



Corowa Shire

...the choice

REFERENCE: BP:NL – Planning - 14/4655
CONTACT: Bob Parr

13 May 2014

Department of Planning and Environment

**RE: REQUEST FOR ONLINE NOTIFICATION OF LEP
ON NSW LEGISLATION WEBSITE**

Council requests that the Department of Planning and Environment proceeds with the online notification of the Corowa LEP 2012 (Amendment No 3) on the NSW legislation website.

LEP: Corowa Local Environmental Plan 2012 (Amendment No 3)

PCO's file: CEG e2013-304-d04

**Name and position of delegate: C Gillard, General Manager
Corowa Shire Council**

Should you require any further information, please contact Mr Bob Parr on (02) 6033 8921 during normal office hours.

Yours faithfully

Chris Gillard
General Manager
Corowa Shire Council



Corowa Shire

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REFERENCE: BP:NL – Planning – 14/4656
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Corowa Local Environmental Plan 2012 (Amendment No 3)

I, Chris Gillard, General Manager, Corowa Shire Council (a delegate of the Minister for Planning), verify that the LEP and map cover sheet are the same as those listed in the Opinion for the LEP.

Chris Gillard
General Manager
Corowa Shire Council

14 May 2014



New South Wales

Corowa Local Environmental Plan 2012 (Amendment No 3)

under the

Environmental Planning and Assessment Act 1979

A blue ink signature, likely of the Minister for Planning and Infrastructure, written over the text "I, the Minister for Planning and Infrastructure".

I, the Minister for Planning and Infrastructure, make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*.

~~Minister for Planning and Infrastructure~~

C Gillard
General Manager
Corowa Shire Council
as delegate for



New South Wales

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 be 'D Colagiuri'.

(D COLAGIURI)
Parliamentary Counsel
27 March 2014

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)

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

*C Gillard
General Manager
Corowa Shire Council
as delegate for*

Chairman

Certified
[Title of Council Delegate]

[Date] Minister for Planning and Infrastructure

14 May 2014
[Date]

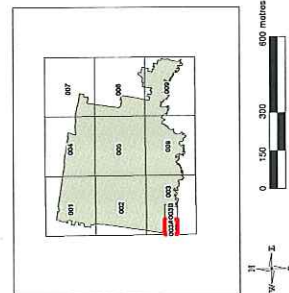


Corowa Local Environmental Plan 2012

River Front Building Line Map - Sheet RBL_003A

- River Front Building Line
- Land Below River Front Building Line
 - River Front Building Line (10m)

- Cadastral
- Cadastral 12/11/2010
 - (c) NSW Land and Property Information



Projection: GDA 1994
Zone 55
Map Identification Number:
2009_COW_RBL_003A_001_140225





Corowa Local Environmental Plan 2012

Height of Buildings Map - Sheet HOB_003A

Maximum Building Height (m)

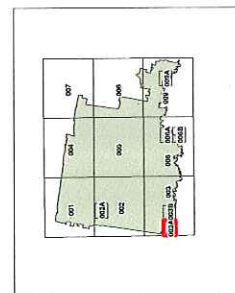


9

Cadastral



Cadastral 12/1/2010
(c) NSW Land and Property Information

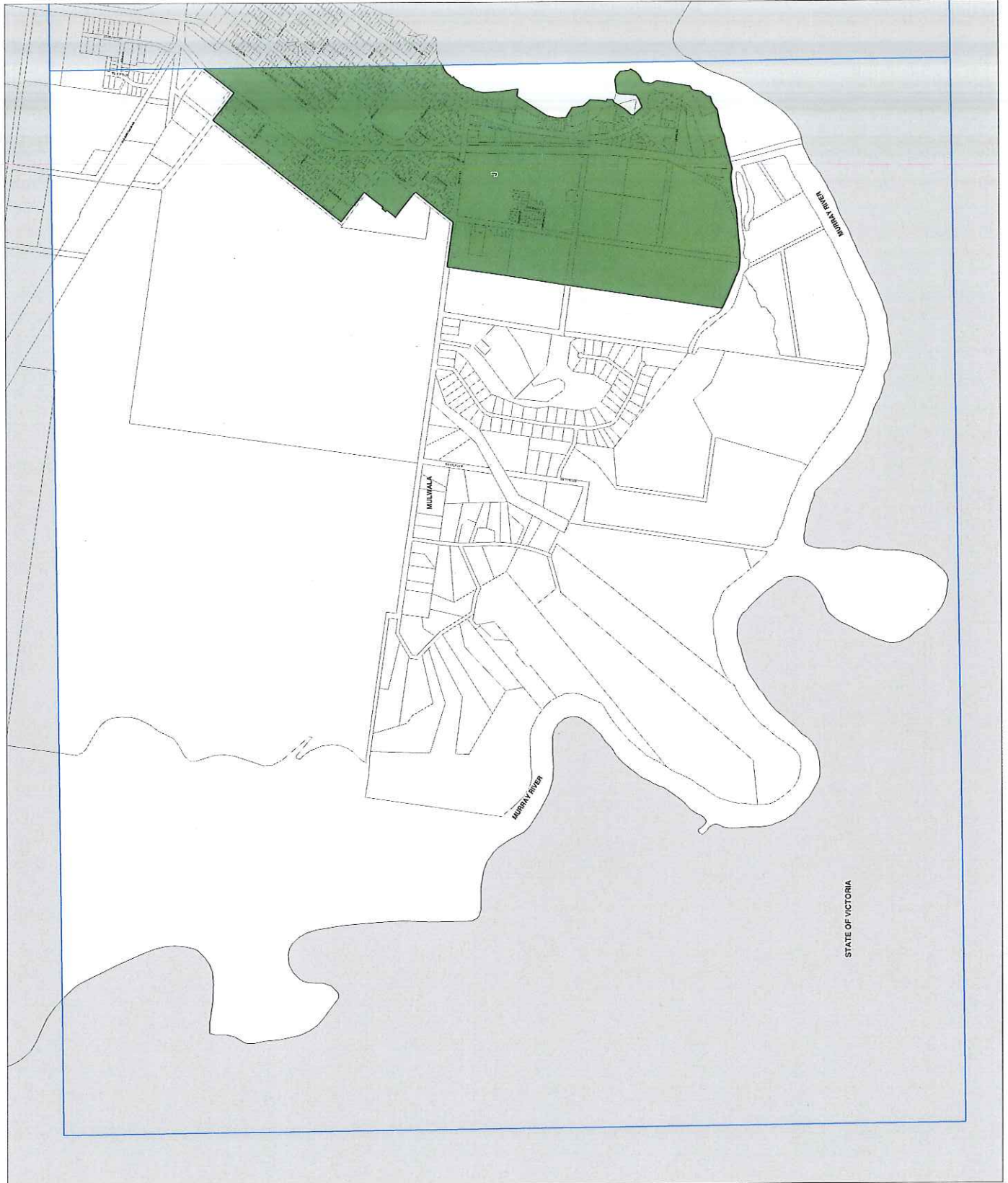


Scale: 1:20,000 @ A3

Projection: GDA 1994

Map Identification Number:

2500_COROWA_HOB_003A_00140225





Corowa Local Environmental Plan 2012

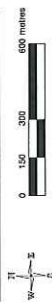
Lot Size Map - Sheet LSZ-003A

Minimum Lot Size (sq m)

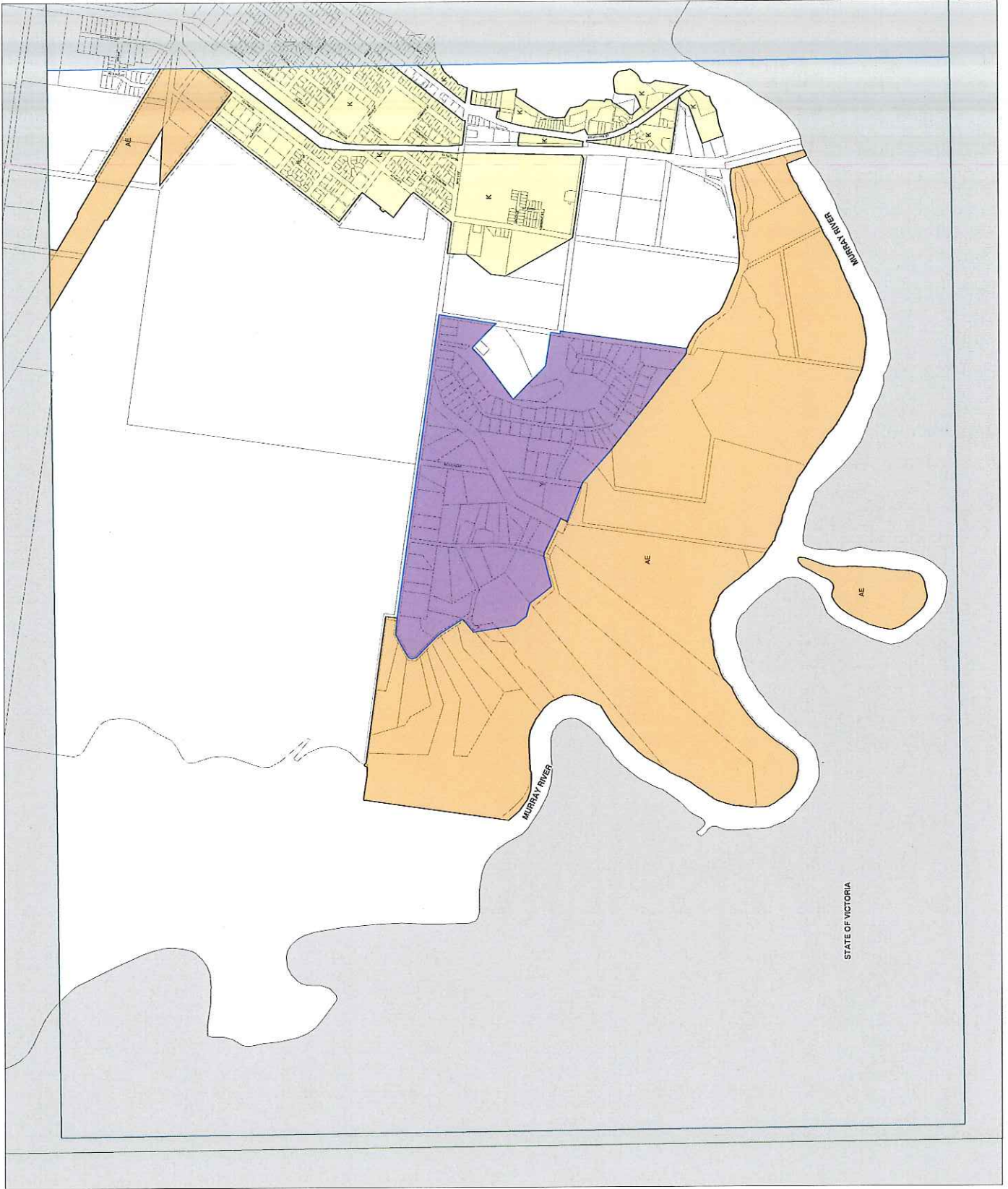
K	550
Y	1ha
AA	5ha
AD	100ha
AE	250ha
AF	400ha
Area A	Refer to Clause 4.1 (4A)

Cadastral

 Cadastre 12/1/2010
(c) NSW Land and Property Information



Projection: GDA 1994
Scale: 1:20,000 @ A3
Map Identification Number:
2010_COR_LSZ_003A_00140225



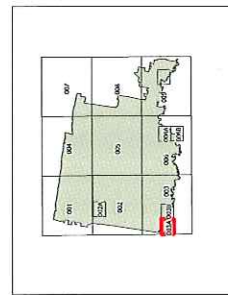


Corowa Local Environmental Plan 2012

Land Zoning Map - Sheet LZN-003A

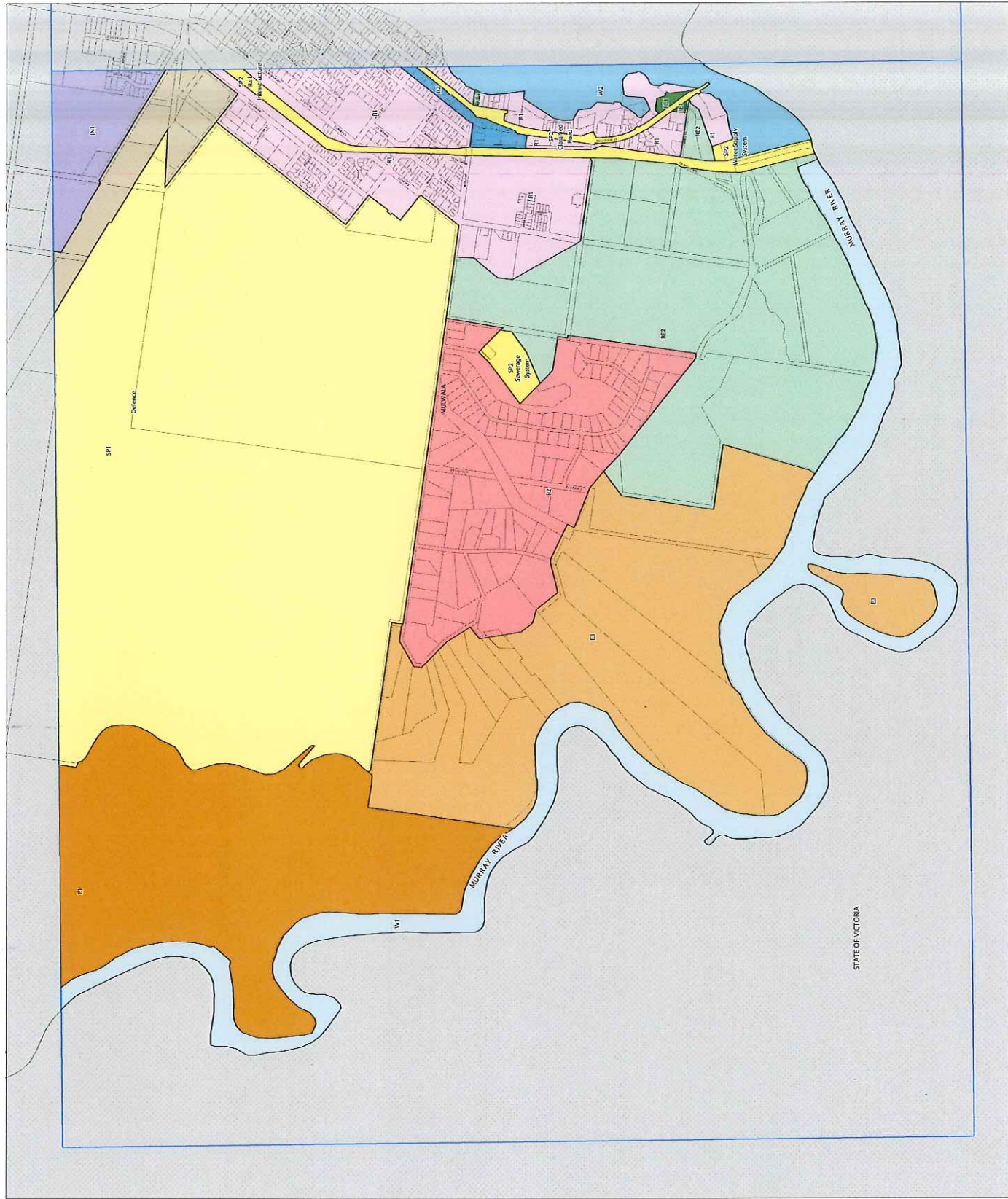
Zone		
B1	Neighbourhood Centre	
B2	Local Centre	
B6	Enterprise Corridor	
E1	National Parks and Nature Reserves	
E3	Environmental Management	
IN1	General Industrial	
R1	General Residential	
R2	Low Density Residential	
R5	Large Lot Residential	
REC1	Public Recreation	
REC2	Private Recreation	
RU1	Primary Production	
RU3	Forestry	
RU5	Village	
SP1	Special Activities	
SP2	Infrastructure	
W1	Natural Waterways	
W2	Recreational Waterways	

Cadastral
Cadastral 12/11/2010
(c) NSW Land and Property Information



Scale: 1:20,000 @ A3

Projection: GDA 1994
Zone 55
Map Identification Number:
2300_Corowa_LZN_003A_010_0140225



Attachment 5 – Delegated plan making reporting template

Reporting template for delegated LEP amendments

Notes:

- Planning proposal number will be provided by the department following receipt of the planning proposal
- The department will fill in the details of Tables 1 and 3
- RPA is to fill in details for Table 2
- If the planning proposal is exhibited more than once, the RPA should add additional rows to **Table 2** to include this information
- The RPA must notify the relevant contact officer in the regional office in writing of the dates as they occur to ensure the department's publicly accessible LEP Tracking System is kept up to date
- A copy of this completed report must be provided to the department with the RPA's request to have the LEP notified

Table 1 – To be completed by the department

Stage	Date/Details
Planning Proposal Number	PP_2013_COROW_003_00
Date Sent to Department under s56	27/06/2013
Date considered at LEP Review Panel	Considered by the DG's Delegate 01/08/2013
Gateway determination date	01/08/2013

Table 2 – To be completed by the RPA

Stage	Date/Details	Notified Reg Off
Dates draft LEP exhibited	21-8-13 to 20-9-13	
Date of public hearing (if held)	-	
Date sent to PCO seeking Opinion	29-10-13	
Date Opinion received	27-3-14	
Date Council Resolved to Adopt LEP	15-4-14	
Date LEP made by GM (or other) under delegation	13-5-14	
Date sent to DP&I requesting notification	16-5-14	

Table 3 – To be completed by the department

Stage	Date/Details
Notification Date and details	

Additional relevant information:

Post exhibition review 15-10-13