

Planning Proposal - Amendments to the Tumbarumba LEP 2010

Proposal Title : **Planning Proposal - Amendments to the Tumbarumba LEP 2010**

Proposal Summary : **The stated purpose of the Planning Proposal is to:**

- 1. Alter the range of land uses within the RU1 Primary Production Zone, consistent with the Land Use Matrix supporting the LEP Standard Instrument.**
- 2. Alter the range of land uses within the RU3 Forestry Zone to accommodate future public water supply infrastructure development.**
- 3. Introduce exceptions to minimum lot size requirements in rural and environmental protection zones to meet the needs of existing and permissible land uses.**
- 4. Alter Schedule 1 to support a site specific indoor recreation development in Tumbarumba.**
- 5. Alter the minimum lot size for land immediately adjoining the village of Rosewood to accommodate for closer settlement.**

PP Number : **PP_2014_TUMBA_001_00** Dop File No : **14/16403**

Proposal Details

Date Planning Proposal Received :	27-Oct-2014	LGA covered :	Tumbarumba
Region :	Southern	RPA :	Tumbarumba Shire Council
State Electorate :	ALBURY	Section of the Act :	55 - Planning Proposal
LEP Type :	Housekeeping		

Location Details

Street :	Courabyra Road		
Suburb :	Tumbarumba	City :	Tumbarumba
Land Parcel :	Lot 4 and Lot 5 DP1081002	Postcode :	
Street :			
Suburb :		City :	
Land Parcel :	Aspects of the proposal affect the entire Local Government Area		

DoP Planning Officer Contact Details

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Land Release Data

Growth Centre :	N/A	Release Area Name :	N/A
Regional / Sub Regional Strategy :	Alpine (Snowy Mountains) Regional Strategy	Consistent with Strategy :	Yes
MDP Number :		Date of Release :	
Area of Release (Ha) :	10.84	Type of Release (eg Residential / Employment land) :	Residential
No. of Lots :	0	No. of Dwellings (where relevant) :	27
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 :

Supporting notes

Internal Supporting Notes : **The Planning Proposal seeks to make a number of amendments to the Tumbarumba Local Environmental Plan 2010. The proposed amendments have arisen as a result of matters identified by Tumbarumba Shire Council as well as landowner initiated proposals. The Proposed amendments will impact on the whole Local Government Area as well as specific lands identified in the Proposal, namely it will:**

- Provide for new large lot residential housing development opportunities on 10.84ha of rural land immediately adjoining Rosewood village to the south west.

- Allow for the augmentation of water supply for townships within the LGA.

- Permit caravan parks, camping grounds and environmental protection works, within the RU1 Primary Production Zone and assist with the proposed redevelopment of the Rosewood Golf Club, camping grounds at Manus Lake and Khancoban pondage.

- Allow for subdivision below the minimum lot size standard within rural and environmental protection zones, in certain circumstance such as for extractive industry operations.

- Allow for indoor recreation opportunities (proposed gymnasium) at an indoor horse riding facility at Lots 4 and 5 Courabyra Road, Tumbarumba.

Council lodged the planning proposal and request for Gateway determination on 23 September 2014. A number of additional items of information were, however, requested on the submitted planning proposal namely:

- consultation with/support of NSW Forests concerning the proposed water supply systems in the RU3 Forestry Zone.
- the area and number of potential lots for proposed new rural residential development at Rosewood village and availability/arrangements for infrastructure and services.
- whether Council wants to accept and exercise plan making delegations for the planning proposal.
- explanation for how Council intends to use clause 4.2C 'Exceptions to minimum subdivision sizes lot sizes for certain rural and environmental protection zones'.

The additional information was provided by Council on 27 October 2014.

External Supporting
Notes :

The Planning Proposal seeks to make a number of amendments to the Tumbarumba Local Environmental Plan 2010. The proposed amendments have arisen as a result of matters identified by Tumbarumba Shire Council as well as landowner initiated proposals. The Proposed amendments will impact on the whole Local Government Area as well as specific lands identified in the Proposal, namely it will:

- Provide for new large lot residential housing development opportunities on 10.84ha of rural land immediately adjoining Rosewood village to the south west.

- Allow for the augmentation of water supply for townships within the LGA.

- Permit caravan parks, camping grounds and environmental protection works, within the RU1 Primary Production Zone and assist with the proposed redevelopment of the Rosewood Golf Club, camping grounds at Manus Lake and Khancoban pondage.

- Allow for subdivision of certain permitted land uses below the minimum lot size standard within rural and environmental protection zones, in certain circumstances.

- Allow for indoor recreation opportunities (proposed gymnasium) at an indoor horse riding facility at Lots 4 and 5 Courabyra Road, Tumbarumba.

Adequacy Assessment

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

Is a statement of the objectives provided? Yes

Comment :

The Proposal's stated objectives or intended outcomes are to:

1. Alter the range of land uses within the RU1 Primary Production Zone, consistent with the Land Use Matrix supporting the LEP Standard Instrument.

2. Alter the range of land uses within the RU3 Forestry Zone to accommodate future public water supply infrastructure development.

3. Introduce exceptions to minimum lot size requirements in rural and environmental protection zones to meet the needs of existing and permissible land uses.

4. Alter Schedule 1 to support a site specific indoor recreation development in Tumbarumba.

5. Alter the minimum lot size for land immediately adjoining the village of Rosewood to accommodate for closer settlement.

The statement of objectives complies with the Department's "A guide to preparing planning proposals".

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

Is an explanation of provisions provided? Yes

Comment : "The Proposal's explanation of the provisions to achieve the stated objectives are to amend the Tumbarumba LEP 2010 as follows:

1. Alter the Land Use Table to Zone RU1 Primary Production by:

- Removing the land use term Environmental protection works from Permitted with consent and inserting in Permitted without consent.
- Removing the land use terms Camping grounds and Caravan parks from Prohibited and inserting in Permitted with consent.

2. Alter the Land Use Table to Zone RU3 Forestry by inserting the land use term Water supply systems in Permitted with consent.

3. Insert after Clause 4.2B the following:

"4.2C Exceptions to minimum subdivision lot sizes for certain rural and environment protection zones

(1) The objective of this clause is to permit the subdivision of land in certain rural and environment protection zones to create lots of an appropriate size to meet the needs of current permissible uses other than for the purpose of dwelling houses or dual occupancies.

(2) This clause applies to land in the following zones:

- (a) Zone RU1 Primary Production,
- (b) Zone RU4 Primary Production Small Lots, and
- (c) Zone E3 Environmental Management.

(3) Land to which this clause applies may, with development consent, be subdivided to create a lot of a size that is less than the minimum size shown on the Lot Size Map in relation to that land, if the consent authority is satisfied that the use of the land after the subdivision will be the same use (other than a dwelling house or dual occupancy) permitted under an existing development consent for the land.

(4) The lot may include land from more than one zone.

(5) Development consent must not be granted for the subdivision of land to which this clause applies unless the consent authority is satisfied that:

- (a) the subdivision will not adversely affect the use of the surrounding land for agriculture, and
- (b) the subdivision is necessary for the ongoing operation of the permissible use, and
- (c) the subdivision will not cause or increase rural land uses conflict in the locality, and
- (d) the subdivision is appropriate having regard to the natural and physical constraints affecting the land."

4. Amend Map LSZ_001A with adjustments to the MLS immediately adjoining Rosewood.

5. Insert in Schedule 1 the following wording:

"Use of certain land at Lot 4 and Lot 5 DP 1081002 Courabyra Road Tumbarumba

(1) This clause applies to Lot 4 and Lot 5 DP 1081002 Courabyra Road Tumbarumba.

(2) Development for the purposes of a recreation facility (indoor)."

The explanation of provisions complies with the Department's "A guide to preparing planning proposals".

Justification - s55 (2)(c)

a) Has Council's strategy been agreed to by the Director General? **No**

b) S.117 directions identified by RPA :

1.2 Rural Zones

* May need the Director General's agreement

1.5 Rural Lands

4.4 Planning for Bushfire Protection

Is the Director General's agreement required? **Yes**

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

d) Which SEPPs have the RPA identified?

SEPP No 55—Remediation of Land

SEPP (Rural Lands) 2008

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

Council's Planning Proposal seeks to permit water supply systems in the RU3 Forestry Zone to enable the proposed construction of a public water storage dam adjacent to the gravity feed water supply line for the township of Tumbarumba. Council is exploring this option to drought proof the town of Tumbarumba. The Planning Proposal identifies that at present the Forestry Act 2012 and Division 24 of SEPP(Infrastructure) 2007 do not permit water supply systems on land within Zone RU3 Forestry Zone. The Department's legal advice is that the Forestry Act and ISEPP are silent on the permissibility of water supply systems in the RU3 Zone.

Council has advised that consultation has been carried out with both NSW Forests and the NSW Office of Water who have both given in-principle support subject to the necessary approvals/licenses being obtained under the Forestry Act and Water Management Act.

Have inconsistencies with items a), b) and d) being adequately justified? **Yes**

If No, explain :

The Proposal identifies that the inconsistency of the proposed reduction in minimum lot size within rural land adjoining Rosewood village with Section 117 Directions 1.2 Rural Zones and 1.5 Rural Lands is of minor significance because of the following reasons:

1. There are a number of existing constraints associated with the value of these lands for agricultural production, namely:

- the land has no access to irrigation water supply.
- the lands are generally undulating making intensive agriculture generally unsuitable and impractical.
- the lands have not been utilised for agricultural purposes other than small scale rural lifestyle use, and
- the lots are generally well below productive broad acre lot sizes for Tumbarumba
- the reduction of the lot size for this area would not reduce or impact on the agricultural production value of land in this location.

2. There are limited opportunities to use these lands for agricultural purposes and a location such as Rosewood for rural lifestyle allotments is consistent with principles of the SEPP Rural Lands 2008 Rural Lands Planning Principles and the Central West

Inquiry.

Council has advised that the subject land has an area of 10.84ha which could create 27 potential lots. It is considered that, given the relatively small land area and the above reasons provided by Council, the inconsistency of the planning proposal with Directions 1.2 and 1.5 are of minor significance in the context of the total area of rural lands. It is also noted that Rosewood village is identified as a suitable location for rural residential development in the draft Tumbarumba Shire Rural Lands Settlement Strategy (February 2007) and the Tumbarumba Shire Council Residential Housing Strategy (June 2006). Neither Strategy, however, have been formally endorsed by the Secretary. They have, however, both informed the preparation of the Tumbarumba LEP 2010 and may be considered as studies justifying inconsistency with Direction 1.2.

RECOMMENDATION: The General Manager can be satisfied that the inconsistency of the Planning Proposal with Directions 1.2 and 1.5 are of a minor significance or are justified by a strategy that gives consideration to the objectives of the Directions, identifies the subject land.

In relation to SEPP 55 - Remediation of Land, the Planning Proposal states that no preliminary contaminated site assessment is required to support the planning proposal. The SEPP 55, however, specifically requires that before including land of a class identified in subclause (4), which includes land subject to agricultural activities, in a particular zone, the planning authority is to obtain and have regard to a report specifying the findings of a preliminary investigation of the land carried out in accordance with the contaminated land planning guidelines. Given that the Rosewood site has a history of agricultural use and it is proposed to reduce the lot size from 40ha to 4,000sq.m to create up to 27 large residential lots, Council should provide additional information concerning the potential contamination of the site.

RECOMMENDATION: That Council provide a report specifying the findings of a preliminary investigation of the land carried out in accordance with the contaminated land planning guidelines and include this in the exhibition materials.

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment : A site map and Lot Size Map identifying the location for proposed reduction in minimum lot size on land adjoining Rosewood village are provided.

The mapping is adequate for exhibition.

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment : The Proposal states that formal consultation with residents and landowners has commenced. It also states that wider community consultation will be commenced by giving notice of the public exhibition of the Planning Proposal:

- in a newspaper that circulates in the area affected by the Planning Proposal.
- on the web-site of the Tumbarumba Shire Council, and
- in writing to affected and adjoining landowners.

A 28 day consultation period is considered reasonable.

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 :

The Proposal generally meets the adequacy criteria with the exception that it does not provide a project timeline as required by the Department's "guide to preparing planning proposals".

Recommendation: That Council include a project timeline within the planning proposal prior to exhibition.

Proposal Assessment

Principal LEP:

Due Date : **June 2010**

Comments in
relation to Principal
LEP :

Tumbarumba LEP 2010 (Amendment No 1) was notified on 18 January 2013.

Assessment Criteria

Need for planning
proposal :

The Planning Proposal is needed to address a number of issues identified by Tumbarumba Shire Council and landowners, namely:

- to provide additional large lot housing opportunities adjoining Rosewood village;**
- to facilitate the development of a public water storage dam to assist with drought proofing of Tumbarumba township;**
- to permit additional landuses, namely camping grounds, caravan parks and environmental protection works, in the RU1 Primary Production Zone; and**
- to allow for a site specific indoor recreation (gymnasium) development in Tumbarumba.**

Consistency with strategic planning framework :

The regional and local strategic plans that are relevant to the Planning Proposal are as follows:

New South Wales Alpine Region Strategy:

The objectives of the Alpine Region Strategy are:

1. to maintain and enhance the quality of life for residents throughout the Alpine region
2. to stimulate and diversify the regional economy of the Alpine region
3. to conserve and to manage the natural environment of the Alpine Region in a sustainable and cooperative manner.

The Strategy:

- identifies that in the Alpine region there is a shift away from traditional rural based industries into a more diverse mix such as tourism, recreation, retail, community services and manufacturing.
- encourages the planning for a range of alternative types of settlements including rural towns and villages, rural residential development, farming communities and tourist centres.
- encourages identification of rural living opportunities providing they are in close proximity to existing towns and villages as this could encourage economic stimulus.

The Planning Proposal is consistent with the Alpine Region Strategy because it would:

- provide additional rural lifestyle lot development in an area adjoining Rosewood village which is identified by Council's residential and rural lands settlement strategies as a suitable location for investigation.
- provide local employment, recreation and tourism opportunities by facilitating the development of an indoor recreation/gymnasium development at Tumbarumba and by permitting with consent caravan parks and camping grounds on zoned rural land.
- facilitate the construction of a water supply dam adjoining the existing water supply pipeline to help drought proof the Tumbarumba township.

Tumbarumba Shire Council Residential Housing Strategy - June 2006.

The objectives of Council's Residential Housing Strategy are to:

- Identify, based on best available local data, housing trends and needs,
- Develop practical planning responses, and
- Identify any further key actions required to support positive housing outcomes for the Shire.

The Strategy identifies that:

- there is a demand for housing in the LGA and a need, over the short to long term, to provide a range of housing options to meet varying needs of the dynamic population group.
- there is particular demand for rural lifestyle options including rural residential, including at Rosewood village, which the Strategy identifies as being an easy commute to Tumbarumba for work and access to services, and is therefore an attractive option for people who want to live "out of town".
- businesses such as Greenfreight and new rural industries such as blueberries and wineries are contributing to growth in Rosewood.

The Planning Proposal is considered to be consistent with the Strategy as it will provide additional rural lifestyle housing opportunities adjoining Rosewood village. This will also support the local village economy and jobs. The Strategy has not been endorsed by the Department however it was a key input to the preparation of the Tumbarumba LEP 2010.

Draft Tumbarumba Shire Rural Lands Settlement Strategy - February 2007.

The aims of Council's Rural Lands Settlement Strategy are:

1. Develop a practical strategy that provides direction for existing and future rural settlement.
2. Provide planning controls that support the strategy and can be incorporated within.

The Rural Lands Settlement Strategy was prepared in accordance with the "Better rural residential development: A guide for councils west of the Great Divide" which was prepared by the NSW Department of Planning.

The draft Strategy identifies Rosewood village as a suitable location for investigation for rural residential development. It identifies that a key constraint to the development of rural residential lots is the lack of water and sewer infrastructure. Council has advised that, under its Development Control Plan:

- unsewered areas will need to be provided with a report by an appropriately qualified soil scientist or similar which addresses the ability of the site to adequately cater for on-site sewage disposal and that 4,000 sq.m is generally appropriate for on-site disposal of effluent.
- where public water supply is not available each dwelling must be provided with a minimum rain tank capacity of 40,000 litres.
- depending on the configuration of the allotments there may be some requirements for road infrastructure. This cost would be borne by the developer.

The Strategy has not been finalised or endorsed by the Department. It, however, was a key input to the preparation of the Tumbarumba LEP 2010.

The Planning Proposal is considered to be consistent with Council's draft Rural Lands Settlement Strategy.

Environmental social
economic impacts :

Environmental impacts:

The Planning Proposal states that biodiversity mapping (under the Tumbarumba LEP 2010) for the proposed rural residential area adjoining Rosewood does not identify that the area has any biodiversity value. It is noted that the area is predominantly cleared rural land.

The Planning Proposal does not identify any other environmental impacts associated with the proposals. The potential for rural land adjoining Rosewood village, that is proposed for rural residential development, to be contaminated as a result of past agricultural activities, and the need for Council to exhibit a preliminary site contamination report, has previously been discussed.

The proposed water storage dam within land zoned RU3 Forestry may potentially have an impact on biodiversity, surface/groundwater and timber resources. Council should be required to give further consideration of these matters in consultation with NSW Forests, the Office of Environment and Heritage and NSW Office of Water during the exhibition of the Planning Proposal and assessment of any subsequent proposal.

Recommendation: That Tumbarumba Shire Council consults with NSW Forests, the Office of Environment and Heritage and NSW Office of Water concerning the proposal to permit water supply systems (water storage dam) in the RU3 Forestry Zone.

The Planning Proposal does not assess bushfire risk. It however identifies that it will consult with the NSW Rural Fire Service to identify any measures to address bush fire risk associated with changes proposed at Rosewood.

Recommendation: That Tumbarumba Shire Council consults with the NSW Rural Fire Service to identify any measures to address bushfire risk associated with changes proposed at Rosewood.

Social and economic impacts:

The Planning Proposal states that it will have a positive effect on the local community and economy as a result of providing for housing choice via rural lifestyle lots at Rosewood village consistent with Council's strategic planning. The Proposal states that additional rural lifestyle living opportunities will stimulate other follow on activities such as tourism, retail, commercial and industrial services and more business opportunities which will contribute to a stronger local economy. The social and economic benefits of the Planning Proposal provided by Council are supported.

The Planning Proposal will also assist Council to drought proof the Tumbarumba township via facilitating the provision of a water storage dam adjacent to the gravity feed water supply line. Furthermore it will facilitate leisure and tourism opportunities by permitting the development of camping and caravan parks in rural areas and the redevelopment of certain recreation/tourism sites such as an indoor horse riding facility at Courabyra Road Tumbarumba and the Rosewood Golf Club.

The inclusion of model clause 4.2C "Exceptions to minimum subdivision lot sizes for certain rural and environmental protection zones" into the Tumbarumba LEP 2010 will provide social and economic benefits for farmers and quarry owners. There are a number of existing quarries located on large rural holdings and currently these quarries cannot be excised if the two operations (farming and extractive industry) wanted to be run separately. Inclusion of the model clause will enable the separate uses to be subdivided into different landholdings. It will also allow for improved environmental management.

Assessment Process

Proposal type : **Consistent** Community Consultation Period : **28 Days**

Timeframe to make LEP : **12 months** Delegation : **RPA**

Public Authority Consultation - 56(2) (d) : **Office of Environment and Heritage
NSW Department of Primary Industries - Agriculture
NSW Department of Primary Industries - Forests
NSW Rural Fire Service
Other**

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

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

If no, provide reasons : **The matter should proceed as it will:**

- provide additional large lot housing opportunities adjoining Rosewood village;
- facilitate the development of a public water storage dam to assist with drought proofing of Tumbarumba township;
- facilitate the management of existing quarry operations located within rural land.
- provide additional tourism and recreation opportunities in the local area namely camping grounds and caravan parks; and
- allow for a site specific indoor recreation (gymnasium) development in Tumbarumba.

While Council has requested a 14 day exhibition period it is considered that a period of 28 days is more reasonable for components of the proposal such as the Rosewood rezoning.

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

If Yes, reasons :

Identify any additional studies, if required. :

Other - provide details below

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If Other, provide reasons :

A preliminary contamination investigation should be carried out with respect to the proposed zoning of land at Rosewood.

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 : **There are no implications for State roads or other State infrastructure.**

Documents

Document File Name

DocumentType Name

Is Public

Planning Team Recommendation

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

S.117 directions: **1.2 Rural Zones
1.5 Rural Lands
4.4 Planning for Bushfire Protection**

Additional Information : **It is RECOMMENDED that the General Manager, as delegate of the Minister for Planning, determine under section 56(2) of the EP&A Act that amendments to the Tumbarumba Local Environmental Plan 2010 to:**

(i) Alter the range of land uses within the RU1 Primary Production Zone, consistent with the Land Use Matrix supporting the LEP Standard Instrument;

(ii) Alter the range of land uses within the RU3 Forestry Zone to accommodate future public water supply infrastructure development;

(iii) Introduce exceptions to minimum lot size requirements in rural and environmental protection zones to meet the needs of existing and permissible land uses;

(iv) Alter Schedule 1 to support a site specific indoor recreation development in Tumbarumba;

(v) Alter the minimum lot size for land immediately adjoining the village of Rosewood to accommodate for closer settlement;

should proceed, subject to the following conditions:

1. Council is to prepare a preliminary investigation report carried out in accordance with the contaminated land planning guidelines in relation to the rural land proposed for large lot residential development adjoining Rosewood village. This information is to be provided to the Department and included in the exhibition materials.

2. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:

**(a) the planning proposal must be made publicly available for 28 days; 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 local environmental plans (Planning and Infrastructure, 2013)'.**

3. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:

- * NSW Rural Fire Service prior to public consultation (s117 Direction 4.4)
- * Department of Primary Industries (Agriculture)
- * NSW Office of Water
- * NSW Forests
- * Office of Environment and Heritage

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning proposal.

4. No public hearing is required to be held into the matter under section 56(2)(e) of the EP&A Act. 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).

5. The timeframe for completing the LEP is to be 12 months from the week following the date of the Gateway determination.

6. Council be authorised to use the Minister's plan making functions under sections 59(2),(3)&(4) of the Environmental Planning and Assessment Act 1979.

7. SECTION 117 DIRECTIONS - It is recommended that:

(a) The Secretary's delegate can be satisfied that any inconsistencies with s117 Directions 1.2 and 1.5 are of minor significance or justified by a study.

(b) The Secretary's delegate can be satisfied that the planning proposal will be consistent with s117 Direction 4.4 Planning for Bushfire Protection, when Council has consulted with the Rural Fire Service prior to undertaking community consultation;

(d) The Secretary's delegate can be satisfied that the planning proposal is consistent with all other relevant s117 Directions or that any inconsistencies are of minor significance; and

(e) No further consultation or referral is required in relation to s117 Directions while the planning proposal remains in its current form.

8. The planning proposal is considered to be consistent with all relevant SEPPs.

Supporting Reasons :

The proposal will have benefits such as to provide additional large lot housing opportunities adjoining Rosewood village; facilitate the development of a public water storage dam to assist with drought proofing of Tumbarumba township; permit additional landuses, namely camping grounds, caravan parks and environmental protection works, in the RU1 Primary Production Zone.
- to allow for a site specific indoor recreation (gymnasium) development in Tumbarumba.

Signature:



Printed Name:

Graham Towers

Date:

30/10/14

ENDORSED
Brett Whitlock
GM, SOUTHERN 2/11/14