford
PROPERTY: 71 Corowa Road, Mulwala (Lot 4; DP 31429)
OWNERS: P & K Crawford
ZONING: R2 Low Density Residential
PROPOSAL: To erect a two-storey dwelling and a new front fence

1.0 BACKGROUND

A development application and construction certificate application were lodged to erect a two-storey dwelling, garage and new front fence at 71 Corowa Road, Mulwala. The proposal was advertised and consultation was undertaken in accordance with Council's policy.

The owner subsequently lodged amended plans with further details regarding the location of the dwelling and the deletion of the proposed garage.

This proposal was readvertised and further consultation took place. Several submissions were received following this process.

In this zone, dwelling houses are permitted with consent of Council.

DIRECTOR ENVIRONMENTAL AND PLANNING SERVICES' REPORT AS SUBMITTED TO AN ORDINARY MEETING OF THE COROWA SHIRE COUNCIL HELD IN THE COUNCIL CHAMBERS, COROWA ON 21 MAY 2013.

MAYOR

GENERAL MANAGER

DIRECTOR ENVIRONMENTAL AND PLANNING SERVICES' REPORT AS SUBMITTED TO AN ORDINARY MEETING OF THE COROWA SHIRE COUNCIL HELD IN THE COUNCIL CHAMBERS, COROWA ON 15 APRIL 2014.

MAYOR _____

GENERAL MANAGER _____

ORDINARY MINUTES

21 MAY 2013

PAGE 3

3. HOWLONG WATER SUPPLY

139/13 RESOLVED on the motion of Councillors Schirmer and Miegel that Council install new valves in to the Howlong trunk main system for the estimated cost of \$20,000.

ADOPTION OF DIRECTOR ENGINEERING AND INFRASTRUCTURE REPORT.

140/13 RESOLVED on the motion of Councillors Schirmer and Miegel that the balance of the Director Engineering and Infrastructure Report be adopted.

DIRECTOR ENVIRONMENTAL AND PLANNING SERVICES' REPORT.

141/13 RESOLVED on the motion of Councillors Davey and Law that the Environmental and Planning Services Report be dealt with.

3. PLANNING PROPOSAL NO. 3LOTS 11 & 12 DP 737090, MELBOURNE STREET, MULWALA

142/13 RESOLVED on the motion of Councillors Davey and Law that Council resolves it has considered the written planning proposal and directs that the written planning proposal be sent to the Department of Planning and Infrastructure for an Initial Gateway Determination under section 56(1) of the Environmental Planning and Assessment Act 1979, the planning proposal to amend the Corowa Shire Local Environmental Plan 2012 to rezone:

1. Lot 11 DP 737090 – from W2-Recreational Waterway to R1-General Residential north of the foreshore/retaining wall.
2. Lot 12 DP 737090 – from W2-Recreational Waterway to R1-General Residential north of the foreshore/retaining wall.

Voting

For: Councillors Longmire, Law, Davey, Miegel, Palmer, Shields, Bruinsma, Schirmer and Wales.

Against: Nil.

ADJOURNMENT OF MEETING

The meeting adjourned for morning tea at 10.25 a.m.

RESUMPTION OF MEETING

The meeting resumed at 10.55 a.m.

SUSPENSION OF STANDING ORDERS

143/13 RESOLVED on the motion of Councillors Shields and Davey that standing orders be suspended.

Dr George Gescheit

The Mayor invited Dr George Gescheit to address Council concerning Development Application 2013/018.

RESUMPTION OF STANDING ORDERS

144/13 RESOLVED on the motion of Councillors Wales and Davey that standing orders

THIS IS PAGE NUMBER 3 OF THE MINUTES OF AN ORDINARY MEETING OF THE COROWA SHIRE COUNCIL HELD IN THE COUNCIL CHAMBERS, COROWA ON 21 MAY 2013.

MAYOR

GENERAL MANAGER

DIRECTOR ENVIRONMENTAL AND PLANNING SERVICES' REPORT AS SUBMITTED TO AN ORDINARY MEETING OF THE COROWA SHIRE COUNCIL HELD IN THE COUNCIL CHAMBERS, COROWA ON 15 APRIL 2014.

MAYOR _____

GENERAL MANAGER _____

Attachment B**Consistency with SEPP's**

The following relevant environmental planning instruments (EPI) have been considered in the preparation of this planning proposal:

EPI	Applicable	Relevant	Consistent	Comments
Murray Regional Environmental Plan No 2—Riverine Land	Yes	Yes	Yes	The PP is generally consistent with the provisions of the MREP
State Environmental Planning Policy No 1—Development Standards	Yes	Yes	Yes	This SEPP may apply to development of the land to which the PP applies and does not affect the operation of the SEPP
State Environmental Planning Policy No 4—Development Without Consent and Miscellaneous Exempt and Complying Development	Yes	Yes	Yes	This SEPP may apply to development of the land to which the PP applies and does not affect the operation of the SEPP
State Environmental Planning Policy No 6—Number of Storeys in a Building	Yes	Yes	yes	This SEPP may apply to development of the land to which the PP applies and does not affect the operation of the SEPP
State Environmental Planning Policy No 21—Caravan Parks	Yes	Yes	Yes	The PP is consistent with the provisions of the SEPP in that development of a caravan park requires the consent of Council and is permissible development in zone R1
State Environmental Planning Policy No 22—Shops and Commercial Premises	Yes	Yes	Yes	The PP will not affect the application of this SEPP
State Environmental Planning Policy No 30—Intensive Agriculture	Yes	Yes	Yes	The PP will not affect the operation of this SEPP
State Environmental Planning Policy No 32—Urban	Yes	Yes	Yes	The PP will not affect the application of this SEPP

DIRECTOR ENVIRONMENTAL AND PLANNING SERVICES' REPORT AS SUBMITTED TO AN ORDINARY MEETING OF THE COROWA SHIRE COUNCIL HELD IN THE COUNCIL CHAMBERS, COROWA ON 15 APRIL 2014.

MAYOR _____

GENERAL MANAGER _____

Consolidation (Redevelopment of Urban Land).				
State Environmental Planning Policy No 33— Hazardous and Offensive Development	Yes	Yes	Yes	The PP will not affect the application of this SEPP
State Environmental Planning Policy No 36— Manufactured Home Estates	Yes	Yes	Yes	The PP will not affect the application of this SEPP
State Environmental Planning Policy No 44—Koala Habitat Protection	Yes	Yes	Yes	The PP will not affect the application of this SEPP
State Environmental Planning Policy No 50—Canal Estate Development	Yes	Yes	Yes	The PP will not affect the application of this SEPP
State Environmental Planning Policy No 55— Remediation of Land	Yes	Yes	Yes	The PP will not affect the application of this SEPP. The PP is to correct a mapping error
State Environmental Planning Policy No 62— Sustainable Aquaculture	Yes	Yes	Yes	The PP will not affect the application of this SEPP
State Environmental Planning Policy No 64— Advertising and Signage	Yes	Yes	Yes	The PP will not affect the application of this SEPP
State Environmental Planning Policy No 65—Design Quality of Residential Flat Development	Yes	Yes	Yes	The PP will not affect the application of this SEPP
State Environmental Planning Policy (Affordable Rental	Yes	Yes	Yes	The PP will not affect the application of this SEPP

DIRECTOR ENVIRONMENTAL AND PLANNING SERVICES' REPORT AS SUBMITTED TO AN ORDINARY MEETING OF THE COROWA SHIRE COUNCIL HELD IN THE COUNCIL CHAMBERS, COROWA ON 15 APRIL 2014.

MAYOR _____

GENERAL MANAGER _____

Housing) 2009				
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004.	Yes	Yes	Yes	The PP does not affect the application of the SEPP
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	Yes	Yes	Yes	The PP does not affect the application of this SEPP
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004	Yes	Yes	Yes	The PP does not affect the application of this SEPP
State Environmental Planning Policy (Infrastructure) 2007	Yes	Yes	Yes	The PP does not affect the application of this SEPP
State Environmental Planning Policy (Major Development) 2005	Yes	Yes	Yes	The PP does not affect the application of this SEPP
State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007	Yes	Yes	Yes	The PP does not affect the application of this SEPP
State Environmental Planning Policy (Rural Lands) 2008	Yes	Yes	Yes	The PP does not affect the application of this SEPP
State Environmental	Yes	Yes	Yes	The PP does not affect the application of this SEPP

DIRECTOR ENVIRONMENTAL AND PLANNING SERVICES' REPORT AS SUBMITTED TO AN ORDINARY MEETING OF THE COROWA SHIRE COUNCIL HELD IN THE COUNCIL CHAMBERS, COROWA ON 15 APRIL 2014.

MAYOR _____

GENERAL MANAGER _____

Attachment C

Consistency with Section 117 Directions

The following relevant s117 Directions have been considered in the preparation of this planning proposal:

No.	S117 Directions	Objective	Consistency	Comments
2	Environment and Heritage			
2.1	Environment Protection Zones	The objective of this direction is to protect and conserve environmentally sensitive areas	Yes	The PP is consistent with the objectives of this direction. The portion of land that is part of Lake Mulwala will remain W2 Recreational Waterways zone
2.3	Heritage Conservation	The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and Indigenous heritage significance	Yes	The PP does not affect the standard provisions for the protection of heritage and archaeological sites
3	Housing, Infrastructure and Urban Development			
3.1	Residential Zones	The objectives of this direction are: to encourage a variety and choice of housing types to provide for existing and future housing needs, to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and to minimise the impact of residential development on the environment and resource lands.	Yes	The proposed rezoning of the subject sites to residential is consistent with the objectives of this direction.
3.2	Caravan Parks and Manufactured Home Estates	The objectives of this direction are to provide for a variety of housing types and to provide opportunities for caravan parks and manufactured home estates.	Yes	The PP allows the development of caravan parks and MHE's within the zone R1.

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DIRECTOR ENVIRONMENTAL AND PLANNING SERVICES' REPORT AS SUBMITTED TO AN ORDINARY MEETING OF THE COROWA SHIRE COUNCIL HELD IN THE COUNCIL CHAMBERS, COROWA ON 15 APRIL 2014.

MAYOR _____

GENERAL MANAGER _____

3.3	Home Occupations	The objective of this direction is to encourage the carrying out of low-impact small businesses in dwelling houses	Yes	The PP is consistent with this direction.
3.4	Integrating Land Use and Transport	The objective of this direction is to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives: Improving access to housing, jobs and services by walking, cycling and public transport, and Increasing the choice of available transport and reducing dependence on cars, and reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and supporting the efficient and viable operation of public transport services and	Yes	The PP is consistent with objectives of this direction in that the subject land is in close proximity to existing urban development.
4	Hazard and Risk			
4.3	Flood Prone Land	The objectives of this direction are: to ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the <i>Floodplain Development Manual 2005</i> , and to ensure that the provisions of an LEP on flood prone land is commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land.	Yes	The PP is consistent with the objectives of this direction. All of the subject land that will be in the zone R1 is located above the 1% flood level.
4.4	Planning for Bushfire Protection	The objectives of this direction are to protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and to encourage sound management of bush fire prone areas	Yes	The PP is consistent with the objectives of the direction

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DIRECTOR ENVIRONMENTAL AND PLANNING SERVICES' REPORT AS SUBMITTED TO AN ORDINARY MEETING OF THE COROWA SHIRE COUNCIL HELD IN THE COUNCIL CHAMBERS, COROWA ON 15 APRIL 2014.

MAYOR _____

GENERAL MANAGER _____

5	Regional Planning			
5.1	Implementation of Regional Strategies	The objective of this direction is to give legal effect to the vision, land use strategy, policies, outcomes and actions contained in regional strategies	Yes	No identified regional strategies apply
6	Local Plan Making			
6.1	Approval and Referral Requirements	The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development	Yes	There are no approval or referral requirements proposed in the PP.
6.2	Reserving Land for Public Purposes	The objectives of this direction are to facilitate the provision of public services and facilities by reserving land for public purposes, and to facilitate the removal of reservations of land for public purposes where the land is no longer required for acquisition	Yes	The PP does not affect land reserved for public purposes.
6.3	Site Specific Provisions	The objective of this direction is to discourage unnecessarily restrictive site specific planning controls.	Yes	The PP does not propose site planning controls

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DIRECTOR ENVIRONMENTAL AND PLANNING SERVICES' REPORT AS SUBMITTED TO AN ORDINARY MEETING OF THE COROWA SHIRE COUNCIL HELD IN THE COUNCIL CHAMBERS, COROWA ON 15 APRIL 2014.

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Planning Policy (Temporary Structures and Places of Public Entertainment) 2007				

DIRECTOR ENVIRONMENTAL AND PLANNING SERVICES' REPORT AS SUBMITTED TO AN ORDINARY MEETING OF THE COROWA SHIRE COUNCIL HELD IN THE COUNCIL CHAMBERS, COROWA ON 15 APRIL 2014.

MAYOR _____

GENERAL MANAGER _____



Department of Primary Industries

Our Ref: C13/106

Your Ref: BP:LA - Planning

24 September 2013

The General Manager
Corowa Shire Council
PO Box 77
COROWA NSW 2640

Attn: Bob Parr

Dear , Mr Parr

RE: Planning proposal to amend Corowa Local Environmental Plan 2012, Lots 11 & 12 DP 737090, Melbourne Street, Mulwala

Thank you for your notification of 19 August 2013 seeking comment on the proposed amendment from Fisheries NSW, a division of NSW Department of Primary Industries (DPI).

Fisheries NSW is responsible for ensuring that fish stocks are conserved and that there is no net loss of key fish habitats upon which they depend. To achieve this, Fisheries NSW ensures that developments comply with the requirements of the *Fisheries Management Act 1994* (namely the aquatic habitat protection and threatened species conservation provisions in Parts 7 and 7A of the Act, respectively), and the associated *Policy and Guidelines for Fish Habitat Conservation and Management (2013)*. In addition, Fisheries NSW is responsible for ensuring the sustainable management of commercial, recreational and Aboriginal cultural fishing, aquaculture, marine parks and aquatic reserves within NSW.

LEP amendment concerns the rezoning of Lots 11 & 12 DP 737090 from W2-Recreational Waterway to R1-General Residential to correct a mapping error in the Corowa Shire LEP. The LEP maps have land that is positioned above the 1% flood level, located behind the foreshore and retaining wall that was residential zone in the former LEP, identified as part of recreational waterway. The correspondence forwarded proposes that Department of Planning & Infrastructure gateway process amend the Corowa Shire LEP.

Conclusion / Recommendation

NSW DPI does not object to the proposed changes to the zoning boundaries as follows:

Lot 11 DP 737090 – From W2-Recreational Waterway to R1 – General Residential north of the foreshore/retaining wall.

Lot 12 DP 737090 – From W2-Recreational Waterway to R1 – General Residential north of the foreshore/retaining wall.

If you require any further information, please do not hesitate to contact me on 0419 185 546.

Yours sincerely,

Nathan Reynoldson
Aquatic Habitat Protection Unit (South)

C13/106

Fisheries NSW
3/556 Macauley St Albury
Email: ahp.central@dpi.nsw.gov.au
ABN 72 189 919 072

Page 1 of 1

DIRECTOR ENVIRONMENTAL AND PLANNING SERVICES' REPORT AS SUBMITTED TO AN ORDINARY MEETING OF THE COROWA SHIRE COUNCIL HELD IN THE COUNCIL CHAMBERS, COROWA ON 15 APRIL 2014.

MAYOR _____

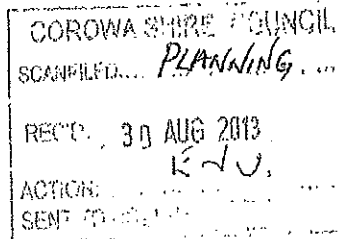
GENERAL MANAGER _____

**Office of
Environment
& Heritage**

General Manager
Corowa Shire Council
PO Box 77
COROWA NSW 2646

Your reference:
Our reference:
Contact:

BP:LA - PLANNING
DOC13/44401
Peter Ewin
(03) 5021 8915



Attn: Mr Bob Parr

Dear Mr Parr

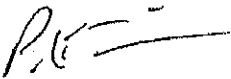
Planning proposal to amend Corowa Local Environmental Plan 2012

Thank you for letter dated 19 August 2013 allowing the Office of Environment and Heritage (OEH) the opportunity to provide comment on the planning proposal to amend *Corowa Local Environmental Plan 2012* at Lots 11 and 12 DP 737090, Melbourne Street, Mulwala.

OEH has reviewed the proposal and raises no objection. The current mapping of the land as W2 – Recreational Waterway, appears to follow the boundary of the Flood Planning Level with 500 millimetre freeboard. OEH would recommend that Council ensure that all future dwellings on the two lots have a floor height of at least 500 millimetres above the 1:100 year flood height.

Should you wish to discuss these matters further please contact myself on (03) 5021 8915, or at peter.ewin@environment.nsw.gov.au.

Yours sincerely

 27/8/13
PETER EWIN
Senior Team Leader Planning
South West Region, Regional Operations
Office of Environment and Heritage

PO Box 318 Burenga NSW 2739
Corner of Sturt Highway and Melaleuca Ave Burenga
NSW
Tel: (03) 5021 8915 Fax: (03) 5022 2037
ABN 30 841 387 271
www.environment.nsw.gov.au

DIRECTOR ENVIRONMENTAL AND PLANNING SERVICES' REPORT AS SUBMITTED TO AN ORDINARY MEETING OF THE COROWA SHIRE COUNCIL HELD IN THE COUNCIL CHAMBERS, COROWA ON 15 APRIL 2014.

MAYOR _____

GENERAL MANAGER _____

4210, 4079 COROWA SHIRE COUNCIL SCANFILED: RMS PLANNING REC'D: -9 SEP 2013 ACTION: KJV SENT TO HTLIST: ☐		 Transport Roads & Maritime Services
--	--	--

6 September 2013

OR2013/006106
SF2013/154376
MMThe General Manager
Corowa Shire Council
P.O. Box 77
COROWA NSW 2646

Attention: Bob Parr

**PLANNING PROPOSAL TO AMEND LOCAL ENVIRONMENTAL PLAN 2012 – LOTS 11 & 12
DP737090, MELBOURNE STREET MULWALA**

I refer to your correspondence regarding the proposed amendment to the Corowa LEP 2102 which was referred to the Roads and Maritime Services (RMS) for assessment and comment.

RMS has reviewed the proposed modification of the zoning of the subject allotments from W2 – Recreational Waterways to R1 – General Residential based on the information provided. It is noted that the modification is intended to correct a mapping error and applies to that part of the subject allotments located behind the foreshore retaining wall which were zoned residential under the former LEP. On this basis RMS advises that it does not object to the proposed modification of the Corowa LEP 2012.

Any enquiries regarding this correspondence may be referred to the Land Use Manager for RMS (South West Region), Maurice Morgan, phone (02) 69371611.

Yours faithfully

Per:
Mitch Judd
Acting Regional Manager
South West Region

Roads & Maritime Services

1 Simmons Street Wagga Wagga NSW 2650 | PO Box 484 Wagga Wagga NSW 2650 DX5407
| T (02) 6938 1145 F (02) 6938 1183 | www.rms.nsw.gov.au

DIRECTOR ENVIRONMENTAL AND PLANNING SERVICES' REPORT AS SUBMITTED TO AN ORDINARY MEETING OF THE COROWA SHIRE COUNCIL HELD IN THE COUNCIL CHAMBERS, COROWA ON 15 APRIL 2014.

MAYOR _____

GENERAL MANAGER _____



**Department of
Primary Industries**
Office of Water

General Manager
Corowa Shire Council
PO Box 77
COROWA NSW 2646

Contact Tim Baker
Phone 02 6841 7403
Mobile 0428 162 097
Fax 02 6884 0096
Email Tim.Baker@water.nsw.gov.au

Our ref ER22452

Attention: Bob Parr

Dear Mr Parr

**Planning proposal to amend Corowa LEP 2012 –
Lots 11 & 12 DP737090, Melbourne St, Mulwala**

I refer to your letter dated 19th August 2013 requesting comments on the planning proposal to amend the Corowa LEP 2012. The NSW Office of Water has reviewed the proposal and it is recognised the key aspect is to correct a mapping error in relation to the zoning of two land parcels (Lot 11 and 12 in DP 737090). Based on this review no comment is required.

Should you have any further queries in relation to this submission please do not hesitate to contact Tim Baker on (02) 6841 7403.

Yours sincerely

Mitchell Isaacs
Manager Strategic Stakeholder Liaison
30 August 2013

www.water.nsw.gov.au | NSW Office of Water

209 Cobra St, Dubbo | PO Box 717 Dubbo NSW 2830 | t 02 6884 2560 | f 02 6884 0096

DIRECTOR ENVIRONMENTAL AND PLANNING SERVICES' REPORT AS SUBMITTED TO AN ORDINARY MEETING OF THE COROWA SHIRE COUNCIL HELD IN THE COUNCIL CHAMBERS, COROWA ON 15 APRIL 2014.

MAYOR _____

GENERAL MANAGER _____

**PARLIAMENTARY COUNSEL***Opinion*

Environmental Planning and Assessment Act 1979
Proposed Corowa Local Environmental Plan 2012 (Amendment No 3)

Your ref: Bob Parr
Our ref: CEG e2013-304-d04

In my opinion the attached draft environmental planning instrument may legally be made.

The draft environmental planning instrument adopts the maps identified in map cover sheet 2300_COM_MCS_20140225.

This opinion relates to the draft environmental planning instrument only. The maps adopted by the instrument and approved by the Minister or delegate when the instrument is made should have the names and contain the matters referred to in the instrument.

A handwritten signature in black ink, appearing to read 'D Colagiuri'.

(D COLAGIURI)
Parliamentary Counsel
27 March 2014

DIRECTOR ENVIRONMENTAL AND PLANNING SERVICES' REPORT AS SUBMITTED TO AN ORDINARY MEETING OF THE COROWA SHIRE COUNCIL HELD IN THE COUNCIL CHAMBERS, COROWA ON 15 APRIL 2014.

MAYOR _____

GENERAL MANAGER _____

Environmental Planning and Assessment Act 1979

**Corowa Local Environmental Plan 2012
(Amendment No 3)**

Corowa Shire Council
P.O. BOX 77
Corowa
NSW 2646

Map Cover Sheet

The following map sheets are revoked:

Map Sheet	Map Identification Number
Land Zoning Map LZN_003A	2300_COM_LZN_003A_020_20120413
Lot Size Map LSZ_003A	2300_COM_LSZ_003A_020_20120509
Height of Buildings Map HOB_003A	2300_COM_HOB_003A_020_20120514
River Front Building Line Map RBL_003A	2300_COM_RBL_003A_020_20120426

The following map sheets are adopted:

Map Sheet	Map Identification Number
Land Zoning Map LZN_003A	2300_COM_LZN_003A_020_20140225
Lot Size Map LSZ_003A	2300_COM_LSZ_003A_020_20140225
Height of Buildings Map HOB_003A	2300_COM_HOB_003A_020_20140225
River Front Building Line Map RBL_003A	2300_COM_RBL_003A_020_20140225

Certified
[Title of Council Delegate]

[Date] Minister for Planning and Infrastructure

[Date]

DIRECTOR ENVIRONMENTAL AND PLANNING SERVICES' REPORT AS SUBMITTED TO AN ORDINARY MEETING OF THE COROWA SHIRE COUNCIL HELD IN THE COUNCIL CHAMBERS, COROWA ON 15 APRIL 2014.

MAYOR _____

GENERAL MANAGER _____

Corowa Local Environmental Plan 2012 (Amendment No 3) [NSW]

Corowa Local Environmental Plan 2012 (Amendment No 3)

under the

Environmental Planning and Assessment Act 1979

1 Name of Plan

This Plan is *Corowa Local Environmental Plan 2012 (Amendment No 3)*.

2 Commencement

This Plan commences on the day on which it is published on the NSW legislation website.

3 Land to which Plan applies

This Plan applies to the land to which *Corowa Local Environment Plan 2012* applies and, in particular, to Lots 11 and 12, DP 737090.

4 Maps

Each map adopted by *Corowa Local Environmental Plan 2012* that is specified in Column 1 of the following table is declared by this Plan to be amended or replaced, as the case requires, by the map specified opposite in Column 2 of the table as approved by the Minister on the making of this Plan:

Column 1	Column 2
Name of map being amended or replaced	Name of amending or replacement map
Corowa Local Environmental Plan 2012 Land Zoning Map (2300_COM_LZN_003A_020_20120413)	Corowa Local Environmental Plan 2012 Land Zoning Map (2300_COM_LZN_003A_020_20140225)
Corowa Local Environmental Plan 2012 Lot Size Map (2300_COM_LSZ_003A_020_20120509)	Corowa Local Environmental Plan 2012 Lot Size Map (2300_COM_LSZ_003A_020_20140225)
Corowa Local Environmental Plan 2012 Height of Buildings Map (2300_COM_HOB_003A_020_20120514)	Corowa Local Environmental Plan 2012 Height of Buildings Map (2300_COM_HOB_003A_020_20140225)
Corowa Local Environmental Plan 2012 River Front Building Line Map (2300_COM_RBL_003A_020_20120426)	Corowa Local Environmental Plan 2012 River Front Building Line Map (2300_COM_RBL_003A_020_20140225)

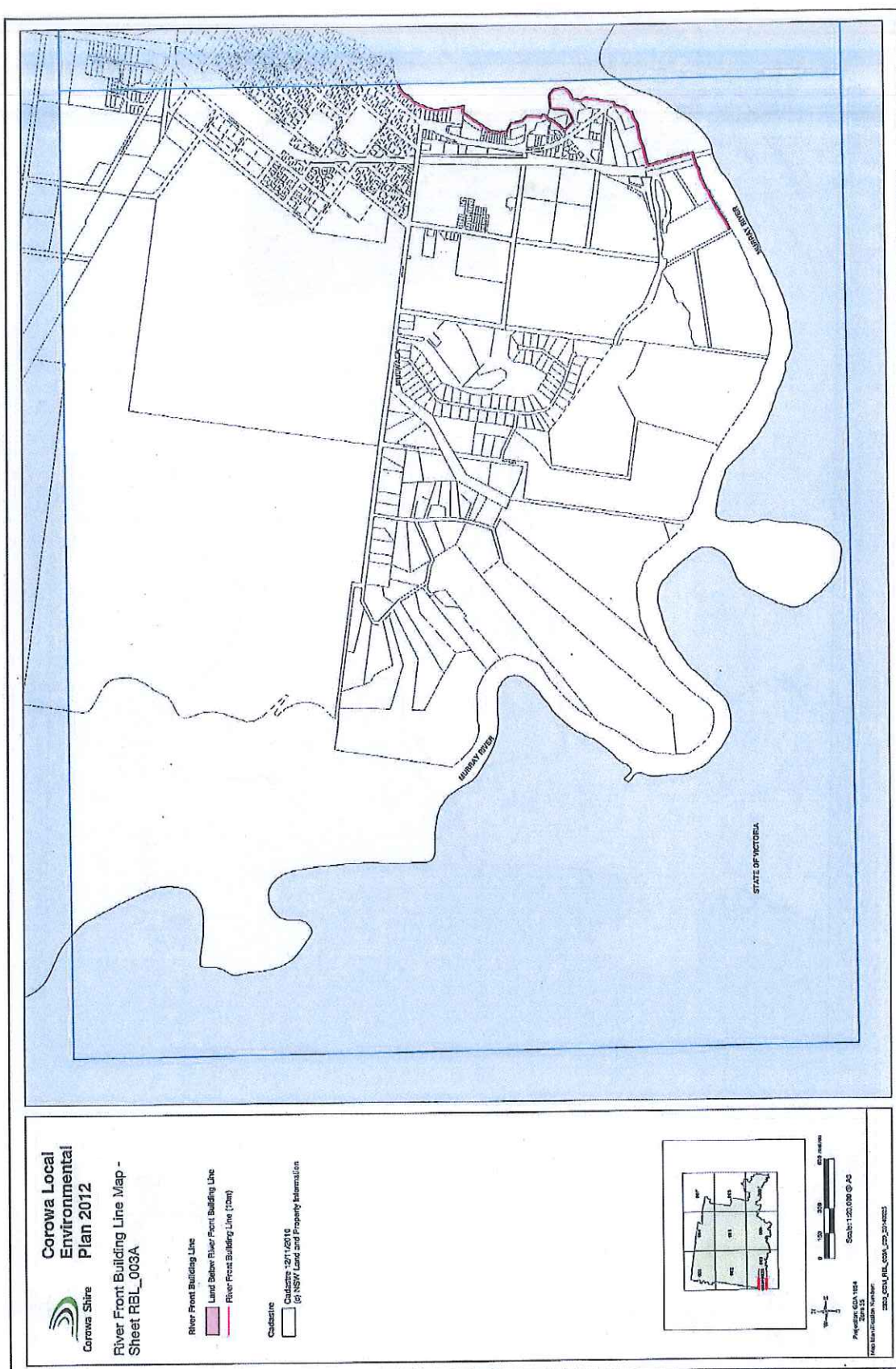
Page 2

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DIRECTOR ENVIRONMENTAL AND PLANNING SERVICES' REPORT AS SUBMITTED TO AN ORDINARY MEETING OF THE COROWA SHIRE COUNCIL HELD IN THE COUNCIL CHAMBERS, COROWA ON 15 APRIL 2014.

MAYOR _____

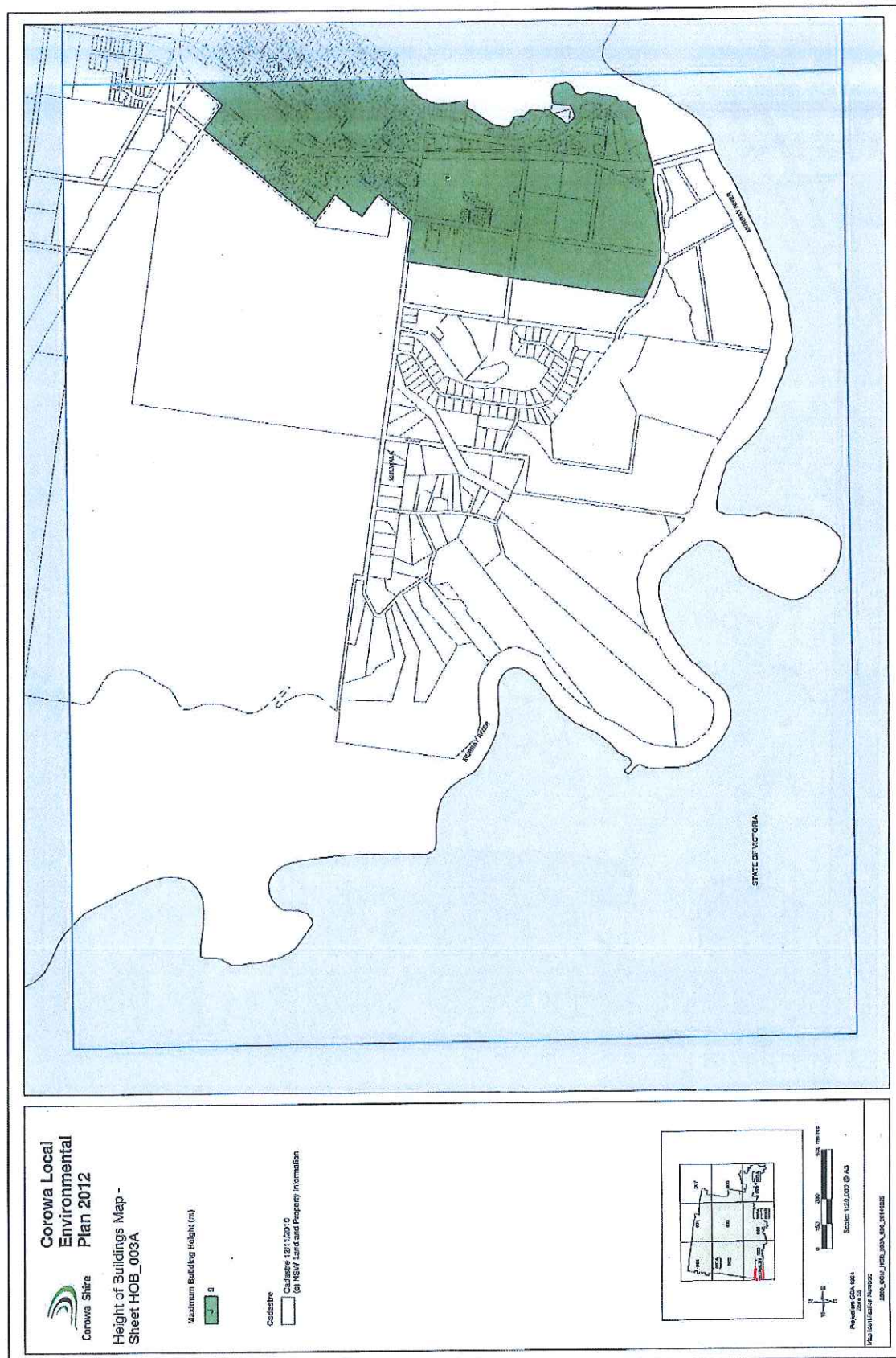
GENERAL MANAGER _____

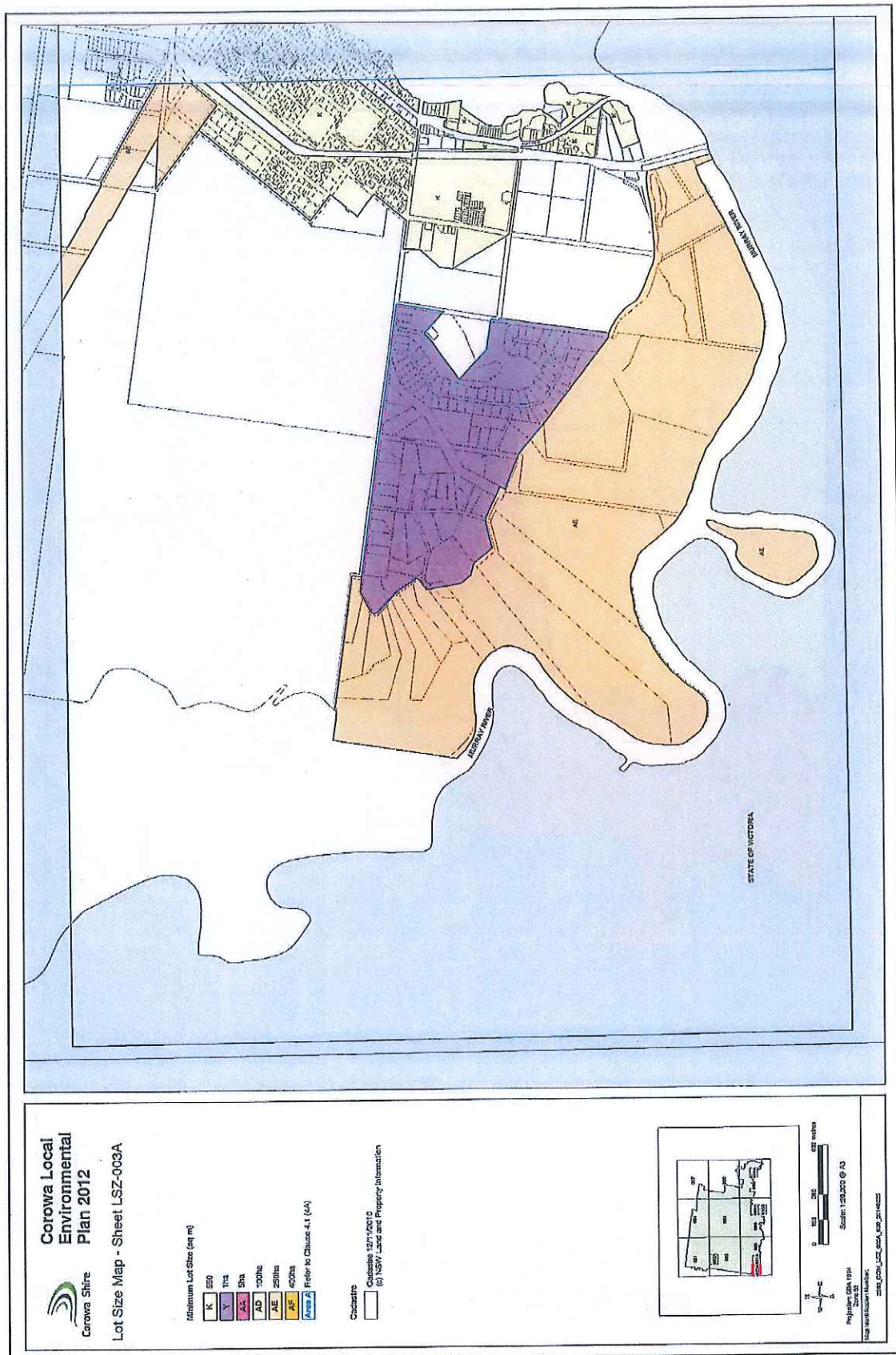


DIRECTOR ENVIRONMENTAL AND PLANNING SERVICES' REPORT AS SUBMITTED TO AN ORDINARY MEETING OF THE COROWA SHIRE COUNCIL HELD IN THE COUNCIL CHAMBERS, COROWA ON 15 APRIL 2014.

MAYOR _____

GENERAL MANAGER _____

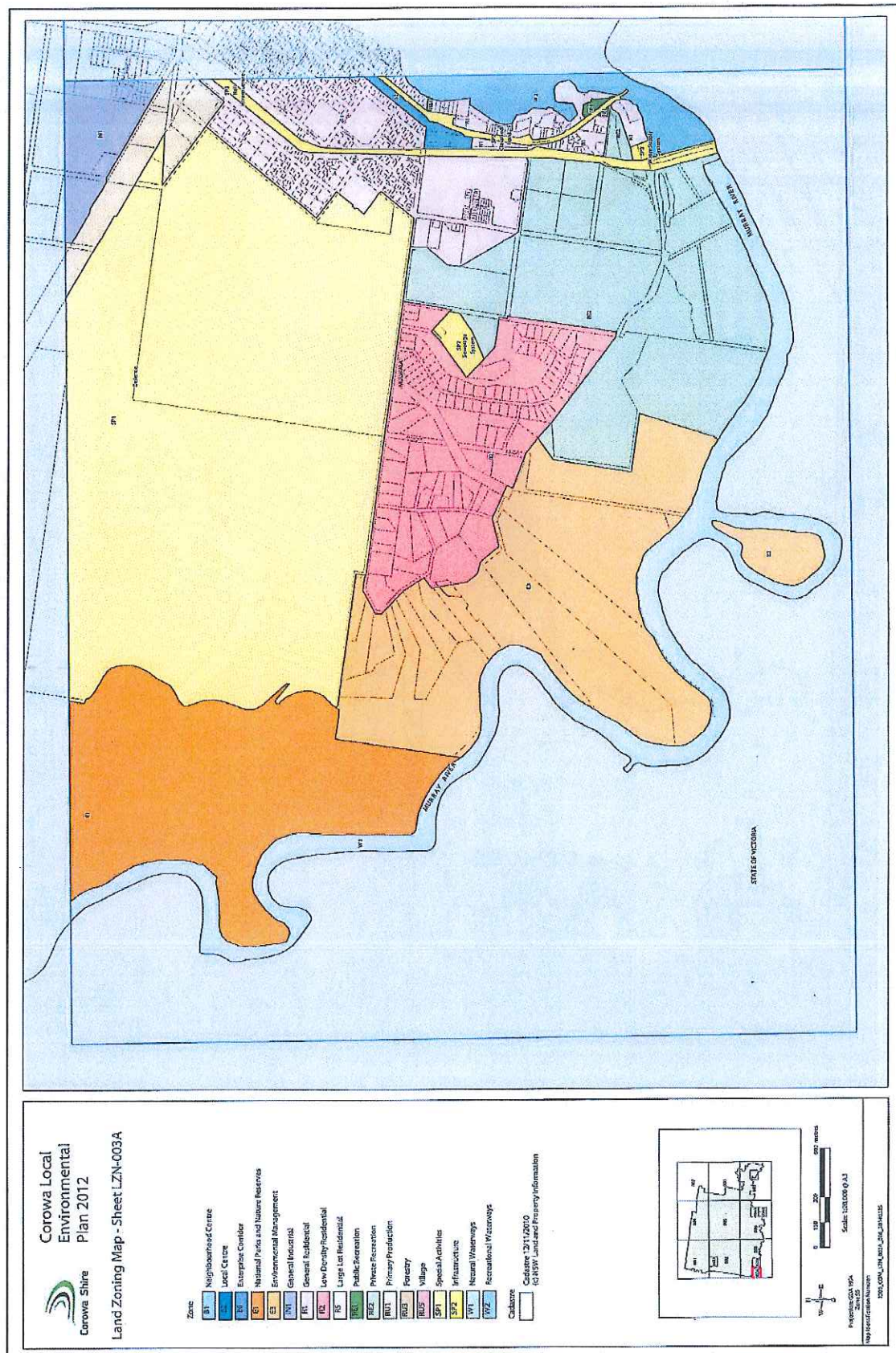




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Further item 5 continues in Environmental and Planning Services Report Part 2.

B PARR
DIRECTOR ENVIRONMENTAL AND PLANNING SERVICES

DIRECTOR ENVIRONMENTAL AND PLANNING SERVICES' REPORT AS SUBMITTED TO AN ORDINARY MEETING OF THE COROWA SHIRE COUNCIL HELD IN THE COUNCIL CHAMBERS, COROWA ON 15 APRIL 2014.

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