

10.9 HOPEFIELD ROAD BRIDGE WIDENING

BACKGROUND:

The project comprises widening by 2.4m the existing culvert on Hopefield Road over Wangamong Creek, Balldale. A 900mm wide shoulder will be constructed adjacent to each carriageway on the approaches to the culvert, facilitating the realignment of the existing road on the approaches to the widened structure.

Tenders for the Hopefield Road Culvert Upgrade were advertised on Tenderlink, via the Council website from 15 Jan 2016 and also in the Border Mail and Sydney Morning Herald newspapers.

Tenders closed at 2pm on Monday 8 February, 2016. There were no tender addenda issued.

ASSESSMENT:

Three (3) conforming tenders were received for the upgrade of Hopefield Road bridge over Wangamong Creek, with details identified in the Commercial-in-Confidence attachment provided to Councillors.

All 3 tenderers are considered competent civil construction contractors, with relevant experience, and resources capable of undertaking the works required for this project. The tendered amounts are within the budget available for the project.

IT IS RECOMMENDED that Council accept the tender from Focus Engineering & Construction, for a lump sum of \$335,073.48 (excl GST) for Contract 15-02 for the upgrade of Hopefield Road bridge over Wangamong Creek.

10.10 SECTION 59 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 – PLANNING REPORT – PLANNING PROPOSAL No. 9

Planning Proposal details:

PP_2015_COROW_003_00: to amend Corowa Local Environmental Plan 2012 to correct minor mapping errors and reduce the minimum lot size of the villages of Balldale and Daysdale.

Planning Proposal summary:

To amend the Corowa LEP to correct mapping errors and change the zoning and associated maps for the following lands:

- Lot 51 DP 553550; Honour Avenue, Corowa
- Lot 52 DP 553550; Honour Avenue, Corowa
- Lot 9 DP 235658; Honour Avenue, Corowa
- Lot 8 DP 235658; Honour Avenue, Corowa
- Lot 1 DP 1093838; Honour Avenue, Corowa
- Lot 297 DP 753734; Honour Avenue, Corowa
- Lot 2 DP 862442; Honour Avenue, Corowa
- SP 53310; Honour Avenue, Corowa
- Lot 2 DP 235495; Honour Avenue, Corowa
- Lot 1 DP 745900; Honour Avenue, Corowa
- Lot 1 DP 789429; Pearce Street, Howlong

- Village of Daysdale
- Village of Balldale

Date of Gateway Determination:

8 October 2015

1.0 SUMMARY

- The rezoning will correct minor mapping errors and reduce the minimum lot size of the villages of Balldale and Daysdale
- The Planning Proposal was placed on public exhibition from 28 October 2015 until 27 November 2015.
- No submissions were received from the public.
- There are no amendments proposed to the Planning Proposal as a consequence of public exhibition.

2.0 GATEWAY DETERMINATION

- The Gateway Determination was issued on 8 October 2015.
- The project timetable for the completion of the Planning Proposal is 12 months from the date following the Gateway Determination.
- The Gateway Determination was not subject to a review request.
- The conditions included in the Gateway Determination have been complied with.

3.0 COMMUNITY CONSULTATION

- The Planning Proposal was placed on public exhibition from 28 October 2015 until 27 November 2015. It was available for viewing at Council offices in Corowa, Howlong and Mulwala as well as being exhibited on Council's website.
- No submissions were received following public exhibition.
- At its Post Exhibition Review assessment Council resolved to proceed with the Planning Proposal as exhibited.
- The Planning proposal was not re-advertised.
- The consultation requirements included in the Gateway Determination were complied with i.e. minimum number of days made publically available (28) and the type of material that was to be made publically available.
- Documents placed on public exhibition are attached.

4.0 VIEWS OR PUBLIC AUTHORITIES

- The Gateway Determination did not require the Planning proposal to be referred to any public authority.

Corowa Shire Ordinary Council Meeting - 16 February 2016



5.0 CONSISTENCY WITH S.117 DIRECTIONS AND OTHER STRATEGIC PLANNING DOCUMENTS

The following Section 117 Directions have been addressed as part of the Planning Proposal:

See attachment to report.

Consistency with SEPP's

The following relevant environmental planning instruments (EPI) have been considered in the preparation of the Planning Proposal.

See attachment to report.

6.0 PARLIAMENTARY COUNSEL OPINION

- An opinion was sought from Parliamentary Counsel on 11 January 2016.
- An opinion was given on 19 January 2016 and states that the draft environmental planning instrument may be legally made. See attachment.

7.0 OTHER RELEVANT MATTERS

- No representations have been received on the Planning Proposal from State or Federal members of Parliament.
- The Council has not met with the Planning Minister in relation to the Planning Proposal.

8.0 MAPPING

- Maps indicating the current and Planning Proposal i.e. Land Zoning Maps and Lot Size Maps are attached.

RECOMMENDATION

IT IS RECOMMENDED that Council adopt this report on Planning Proposal 9, its attachments in accordance with Section 59 of the Environmental Planning and Assessment Act 1979.

AND Council further directs the General Manager (a delegate of the Minister for Planning) to make the Plan in accordance with this Section 59 planning report.

10.11 BUILDINGS

The following construction/complying development certificates are listed for Council's information.

2015/230	Clubhouse, Etc, Mulwala Pors, Mulwala	Motorised Cart Storage Shed
2015/239	Lot 4 Spring Drive, Mulwala	Shed
2015/244	Riverina Milk, Freyers Road, Collendina	2 Sheds
2015/247	18 Heather Circuit, Mulwala	Dwelling
2015/249	12 Adi Avenue, Mulwala	Shed
2015/250	90 Townsend Street, Howlong	Shed



Planning & Environment

SC1037

Bob Parr

15/13636

Mr Christopher Gillard
General Manager
Corowa Shire Council
PO Box 77
Corowa NSW 2646

Attention: Mr Bob Parr – Director Environmental & Planning Services

Dear Mr Gillard

Planning Proposal (PP_2015_COROW_003_00) to amend Corowa Local Environmental Plan (LEP) 2012 to correct minor mapping errors and reduce the minimum lots size of the villages of Balldale and Daysdale

I am writing in response to Council's request for a Gateway determination under section 56(1) of the *Environmental Planning and Assessment Act 1979* with respect to the planning proposal to correct mapping anomalies and to amend the minimum lot size for the Balldale and Drysdale Villages.

As a delegate of the Minister for Planning, I have determined the planning proposal should proceed subject to the conditions in the attached Gateway determination (**Attachment 1**).

The Minister delegated plan making powers to Councils in October 2012. It is noted that Council has requested to be Issued with delegation for this planning proposal. I have considered the nature of Council's planning proposal and have decided to issue an authorisation for Council to exercise delegation to make this plan. (**Attachment 2**)

The amending Local Environmental Plan (LEP) is to be finalised within 12 months of the week following the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request to draft and finalise the LEP should be made directly to Parliamentary Counsel's Office (parliamentary.counsel@pco.nsw.gov.au) 10 weeks prior to the projected publication date.

A copy of the request should be forwarded to the Department of Planning and Environment (westernregion@planning.nsw.gov.au) for administrative purposes.

The amended LEP map and GIS data is to be uploaded to the Departments FTP site at ftp://lepup:up_upload@203.3.194.247/ and the map information emailed to pocgis@planning.nsw.gov.au and a copy to westernregion@planning.nsw.gov.au

Should you have any queries in regard to this matter, I have arranged for Ms Jenna McNabb or Mr Tim Collins, Planning Officer to assist you. Ms McNabb and Mr Collins can both be contacted on (02) 6841 2180.

Yours sincerely



8.10.15

Ashley Albury
General Manager, Western Region
Planning Services

Encl:

Attachment 1 – Gateway Determination
Attachment 2 – Written Authorisation to Exercise Delegation
Attachment 3 – Delegate Plan Making Reporting Template



Gateway Determination

Planning proposal (Department Ref: PP_2015_COROW_003_00): to amend the Corowa LEP 2012 to correct minor mapping errors and change minimum lots sizes for villages of Balldale and Drysdale.

I, the General Manager, Western Region of the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 56(2) of the Environmental Planning and Assessment Act, 1979 that an amendment to the Corowa Local Environmental Plan (LEP) 2012 to amend to correct minor mapping errors and change minimum lots sizes for villages of Balldale and Drysdale should proceed subject to the following conditions:

1. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 as follows:
 - (a) the planning proposal must be made publicly available for a minimum of 28 days as described in A Guide to Preparing LEPs (Department of Planning and Infrastructure 2013); and
 - (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of A Guide to Preparing LEPs (Department of Planning & Infrastructure 2013).
- No consultation is required with public authorities under section 52(2)(d) of the Environmental Planning and Assessment Act 1979.
2. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the Environmental Planning and Assessment Act, 1979. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
3. Prior to submission of the planning proposal under Section 59 of the Environmental Planning and Assessment Act 1979, the LEP maps must be prepared and be compliant with the Department's 'Standard Technical Requirements for LEP maps'.
4. The timeframe for completing the LEP is to be 12 months from the week following the date of the Gateway determination.

Dated 8th day of October 2015.

**Ashley Albury
General Manager
Western Region
Planning Services
Department of Planning and Environment**

Delegate of the Minister for Planning



Planning & Environment

WRITTEN AUTHORISATION TO EXERCISE DELEGATION

Corowa Shire Council is authorised to exercise the functions of the Minister for Planning under section 59 of the *Environmental Planning and Assessment Act 1979* that are delegated to it by instrument of delegation dated 14 October 2012, in relation to the following planning proposal:

Number	Name
PP_2015_COROW_003_00	Planning proposal to amend the Corowa LEP 2012 to correct minor mapping errors and change minimum lots sizes for villages of Balldale and Drysdale

In exercising the Minister's functions under section 59, the Council must comply with the Department's "*A guideline for the preparation of local environmental plans*" and "*A guide to preparing planning proposals*".

Dated 8 October 2015

8.10.15

Ashley Albury
General Manager
Western Region
Department of Planning and Environment

Delegate of the Minister for Planning

- Apex Park – clay soil was placed along the toe of the retaining wall from the swimming enclosure to the northern end of the Park. This will reduce the potential for scour while decisions are being made regarding the future treatment of this area (reclamation etc).
- Apex Park – new ladders have been installed at the park entries to the pool.
- Purtle Park – retaining wall boards have been replaced and new backfill soil provided to repair the frontage. The new section of land has had geo-bags provided along the frontage by Goulburn-Murray Irrigation.
- MacCormick Park – geo-bags were placed along the toe of the retaining wall to reduce the scouring effect.
- Owen Bridges Reserve – geo-bags were installed along the frontage north of the boat ramp replacing a section of timber wall that was no longer functional. This work was carried out by Goulburn-Murray Irrigation.

It is pleasing that such an extent of the foreshore areas managed by Council were able to be improved using the opportunity created by the low water level.

- (g) Replacement of damaged footpath panels will commence this month in Redlands Road and Guy Street Corowa.
- (h) Quotes are being sought to reinforce and repair the rowing clubs launching area adjacent to the fishing wharf. The launching area was undermined by stormwater runoff recently.
- (i) Spraying of clover, capeweed, and other broadleaf weeds will take place in problematic areas of the Shires high profile parks and sports fields in the coming weeks.
- (j) Soil samples will be sent for testing on all sports grounds in September to identify the nutrient content in our playing surfaces. This will enable us to better prepare a maintenance program and take the guess work out of determining the fields nutritional needs and the spending of Council funds on unwarranted turf nutrition products.

For Council's Information

8. PLANNING PROPOSAL NO. 9 – MAPPING ERRORS

Villages of Balldale and Daysdale, North Eastern portion of Corowa Township Map and Lot 1 DP 789429 Pearce Street, Howlong.

This Planning Proposal seeks to change the minimum lot size for a dwelling within the villages of Balldale and Daysdale, the zoning of Lot 1 DP 789429 and to change the zoning boundaries within the following allotments:

1. Lot 51 DP 553550
2. Lot 52 DP 553550
3. Lot 9 DP 235658
4. Lot 8 DP 235658
5. Lot 1 DP 1093838
6. Lot 297 DP 753734
7. Lot 2 DP 862442
8. SP 53310
9. Lot 2 DP 235495
10. Lot 1 DP 745900

DIRECTOR ENGINEERING AND INFRASTRUCTURE REPORT AS SUBMITTED TO AN ORDINARY MEETING OF THE COROWA SHIRE COUNCIL HELD IN THE COUNCIL CHAMBERS, COROWA ON 18 AUGUST 2015.

MAYOR _____

GENERAL MANAGER _____

These lands are currently zoned RU1-Primary Production and are to be zoned E3-Environmental Management. The zone boundary to be Honour Avenue (SP2-Classified Road). This will require an amendment to Land Zoning Map – Sheet LZN_006A.

Lot 1 DP 789429 Pearce Street, located on the south western corner of Pearce and Hawkins Streets is currently zoned SP2-Infrastructure and is to be changed to R1-General residential zone. This will require an amendment to Land Zoning Map – Sheet LZN_009A and Lot Size Map – Sheet LSZ_009A. This mapping error occurred when the Hume Shire Local Environmental Plan 2001 was consolidated into the Corowa LEP 2012.

When the current Corowa LEP 2012 was being developed, part of the process was that existing minimum lot sizes were to be transferred into the new instrument unless a land use/lot size study was undertaken. This is the reason that Council currently has 3 minimum lot sizes for dwellings within its RU1-Primary Production zone. The minimum lot size for a dwelling in Village zone under the former Corowa LEP 1989 was 2000m². This minimum area was to be carried over to the current LEP. However a mapping error resulted in the current village zones requiring a minimum area of 5 hectares before a dwelling could be considered as a permitted land use. This change will require an amendment to Land Zoning Map – Sheets LSZ_004 and LSZ_008.

The purpose of this Planning Proposal is to correct the mapping errors described above. The planning proposal documentation supporting this proposal is included in schedule 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 Local Environmental Plan 2012 to rezone:

1. Lot 51 DP 553550
2. Lot 52 DP 553550
3. Lot 9 DP 235658
4. Lot 8 DP 235658
5. Lot 1 DP 1093838
6. Lot 297 DP 753734
7. Lot 2 DP 862442
8. SP 53310
9. Lot 2 DP 235495
10. Lot 1 DP 745900

From RU1-Primary Production to E3-Environmental Management. The zone boundary to be Honour Avenue (SP2-Classified Road); and

The Lot Size Map be altered to should the Minimum Lot Size (sq m) to be 2000 for the Villages of Balldale and Daysdale; and

Rezone Lot 1 DP 789429 from SP2-Infrastructure to R1-General Residential.

9. LANDCARE – EUCALYPT GUIDE

Corowa District Landcare has been successful in receiving a Partnership and Capacity Building grant from Murray Local Land Services to print a brochure/guide on Iconic Eucalypts within the Corowa Landscape. It is hoped that it will encourage the community to learn more about our local landscapes and the important part that eucalypts play in both our productive and bush environments.

DIRECTOR ENGINEERING AND INFRASTRUCTURE REPORT AS SUBMITTED TO AN ORDINARY MEETING OF THE COROWA SHIRE COUNCIL HELD IN THE COUNCIL CHAMBERS, COROWA ON 18 AUGUST 2015.

SCHEDULE 1**COROWA LOCAL ENVIRONMENTAL PLAN 2012 - AMENDMENT NO. 9****Part 1 – Objectives of Intended Outcomes**

The intended outcome of the Planning Proposal is to correct mapping errors that applies to:

- Lot 51 DP 553550
- Lot 52 DP 553550
- Lot 9 DP 235658
- Lot 8 DP 235658
- Lot 1 DP 1093838
- Lot 297 DP 753734
- Lot 2 DP 862442
- SP 53310
- Lot 2 DP 235495
- Lot 1 DP 745900

Land that is currently zoned RU1-Primary Production to be zoned E3- Environmental Management. The boundary to be Honour Avenue (SP2-Classified Road); and

The Lot Size Map that is applicable to the Villages of Balldale and Daysdale to be altered to a Minimum Lot Size (sq m) to 2000; and

The Land Zoning Map and Lot Size Map that is applicable to Lot 1 DP 789429.

Part 2 – Explanation of Provisions

In relation to the items above will entail amendments to the relevant land zoning and lot size maps and the map cover sheet.

Refer to the maps that accompany this Planning Proposal.

The draft maps provided comply with the Technical Guidelines.

Part 3 – Justification**Section A – Need for the planning proposal**

- 1 Is the planning proposal a result of a strategic study or report?

The planning proposal is to correct mapping errors. Land that has previously mapped as E3- Environmental Management has been mapped as RU1-Primary Production following an earlier amendment to the LEP. And land that was previously mapped as Township has been mapped as SP2-Infrastructure.

As part of the process of developing the Corowa LEP 2012 existing minimum lot sizes were transferred into the new instrument unless a land use/lot size study was undertaken. The minimum lot size for a dwelling in a Village zone was 2000 sq m. The lot size mapping sheet area requires that the minimum area for a dwelling be 5 hectares.

- 2 Is the planning proposal the best means of achieving the objectives and intended outcomes, or is there a better way?

DIRECTOR ENGINEERING AND INFRASTRUCTURE REPORT AS SUBMITTED TO AN ORDINARY MEETING OF THE COROWA SHIRE COUNCIL HELD IN THE COUNCIL CHAMBERS, COROWA ON 18 AUGUST 2015.

The planning proposal is the best means of achieving the proposed outcomes as the identified lands requires rezoning and alteration to correct the error.

- 3 Is there a net community benefit?

While not quantified there will be net community benefit realised in that the mapping errors will be corrected and land use restored which will allow future development.

Section B – Relationship to strategic planning framework

- 4 Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)

There is currently no regional or sub-regional strategy applicable to the subject sites.

- 5 Is the planning proposal consistent with the local Council's Community Strategic Plan, or other strategic plan?

The proposal is consistent with the approved Corowa Strategic Land Use Plan and corrects mapping errors that would have greatly restricted the residential development within the two villages of Corowa Shire and to a lesser extend residential development in Howlong.

- 6 Is the planning proposal consistent with applicable state environmental planning policies?

Yes – refer to assessment in Attachment B

- 7 Is the planning proposal consistent with the applicable Ministerial Directions (s.117 direction)?

Yes – refer to Attachment C

Section C – Environmental, social and economic impact

- 8 Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

No - the two villages are occupied by dwellings, community halls, hotels, general stores and have existed for some 80 years plus. There is no evidence or records of threatened species within the village zones.

The rezoning of the RU1-Primary Production land to E3-Environmental Management will lessen the possible adverse impacts on any critical habitat or threatened species. There is no evidence or records of threatened species within the former Township zone.

- 9 Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

Yes – the possible environmental effects relates to effluent management within the villages as these are not connected to a sewerage system. Is it currently and will continue to be so, a development requirement that any dwelling must comply with the Environmental and Health Protection Guidelines – On-site Sewerage Management for Single Households.

- 10 How has the planning proposal adequately addressed any social and economic effects?

The proposal will provide residential development opportunities within the Village zones and General Residential zone within Howlong which have social and economic benefits.

Section D – State and Commonwealth Interests

- 11 Is there adequate public infrastructure for the planning proposals?

Yes – the Village lands identified are adequately serviced by local services to cater for existing and future development.

- 12 What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination, and have they resulted in any variations to the planning proposals.

No consultation has occurred at this stage. Consultation with state government agencies will be undertaken post gateway determination. It is not envisaged that state government agencies will need to be consulted regarding these minor mapping errors corrections.

There is no Commonwealth land involved and there is no reason to consult with Commonwealth agencies in this case.

Section E – Reclassification of Public Land

There is no public land identified and therefore this section is not applicable.

Part 4 – Mapping

The mapping correction will remove RU1-Primary Production zoning from the lands and replace with E3-Environmental Management. The E3 zoning will be to Honour Avenue (SP2-Classified Road).

The Lot Size Maps will need to be altered to introduce a 2000 sq m overlay for the two villages.

The Land Zoning Map and Lot Size Map will need to be altered in relation to Lot 1 DP 789429.

Part 5 – Community Consultation

It is considered that the planning proposal is routine and it is proposed to consult with the community for 21 days and complete the proposal in 9 months.

Part 6 – Project timetable

- The plan will be made within 9 months of the Gateway Determination date.
- The planning proposal will be exhibited within 4 weeks of the Gateway Determination date.
- Community consultation will be completed 28 Days from the last day the Planning Proposal must be exhibited
- Public Authority consultation (if required) will be completed within 40 days of the Gateway Determination date.
- The RPA will request the Department to draft and finalise the LEP no later than 6 weeks prior to the projected making of the plan date specified in the first dot point.

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 RU5
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 Consolidation (Redevelopment of Urban Land).	Yes	Yes	Yes	The PP will not affect the application of this SEPP
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.
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 Housing 2009)	Yes	Yes	Yes	The PP will not affect the application of this SEPP
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 Planning Policy (Temporary Structures and Places of Public Entertainment) 2007	Yes	Yes	Yes	The PP does not affect the application of this SEPP

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. This amendment increases the area of the E3 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 PP 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 is consistent with the objectives of this direction.
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,	Yes	The PP is consistent with objectives of this direction.

		especially by car, and supporting the efficient and viable operation of public transport services, and providing for the efficient movement of freight.		
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 Village zoned land 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
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, but rather amends the lot size overlay

SUSPENSION OF STANDING ORDERS

175/15 RESOLVED on the motion of Councillors Shields and Schlrmer that standing orders be suspended at 10.11 am.

YOUTH ADVISORY COUNCIL

Youth Advisory Council (YAC) presented their findings of the youth survey including their ideas for some key initiatives going forward.

ADJOURNMENT OF MEETING

The meeting adjourned for morning tea at 10.35 am.

RESUMPTION OF MEETING

The meeting resumed at 11.03 am.

RESUMPTION OF STANDING ORDERS

176/15 RESOLVED on the motion of Councillors Miegel and Davey that standing orders be resumed,

8. PLANNING PROPOSAL NO. 9 – MAPPING ERRORS

177/15 RESOLVED on the motion of Councillors Law and Palmer 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 Local Environmental Plan 2012 to rezone:

1. Lot 51 DP 553550
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7. Lot 2 DP 862442
8. SP 53310
9. Lot 2 DP 235495
10. Lot 1 DP 745900

From RU1-Primary Production to E3-Environmental Management, the zone boundary to be Honour Avenue (SP2-Classified Road); and

The Lot Size Map be altered to show the Minimum Lot Size (square metres) to be 2000 for the Villages of Balldale and Daysdale; and

Rezone Lot 1 DP 789429 from SP2-Infrastructure to R1-General Residential.

Voting

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

Against: Nil.



Important Notice

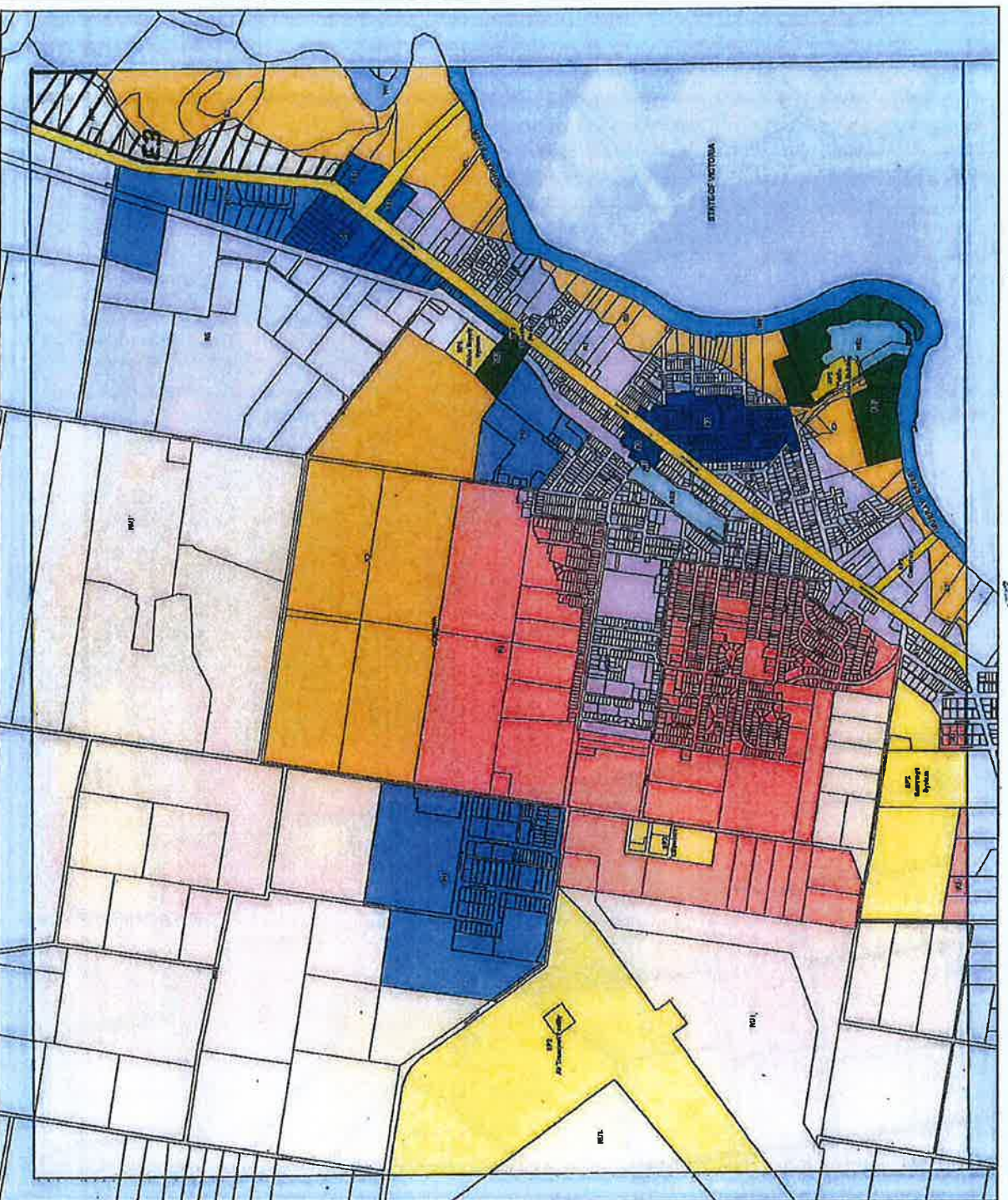
This map is not a precise survey document. Accurate locations can only be determined by a survey on the ground.

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Date: 21/08/2015 11:57 AM
Scale: 1:10822 at A4
Projection: GDA94 / MGA zone 55

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Proposed



Corowā Local Environmental Plan 2012

Land Zoning Map - Sheet LZN_D08A

Zone:

N1	Neighbourhood Centre
L1	Local Centre
E1	Enterprise Center
E2	National Parks and Nature Reserve
E3	Environmental Management
R1	General Residential
R2	Low Density Residential
R3	Large Lot Residential
R4	Public Recreation
R5	Private Recreation
R6	Primary Production
R7	Family
R8	Village
R9	Special Activities
R10	Infrastructure
R11	Natural Waterways
R12	Recreational Waterways

Character:

	Colours 12/12/13 Colour Land and Property Information (LPI)
--	---

Scale: 1:20,000 @ A3

Projection: 1994

Zone: LZN_D08A

Sheet: LZN_D08A

100m

0 100 200 300 400 500 600 700 800 900 1000

North Arrow

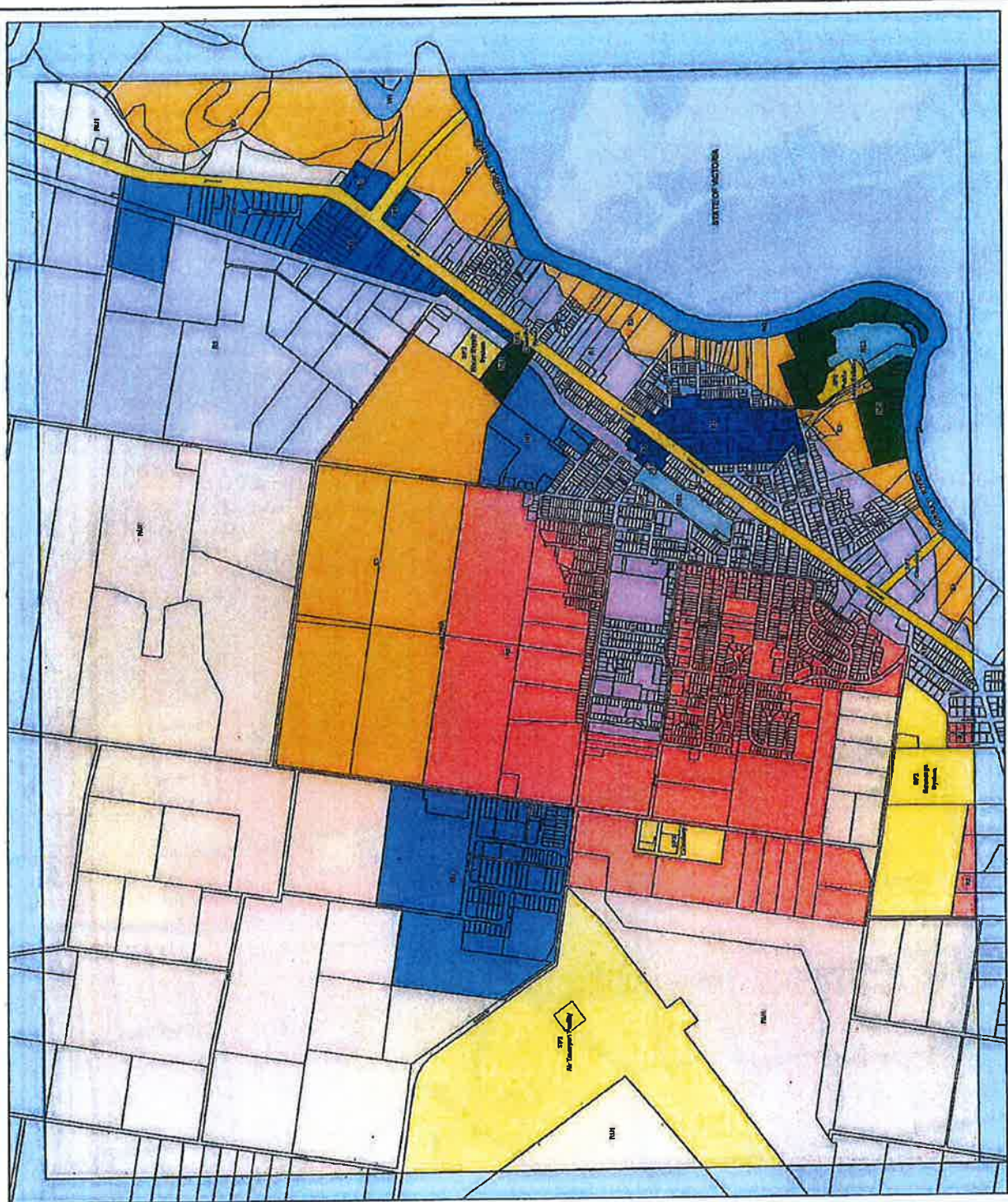
Current

Corowa Local Environmental Plan 2012
Corowa Shire
 Land Zoning Map - Sheet LZN_006A

- Zone**
- ES1 Neighbourhood Centre
 - ES2 Local Centre
 - ES3 Enterprise Corridor
 - ES4 National Parks and Nature Reserves
 - ES5 Environmental Management
 - ES6 General Industrial
 - ES7 General Residential
 - ES8 Low Density Residential
 - ES9 Large Lot Residential
 - ES10 Public Recreation
 - ES11 Private Recreation
 - ES12 Primary Production
 - ES13 Forestry
 - ES14 Village
 - ES15 Special Activities
 - ES16 Infrastructure
 - ES17 Coastal Waterways
 - ES18 Recreational Waterways
- Catchment**
- ES19 Catchment 12/11/2010.05 NSW Land and Property Information (LPI)



Scale: 1:20,000
 North Arrow
 State of Victoria
 Corowa Shire
 LZN_006A



Minimum Lot Sizes (sq.m)

K	350
1A	100
1Aa	500
1Ab	500
1Ac	500
1Ad	500
1Ae	500
1Af	500
1Ag	500
1Ah	500
1Ai	500
1Aj	500
1Ak	500
1Al	500
1Am	500
1An	500
1Ao	500
1Ap	500
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1Ar	500
1As	500
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1Az	500
1Ba	500
1Bb	500
1Bc	500
1Bd	500
1Be	500
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1Bj	500
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1Bp	500
1Bq	500
1Br	500
1Bs	500
1Bt	500
1Bu	500
1Bv	500
1Bw	500
1Bx	500
1By	500
1Bz	500
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1Cb	500
1Cc	500
1Cd	500
1Ce	500
1Cf	500
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1Ch	500
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1Ck	500
1Cl	500
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1Dz	500
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1El	500
1Em	500
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1Er	500
1Es	500
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1Eu	500
1Ev	500
1Ew	500
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1Lp	500
1Lq	500
1Lr	500
1Ls	500
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1Lv	500
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1Vk	500
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1Vm	500
1Vn	500
1Vo	500
1Vp	500
1Vq	500
1Vr	500
1Vs	500



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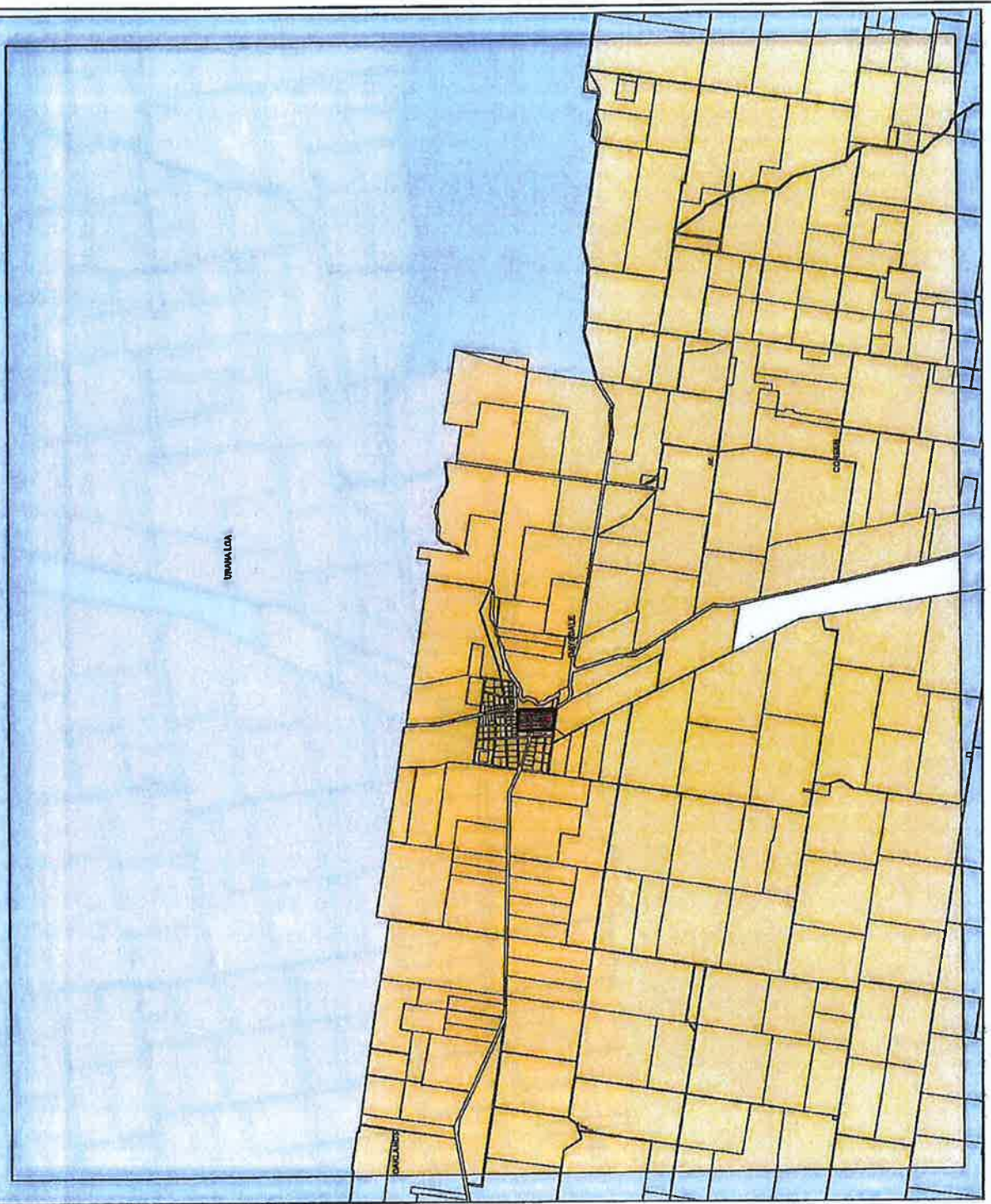
Scale: 1:16319 at A4

Projection: GDA94 / MGA zone 55

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© Corowa Shire Council

Proposed



Corowa Local
Environmental
Plan 2012

Lot Size Map - Sheet LSZ_004

Minimum Lot Size (sq m)

- K 650
- V 750
- S 850
- A 1000
- AE 2500
- AF 4000
- 2000 Refer to Clause 4.1 (4)

Catchment

- Catchment 12/17/2010 © NSW LPM



Scale 1:5000
North Arrow
Map Date: 12/17/2010
Map Sheet: LSZ_004

Current

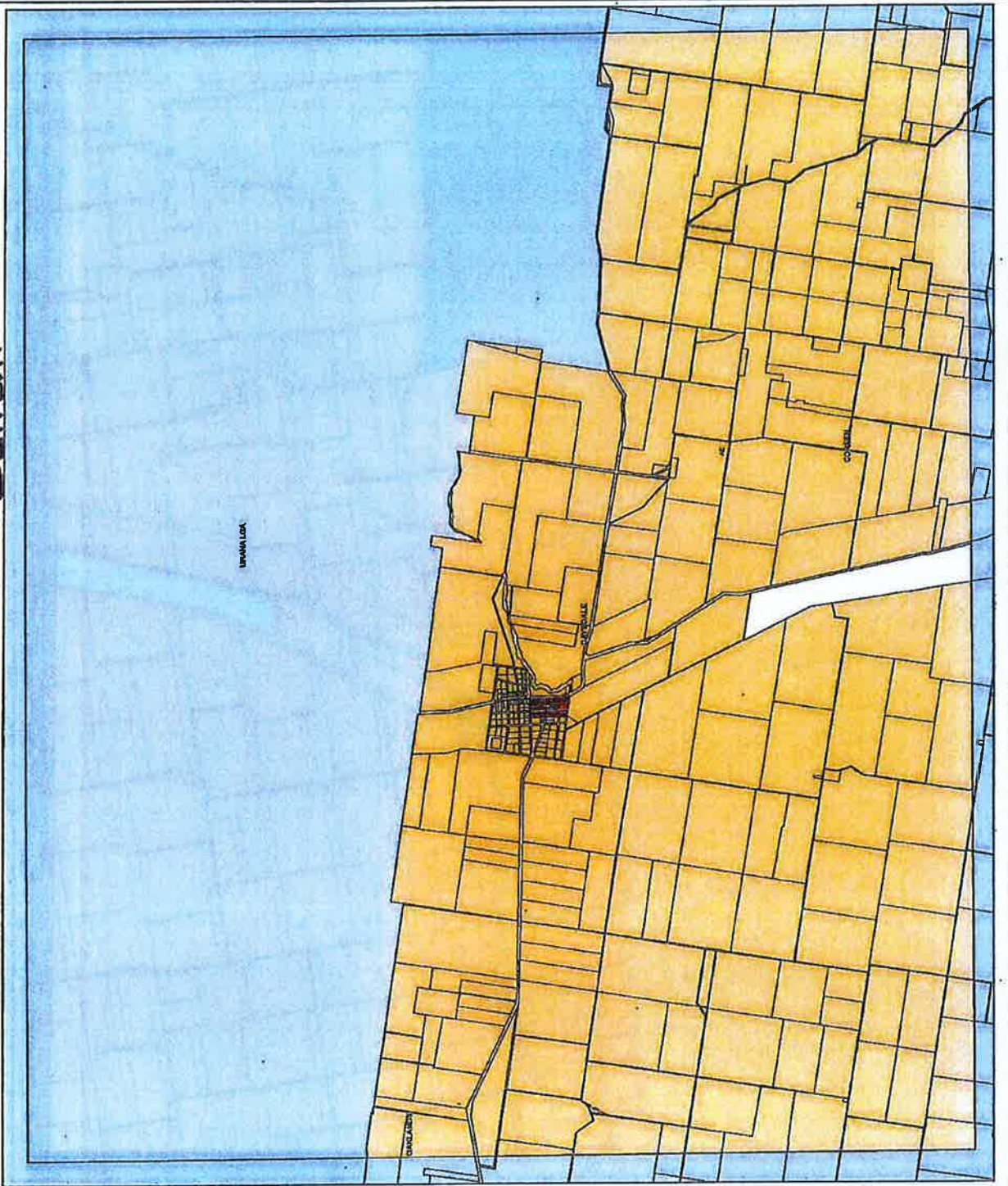
Minimum Lot Size (sq m)

K	150
L	250
M	350
N	450
O	550
P	650
Q	750
R	850
S	950
T	1050
U	1150
V	1250
W	1350
X	1450
Y	1550
Z	1650
AA	1750
AB	1850
AC	1950
AD	2050
AE	2150
AF	2250
AG	2350
AH	2450
AI	2550
AJ	2650
AK	2750
AL	2850
AM	2950
AN	3050
AO	3150
AP	3250
AQ	3350
AR	3450
AS	3550
AT	3650
AU	3750
AV	3850
AW	3950
AX	4050
AY	4150
AZ	4250
BA	4350
BB	4450
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CI	7750
CJ	7850
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CT	8850
CU	8950
CV	9050
CU	9150
CV	9250
CU	9350
CV	9450
CU	9550
CV	9650
CU	9750
CV	9850
CU	9950
CV	10050

Refer to Clause 4.1 (44)

Cartographic

Cartographic 12/11/2010 © NSW LPM/A





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**Corowa Local
Environmental
Plan 2012**

Land Zoning Map - Sheet LZN_009A

- Zone**
- [B1] Neighbourhood Centre
 - [B2] Local Centre
 - [B3] Enterprise Corridor
 - [E1] National Parks and Nature Reserves
 - [E2] Environmental Management
 - [E3] General Industrial
 - [E4] General Residential
 - [E5] Low Density Residential
 - [E6] Large Lot Residential
 - [E7] Public Recreation
 - [E8] Private Recreation
 - [E9] Primary Production
 - [E10] Forestry
 - [E11] Village
 - [E12] Special Activities
 - [E13] Infrastructure
 - [E14] Natural Waterways
 - [E15] Recreational Waterways

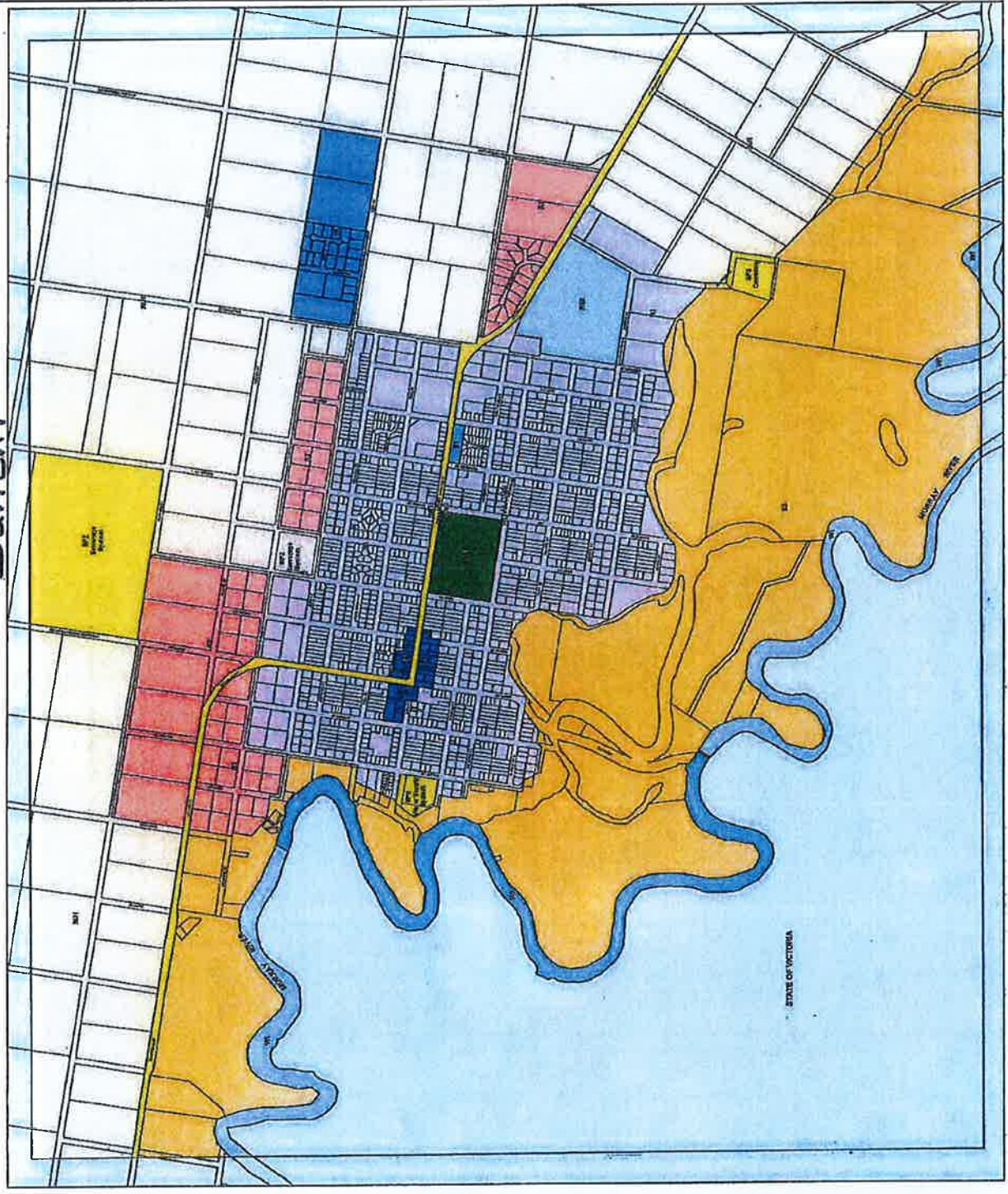
Catchment

- [] Catchment 12/12/2010 © NSW LPI

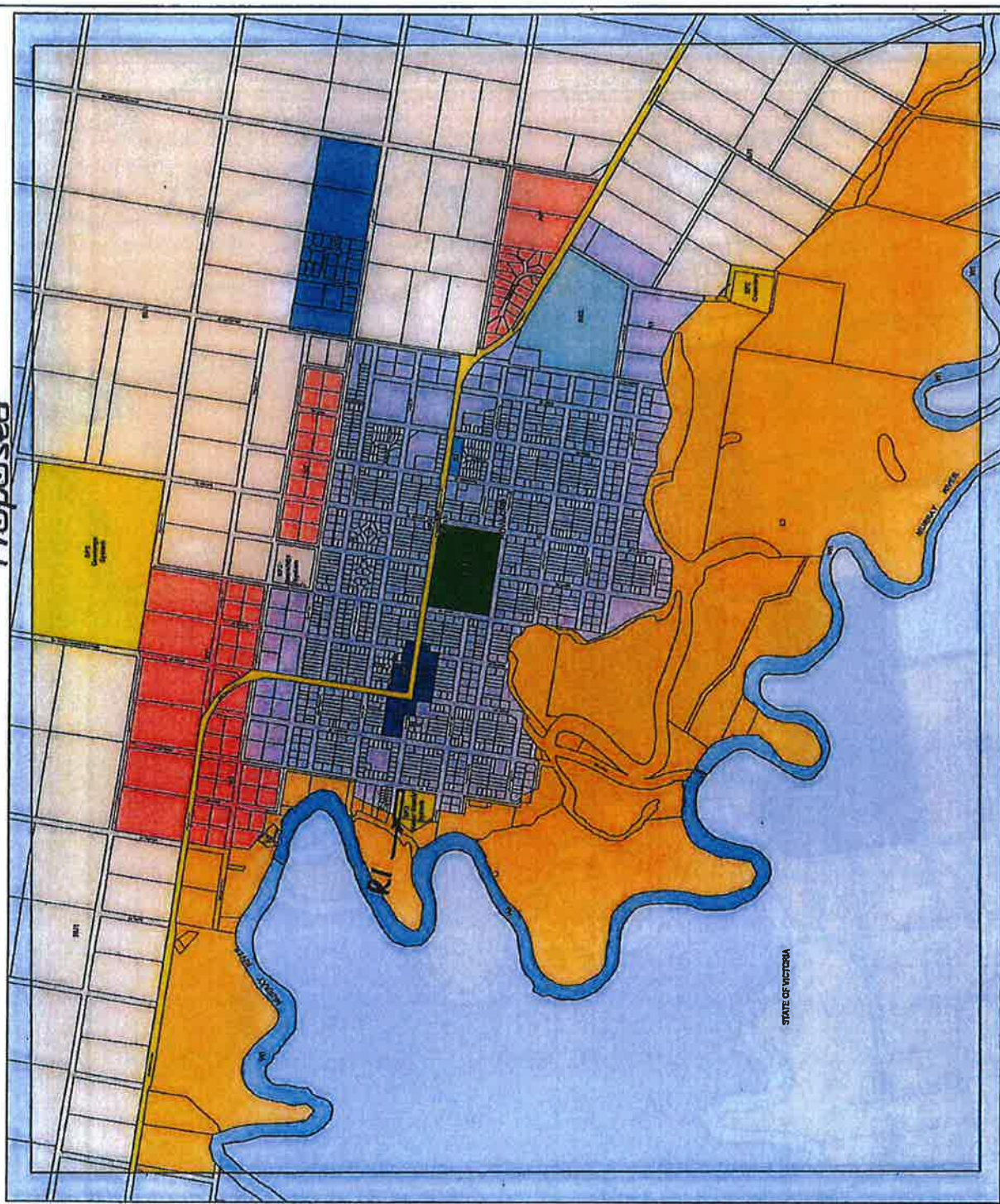


Map is available online at: <http://www.corowashire.nsw.gov.au>

Current



Proposed



Corowa Local Environmental Plan 2012



Land Zoning Map - Sheet LZN_009A

- Zone**
- ES10 Neighbourhood Centre
 - ES11 Local Centre
 - ES12 Enterprise Corridor
 - ES13 National Parks and Nature Reserves
 - ES14 Environmental Management
 - ES15 General Industrial
 - ES16 General Residential
 - ES17 Low Density Residential
 - ES18 Large Lot Residential
 - ES19 Public Recreation
 - ES20 Private Recreation
 - ES21 Primary Production
 - ES22 Forestry
 - ES23 Village
 - ES24 Special Activities
 - ES25 Infrastructure
 - ES26 Natural Waterways
 - ES27 Recreational Waterways

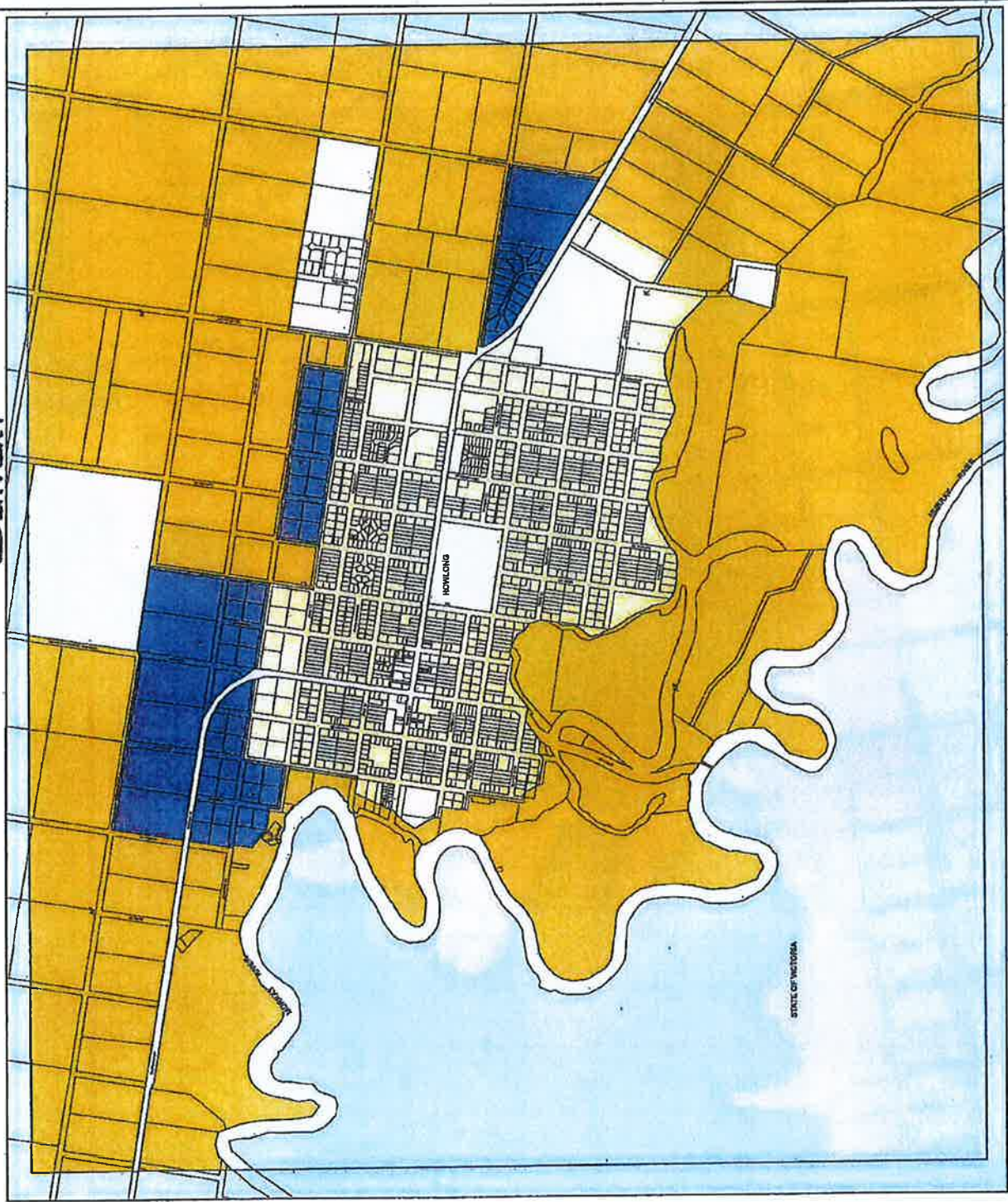
Cadastral

- 12/11/2010 © NSW LPI



Prepared by: Corowa Shire
 Date: 12/11/2010
 Scale: 1:20,000 @ A3
 Map Source: LPI

Current



Cororua Local
Environmental
Plan 2012



Lot Size Map - Sheet LSZ_009A

Minimum Lot Size (sq.m)

K	650
V	1ha
AE	3ha
AD	100ha
AE	200ha
AE	400ha
AE	Refer to Clause 4.1 (4A)

Cadastral

□ Cadastral 12/1/2010 © NSW LPI



Printed on 12/1/2010
Map Information Centre
2010-009A, LSC-009A, LSC-201-009A



Important Notice

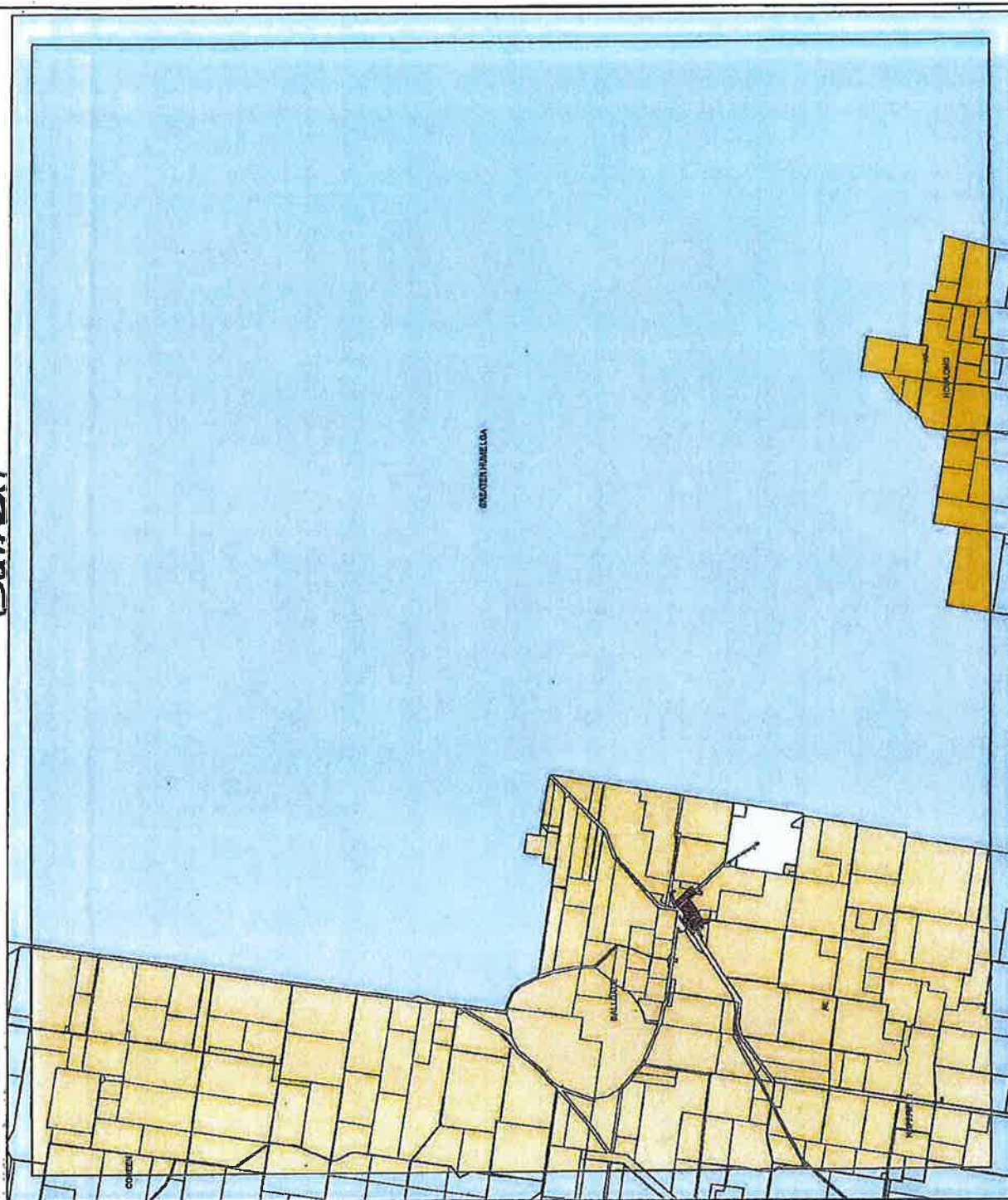
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Date: 21/08/2015 12:00 PM
Scale: 1:7300 at A4
Projection: GDA94 / MGA zone 55

© State of New South Wales (LPI)
© Corowa Shire Council

Current



Minimum Lot Sizes (sq m)

K	250
V	31a
VS	31a
AD	100ha
AE	200ha
AE	400ha

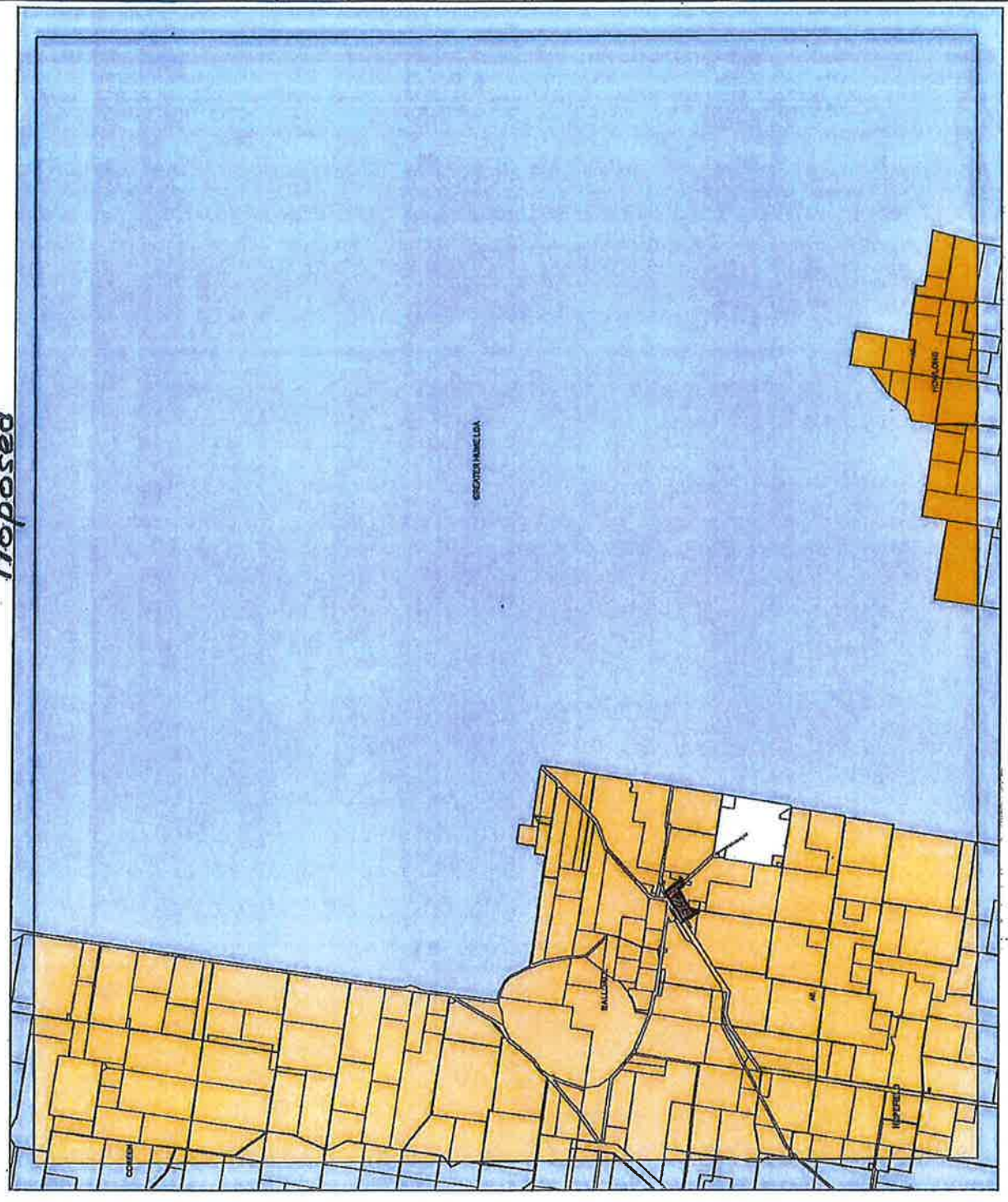
Refer to Clause 4.1 (a)

Cadastral

☐ Cadastre 12/1/2010 © NSW LPA



Proposed



Corowa Local Environmental Plan 2012

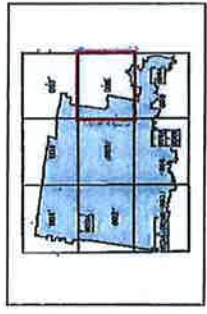

Lot Size Map - Sheet 'LSZ_D08'

Minimum Lot Size (sqm)

K	150
1a	150
1b	150
1c	150
1d	150
1e	150
1f	150
1g	150
1h	150
1i	150
1j	150
1k	150
1l	150
1m	150
1n	150
1o	150
1p	150
1q	150
1r	150
1s	150
1t	150
1u	150
1v	150
1w	150
1x	150
1y	150
1z	150

2000

Cartographer
 Cadastre 12/1/2010 © NSW LPA



Scale
 0 500 1000 2000 3000 Meters

Legend
 Solid yellow and orange

Project No.
 2000_C001_L12_000_000_000000



New South Wales

PARLIAMENTARY COUNSEL

Opinion

Environmental Planning and Assessment Act 1979
Proposed Corowa Local Environmental Plan 2012 (Amendment No 9)

Your ref: Bob Parr
Our ref: SG e2016-006.d04

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

When the environmental planning instrument is made, a map cover sheet that lists the final form of the maps adopted by the instrument should be signed by the person making the instrument.

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

(D COLAGIURI)
Parliamentary Counsel

19 January 2016



New South Wales

Corowa Local Environmental Plan 2012 (Amendment No 9)

under the

Environmental Planning and Assessment Act 1979

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

Minister for Planning

Corowa Local Environmental Plan 2012 (Amendment No 9)

under the

Environmental Planning and Assessment Act 1979

1 Name of Plan

This Plan is *Corowa Local Environmental Plan 2012 (Amendment No 9)*.

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 following:

- (a) land within the villages of Balldale and Daysdale,
- (b) Lot 2, DP 235495, Lots 8 and 9, DP 235658, Lots 51 and 52, DP 553550, Lot 1, DP 745900, Lot 297, DP 753734, Lot 2, DP 862442, Lot 1, DP 1093838 and SP 53310, Honour Avenue, Corowa,
- (c) Lot 1, DP 789429, Pearce Street, Howlong.

4 Maps

The maps adopted by *Corowa Local Environmental Plan 2012* are amended or replaced, as the case requires, by the maps approved by the Minister on the making of this Plan.

