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**PLANNING PROPOSAL**

**FEDERATION LOCAL ENVIRONMENTAL PLAN 2021**

**July 2021**

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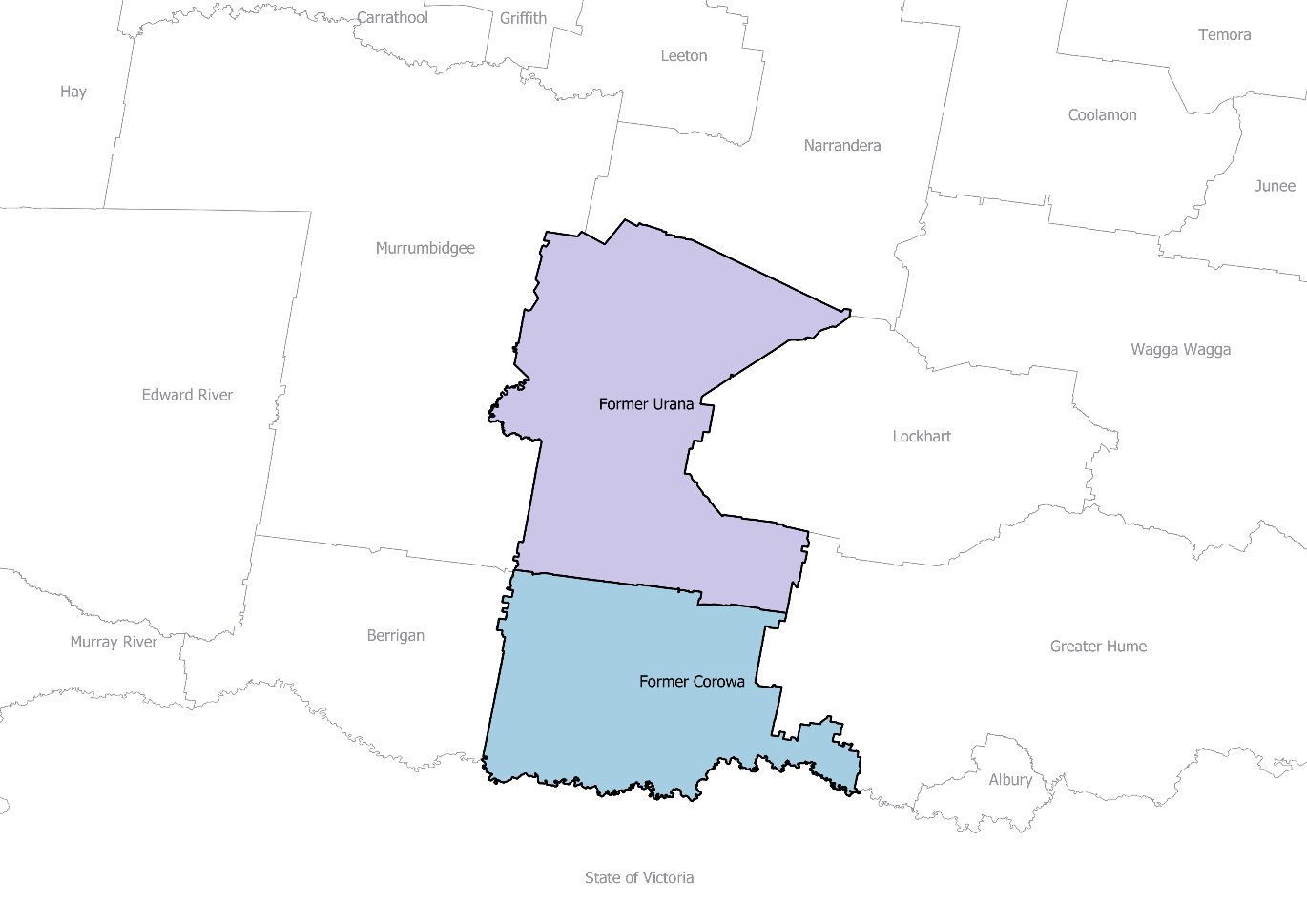
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# EXECUTIVE SUMMARY

Federation Council was proclaimed on 12 May 2016, comprising of the former Shires of Corowa and Urana. The Federation Local Government Area (LGA) covers 5,685 sq. km and is bounded by the Murray River and the State of Victoria to the South, Berrigan and Murrumbidgee Councils to the West, Narrandera Shire to the North, and Lockhart and Hume Shires to the East.



Federation Council is operating under two separate Local Environmental Plans (LEPs), which represent the planning controls prior to amalgamation. These include:

1. *Corowa Local Environmental Plan (CLEP) 2012*, which applies to land in the former Corowa Shire area (Southern part of Federation)
2. *Urana Local Environmental Plan (ULEP) 2011*, which applies to land in the former Urana Shire area (Northern part of Federation)

The current approach does not provide an integrated planning framework for Federation, with inconsistent planning controls in place.

This Planning Proposal seeks to consolidate the two LEPs with the aim of creating a consolidated and clear planning framework under a single Federation LEP. It also provides the opportunity to integrate updated flood planning for Daysdale, Urana – Boree Creek, Morundah, Oaklands, Rand and Urana Villages and Murray River towns [Howlong, Corowa & Mulwala] and enable general housekeeping amendments.

A Land Use Strategy is concurrently being prepared as outlined in the Federation LSPS and will inform the next stage of the Federation LEP.

The Planning Proposal has been prepared in accordance with section 3.33 of the *Environmental Planning and Assessment Act 1979* and the relevant the Department of Planning, Industry and Environment’s guidelines, including:

* A Guide to Preparing Local Environmental Plans
* A Guide to Preparing Planning Proposals.

The Planning Proposal applies to all land in the Federation LGA.

**Planning context**

From August 2019 until February 2020 Community consultation was undertaken to inform the preparation of the new Federation Local Environmental Plan. This was included as part of Federation’s LSPS process resulting in Planning Priorities 1 & 2 both including the Action ‘Develop a new Federation Local Environmental Plan (Short-Medium Term)’.

**Council resolution**

The Planning Proposal has been prepared in accordance with Council’s resolution on 20 July 2021

The Council Report and Minutes are included at Attachment 1.

**Supporting documentation**

The Planning Proposal is supported by the following documentation:

Attachment 1 – LEP Comparison Table

Attachment 2 – Land Use Matrix

Attachment 3 – Draft Local Environmental Plan Maps

# PART 1 OBJECTIVES OR INTENDED OUTCOMES

This Planning Proposal seeks to facilitate a new LEP for Federation which provides key planning controls for the area, including land use activities, zoning, building heights and density.

A single Federation LEP will simplify the planning process by reducing the number of planning instruments applicable to land in the Federation LGA and aligning, where possible, the land uses and controls within the current instruments. The new LEP is not intended to be a comprehensive review of all planning controls, but a consolidation of the existing LEPs applicable across the Federation local area. The approach to the harmonisation (merge) of Federation’s two legacy LEPs into a single consolidated Plan is summarised ‘in principle’ below.

**Principle 1:** As far as practicable, apply the same planning approach across the LGA (focus on creating a consistent set of general land use policies and development controls for Federation).

**Principle 2:** Adopt Standard Instrument LEP clauses as required, with local content included where possible.

**Principle 3:** Use ‘best-fit’ to retain/continue current planning outcomes in instances where the existing Federation LEPs do not align.

**Principle 4:** Introduce new policy/planning approach only if appropriate.

The Planning Proposal will also seek to correct mapping anomalies:

|  |  |  |  |
| --- | --- | --- | --- |
| Description | Existing Zoning | Proposed Zoning | Lot Details |
| **Former Corowa Mapping Changes** | | | |
| LZN\_002 | | | |
| Rennie Sportsground | RU1 | RE1 | DP752281 Lot 94, 129, 136, DP1031294 Lot 7001 |
| Tennis Courts | RU1 | RE1 | DP1031293 Lot 7003 |
| LZN002A | | | |
| Sloane Park | RU1 | RE1 | DP758896 Section 22 Lot 9, 10, Section 23 Lot 5, 6, Section 24 Lot 1  DP1132858 Lot 1, 2, 3, 4  DP1074330 Lot 7004  DP655539 Lot 1  DP1071233 Lot 701, |
| Reserve | RU1 | RE1 | DP1020790 Lot 701 |
| Rennie Cemetary | RU1 | SP1 (Cemetary) | DP1139423 Lot 7300 |
| LZN003 | | | |
| Bill Leahys Reserve | RU1/E3 | RE1 | DP1139615 Lot 7301 and DP752298 Lot 138 |
| LZN003A | | | |
| Water Transfer Station | IN1 | to SP2 (Water Transfer Station) | DP261444 Lot 7 |
| Stormwater Drainage | IN1 | SP2 (Stormwater Drainage) | DP1116482 Lot 21, DP844434 Lot 7 |
| Lonsdale Reserve | R1 | RE1 | DP1134793 Lot 1 & 2 |
| Mulwala Cemetary | R1 | SP2 | DP1019688 Lot 7015 |
| Melbourne Street Reserve | B2 | RE2 | DP704991 Lot 374  DP823330 Lot 399 |
| Endeavour Park | R1/W2 | RE1/W2 | **RE1 Only:**  DP48391 Lots 1 & 2  DP1129300 Lot 7006,  DP823330 Lot 400, DP729530 Lot 392, DP752290 Lot 331,  **RE1/W2:**  DP1177656 Lot 1001,  DP1195096 Lot 292 |
| Ski Club | R1 | RE2 | DP1002381 Lot 3, DP823321 Lot 298 |
| Mulwala Ski Club Holiday Park | R1 | RE2 | DP752290 Lot 331, 355,  DP1001595 Lot 405 |
| Water Filtration Plant | RE2 | SP2 (Water Filtration Plant) | DP812350 Lot 1 |
| LZN003B | | | |
| Mulwala Canal | R1 | RU1 | DP847257 Lot 1, 2  DP724462 Lot 1  DP136072 Lot 1  DP758726 Section 39 Lot 4, 5, 6, 7, Section 40 Lot 3, 4, 5, 6  DP136073 Lot 1  DP136074 Lot 1  DP136410 Lot 1 |
| Drainage Reserve | R1 | SP2 Drainage Reserve | DP1116584 Lot 54 |
| Apex Park addition | R1 | RE1 | DP1020796 Lot 7004 |
| Apex Park boat ramp | RE1 | RE2 | DP1020792 Lot 7003 |
| LZN004 | | | |
| Daysdale Cemetary | Ru1 | to SP2 (Cemetary) | DP1138535 Lot 7300 and DP1033231 Lot 7002 |
| Sports Ground | RU1 | RE1 | DP753738 Lot 134, 135, 136 and 137 |
| Daysdale Village | RU1 | RU5 | DP753738 Lot 112, 113, 114, 115, 144, 145, 146, 147 148, 149, 150, 151, 152, 153, 154, 155, 156, 157 |
| Quarry | RU1 | SP2 (Quarry) | DP753738 Lot 221 |
| LZN005 | | | |
| Coreen Sports Ground | RU1 | RE1 | DP1033241 Lot 7004, 7005 |
| Recreation Reserve | RU1 | RE1 | DP1142774 Lot 7301, 7302, 7303 |
| Cemetery | RU1 | SP2 (Cemetery) | DP668467 Lot 1  DP668468 Lot 1  DP668469 Lot 1  DP1144536 Lot 7306 |
| Hopefield Cemetery | RU1 | SP2 (Cemetary) | DP1122517 Lot 1  DP1144631 Lot 7308 |
| LZN006 | | | |
| Tom Roberts Flora and Fauna Reserve | RU1 | E1 | DP1033195 Lot 7022 |
| LZN006A | | | |
| Saleyards Operational Land | R5 | SP2 | DP235657 Lot 1  DP176100 Lot 1 and Lot 2 |
| Archie Sutcliffe Park | R2 | RE1 | DP709130 Lot 7 |
| Water Resource | R1 | SP2 | DP3522 Lot 12  DP190633 Lot 1  DP619508 Lot 104 |
| Community Land | R2 | RE1 | DP806531 Lot 19  DP1167493 Lot 67  DP733396 Lot 48  DP813251 Lot 47  DP834068 Lot 49  DP250541 Lot 24  DP252661 Lot 36  DP1074305 Lot 32  DP730946 Lot 230, 231, 232, 233  DP812210 Lot 49  DP1091276 Lot 21  DP253385 Lot 70  DP978429 Lot 47 |
| Corowa RSL Club and Bowling Greens | R1 | RE2 | DP1172631 Lot 1 and 2 |
| Corowa RSL Park and (former) Railway Station | RE2 | RE1 | DP813694 Lot 12, DP1198129 Lot 3833  DP805773 Lot 3 |
| Corowa Park | R1/E3 | RE1/E3 | DP712198 Lot 421, 422 |
| Water Operational Land | R1 | SP2 | DP722984 Lot 1  DP113421 Lot 1 |
| Community land | R1/E3 | RE1/E3 | DP251158 Lot 38 |
| LZN006B | | | |
| Community Land Drainage Reserve | R2 | RE1 | DP261883 Lot 13 |
| LZN008 | | | |
| Community Reserve | RU1 | RE1 | DP753745 Lot 71 |
| LZN009 | | | |
| Howlong Tip | RU1 | SP2 | DP595806 Lot 7 |
| LZN009A | | | |
| Drainage Reserves | R1 | SP2 | DP758528 Section 23 Lot 10, Section 60 Lot 14, 15, Section 66 Lot 1, Section 56 Lot 3, 16, 17,  DP1044849 Lot 2, DP104521 Lot 18,  DP1069818 Lot 29, 30 |
| Drainage Reserves | R2 | SP2 | DP1079820 Lot 21, 22 |
| Water Reservoir | R1 | SP2 | DP258704 Lot 10 |
| Smith Park | R1 | RE2 | DP248255 Lot 26 |
| Community Land | R1 | RE1 | DP252150 Lot 9, DP253838 Lot 32,  DP246566 Lot 33 |
| LSZ009A | | | |
| Area A | N/A (Lot Size Map) | N/A (Lot Size Map) | DP1213744 Lot 1, 2,  DP758528 Section 74 Lot 1, 2, 4, Section 75 Lot 1, 2, 3, 4, Section 76 Lot 1, 2, 3, 4, Section 77 Lot 1, 2, 3, 4, Section 83 Lot 1, 2, 3, 4, Section 85 Lot 1, 2, 3, 4, Section 86 Lot 1, 2, 3, 4, Section 87 Lot 1, 2, 3, 4, Section 89 Lot 1, 2, 3, 4, Section 90 Lot 1, 2, 3, 4  DP721093 Lot 337  DP753744 Lot 210, 313 DP1023639 Lot 7002  DP1006727 Lot 1, 2,  DP1257085 Lot 1, 2, DP1190618 Lot 292, 293 |
| **Former Urana Mapping Changes** | | | |
| LZN001A | | | |
| Shed | RU5 | RE2 | DP756452 Lot 66 |
| Cemetary | RU1 | SP2 | DP1025169 Lot 7011 |
| Morundah Oval | RU1 | RE1 | DP1165005 Lot 7308, 7309, 7310, 7311,  DP43169 Lot 210  DP1189822 Lot 3622 |
| LZN002 | | | |
| Crown Reserve | RU1 | E1 | DP1025185 Lot 7002 |
| Quarry/ Former Landfill | RU1 | SP2 | DP756409 Lot 59 |
| Landfill | RU1 | SP2 | DP756447 Lot 340, 341 |
| Cemetary | RU1 | SP2 | DP1068667 Lot 7022  DP650708 Lot 1  DP1068677 Lot 7028 |
| Columbo Creek Reserve | RU1 | RE1 | DP1104343 Lot 184 |
| LZN003 | | | |
| Cemetary | RU1 | SP2 | DP1138602 Lot 7300, 7301 |
| Cemetary | RU1 | SP2 | DP1114100 Lot 78 |
| Landfill | RU1 | SP2 | DP756402 Lot 119 |
| LZN003A | | | |
| Sewerage Settling Pond | RU5 | SP2 | DP914583 Lot 30 |
| Oaklands Oval | RU5 | RE1 | DP1267963 Lot 100 |
| Coronation Park | RU5 | RE1 | DP323732 Lot 2 |
| Oaklands War Memorial Swimming Pool | RU5 | RE1 | DP758804 Section 29 Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 |
| Oaklands RSL Bowling Club | RU5 | RE2 | DP3748 Section D Lot 1, 2, 3, 4, 5, 6 |
| LZN004A | | | |
| Boree Creek Recreation Oval | RU1 | RE1 | DP1019595 Lot 7003  DP756392 Lot 119  DP96737 Lot 7004 |
| Boree Creek Golf Club  (also appears on LZN\_004) | RU1, RU5 | RE1 | DP1024540 Lot 7003  DP1024684 Lot 7002 |
| Park  (also appears on LZN\_004) | RU1 | E1 | DP1149760 Lot 7301, 7302 |
| Cemetary | RU1 | SP2 | DP1026931 Lot 7004 |
| LZN005A | | | |
| The Peter Rand Sports And Recreation Grounds | RU5 | RE1 | DP1149662 Lot 7300, 7301 |
| Park (Mahonga Road) | RU1, RU5 | RE1 | DP1024098 Lot 7012 |
| Rand Bowling Club | RU5 | RE2 | DP758866 Section 3 Lot 5, 6, 7, 10  DP803882 Lot 1 |

The draft Federation LEP may also be amended prior to being made to incorporate any proposed amendments to the Corowa and/or Urana LEP, if the amendment is made prior to the making of the Federation LEP.

# PART 2 EXPLANATION OF PROVISIONS

The objectives and intended outcome of this Planning Proposal will be facilitated by the preparation of a single LEP in accordance with the Standard Instrument (LEP) Order 2006, which harmonises and consolidates the planning controls currently in force across the Federation LGA: in the

1. *Corowa Local Environmental Plan 2012*
2. *Urana Local Environmental Plan 2011*

Each LEP was prepared in the Standard Instrument LEP format. However, they include objectives and clauses in addition to those mandated in the Standard Instrument LEP and therefore differ in various ways. For the most part, the content and controls generally align in so far as application and intent. Where there is a fundamental difference across the two LEPs, the Standard Instrument LEP approach will prevail and/or the provision has been adjusted so that a ‘best fit’ approach applies.

The proposed contents of the new Federation LEP as a result of this Planning Proposal are as follows:

## Part 1 Preliminary

Part 1 of the consolidated Federation LEP covers a range of preliminary matters including the overall aims of the Plan, where the Plan applies, relationships with other instruments as well as transitional arrangements. Most items in this part are compulsory clauses under the Standard Instrument LEP and must be included in the new Federation LEP.

An explanation of proposed clauses to be included in Part 1 of the new Federation LEP is provided below.

**Name of Plan**

The Plan will be called the *Federation Local Environmental Plan 2021*.

**Commencement**

The Plan will commence on the day on which it is published on the NSW legislation website.

**Aims of Plan**

The aims of the Plan, being a consolidation of the aims of the existing two LEPs and updated to reflect the future desired direction for Federation, are:

1. This Plan aims to make local environmental planning provisions for land in Federation in accordance with the relevant standard environmental planning instrument under section 3.20 of the Act.
2. The particular aims of this Plan are as follows—

(aa) to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts,

1. to promote sustainable urban development by consolidating infrastructure and urban growth around the existing towns and villages
2. to facilitate the equitable provision of social services and facilities for the community,
3. to maintain a strong economy by—

(i) retaining sufficient rural land in a form suitable for primary production, and

(ii) encouraging tourist-related development in Federation Council area, and

(iii) promoting opportunities for business development,

1. to identify, protect, conserve and enhance Federation’s natural assets, particularly the bed and banks of all waterways,
2. to identify and protect Federation’s built, environmental and cultural heritage assets for future generation
3. to protect, enhance and conserve agricultural land through the proper management, development and conservation of natural and man-made resources.

**Land to which Plan applies**

The land to which the Plan applies will be shown on the Land Application Map and includes the whole of the Federation LGA.

**Definitions**

This clause will be as per the Standard Instrument LEP. The clause references the Dictionary to be included at the end of the Plan to define certain words and expressions. Additional Dictionary entries will be required to reflect the local provisions proposed for the Federation LEP.

**Notes**

This clause will be as per the Standard Instrument LEP. This is an advisory clause only.

**Consent authority**

Council will be the consent authority for the purposes of the Plan (subject to the Act).

**Maps**

This clause will be as per the Standard Instrument LEP.

**Repeal of planning instruments applying to land**

This clause will be as per the Standard Instrument LEP.

**Application of SEPPs**

This clause will be as per the Standard Instrument LEP.

**Savings Provision**

The Planning Proposal seeks to include a savings provision within the new Federation LEP to ensure that any development applications which were submitted prior to the [gazetted] Plan will be decided in accordance with the current LEPs in force.

## Part 2 Permitted or Prohibited development

Part 2 of the consolidated Federation LEP provides information on permitted or prohibited development, including land use zones and the application area for zones. Most items in this part are compulsory clauses under the Standard Instrument LEP and must be included in the new Federation LEP.

An explanation of proposed clauses to be included in Part 2 of the new Federation LEP is provided below. A summary of the existing zones included in the Corowa and Urana LEPs can be found at Attachment [3]

**Land use zones**

This clause will amalgamate all zones used across the existing two LEPs, to include the following zones:

**Rural Zones**

RU1 Primary Production

RU3 Forestry

RU5 Village

**Residential Zones**

R1 General Residential

R2 Low Density Residential

R5 Large Lot Residential

**Business Zones**

B1 Neighbourhood Centre

B2 Local Centre

B4 Mixed Use

B6 Enterprise Corridor

**Industrial Zones**

IN1 General Industrial

**Special Purpose Zones**

SP1 Special Activities

SP2 Infrastructure

**Recreation Zones**

RE1 Public Recreation

RE2 Private Recreation

**Environment Protection Zones**

E1 National Parks and Nature Reserves

E3 Environmental Management

**Waterway Zones**

W1 Natural Waterways

W2 Recreational Waterways

The Planning Proposal does not seek to introduce any new zones, or remove any existing zones.

**Zoning of land to which Plan applies**

This clause will be as per the Standard Instrument LEP. The clause states that land is within the zones shown on the Land Zoning Map.

The Planning Proposal does not seek to change the zoning of except for housekeeping amendments.

**Zone objectives and Land Use Table**

This clause will be as per the Standard Instrument LEP. The clause references the Land Use Table and requires the consent authority to have regard to the objectives for development in a zone when determining a development application.

**Unzoned Land**

This clause will be as per the Standard Instrument LEP. The clause states that consent is required for development on unzoned land.

**Additional permitted uses for particular land**

This clause will be as per the Standard Instrument LEP. The clause allows the consent authority to grant consent for particular development not otherwise permitted in a zone. The clause refers to Schedule 1 which will include all additional permitted uses under the Corowa LEP. At present the Urana LEP does not list and additional permitted uses for particular land.

**Subdivision – consent requirements**

This clause will be as per the Standard Instrument LEP. The clause requires development consent for land to be subdivided, and specifically excludes subdivision of land comprising secondary dwellings unless each resulting lot achieves the applicable minimum lot size.

**Demolition requires development consent**

This clause will be as per the Standard Instrument LEP. The clause requires development consent for demolition of a building, unless identified as exempt development under the Exempt and Complying Development Codes SEPP 2008.

**Temporary use of land**

This clause allows development consent to be granted for a temporary use provided it does not compromise future development of the land, or cause any detrimental economic, social, amenity or environmental effects. The Corowa LEP 2012 stipulates 100 days as the maximum period of development consent for a temporary use in any zone. The Urana LEP allows up to 52 days.

The Planning Proposal seeks to include 100 days as the maximum period of development consent for a temporary use in any zone in the new Federation LEP. This approach is reduce regulatory burden across the Federation LGA and facilitate opportunities for creative and artistic expression and participation.

## Land Use Table

The Planning Proposal seeks to merge the Land Use Table provisions to form a combined and consistent suite of land use zones for the new Federation LEP.

In preparing the Land Use Table, a general rule of permissibility retention has been used. This means that the proposed permissible land uses are a combination of the permissible land uses of the existing LEPs. . For example, if a use is permissible within a zone under the current Corowa or Urana LEPs, it is generally proposed to be permitted within that zone under the new Federation LEP. However, some changes to the permissible or prohibited uses within each zone are necessary to establish consistent controls for each land use zone.

The proposed Land Use Table is at Attachment 2, with changes to permissible and prohibited land uses highlighted. Key changes or considerations are summarised below.

### Open and closed zones

In preparing the Land Use Table, consideration has been given as to whether a zone should be open or closed. An open zone is one where a broad variety of land uses are permissible allowing greater flexibility and minimising the need to undertake ‘spot rezonings’. A closed zone is one where the diversity of land uses is more restrictive, meaning development types are chosen primarily from only one or two key ‘group’ terms.

Where a adopts an ‘open’ approach, the Land Use Table for that zone will:

* specifically list any mandated or other uses that may be undertaken without consent under Item 2 ‘Permitted without consent’
* specifically list any mandated or other land uses as prohibited under Item 4 ‘Prohibited’
* specifically list any mandated or other uses in Item 3 ‘Permitted with consent’ to achieve the zone objectives. In addition, Any development not specified in Item 2 or 4’’will be permissible.

Where the Planning Proposal adopts a ‘closed’ approach, the Land Use Table for that zone will:

* specifically list any mandated or other uses that may be undertaken without consent under Item 2 ‘Permitted without consent’
* specifically list any mandated or other land uses as permitted with consent under Item 3 ‘Permitted with consent’ to achieve the zone objectives
* specifically list any mandated land uses as prohibited in item 4 and add ‘Any development not specified in Item 2 or 3’.

The Planning Proposal adopts the following approach to the Land Use Table based on the recommended approach in the Department of Planning, Industry and Environment’s LEP Practice Note PN 11-002 and the principle of maintaining consistency and permissibility retention across the two existing LEPs as far as possible. The R5 zone is currently open in the Urana LEP and closed in the Corowa LEP. It is proposed to apply a closed zoned approach to the R5 Large Lot Residential across the Federation LGA. There is limited R5 zone land within the former Urana LGA, therefore the impact of applying is considered to be minimal whilst the adoption of an open R5 zone within the former Federation LGA could potentially enable forms of development which are not appropriate within the R5 zoned areas within the former Corowa LGA.

| **Zone** | **Urana LEP** | **Corowa LEP** | **Approach to Land Use Table** |
| --- | --- | --- | --- |
| **Rural Zones** |  |  |  |
| RU1 Primary Production | Closed | Closed | Closed |
| RU3 Forestry | Closed | Closed | Closed |
| RU5 Village | Open | Open | Open |
| **Residential Zones** |  |  |  |
| R1 General Residential | - | Open | Open |
| R2 Low Density Residential | - | Closed | Closed |
| R5 Large Lot Residential | Open | Closed | Closed |
| **Business Zones** |  |  |  |
| B1 Neighbourhood Centre | - | Open | Open |
| B2 Local Centre | - | Open | Open |
| B4 Mixed Use | - | Open | Open |
| B6 Enterprise Corridor | - | Open | Open |
| **Industrial Zones** |  |  |  |
| IN1 General Industrial | - | Open | Open |
| **Special Purpose Zones** |  |  |  |
| SP1 Special Activities | - | Closed | Closed |
| SP2 Infrastructure | Closed | Closed | Closed |
| **Recreation Zones** |  |  |  |
| RE1 Public Recreation | - | Closed | Closed |
| RE2 Private Recreation | - | Closed | Closed |
| **Environment Protection Zones** |  |  |  |
| E1 National Parks and Nature Reserves | Closed | Closed | Closed |
| E3 Environmental Management | - | Closed | Closed |
| **Waterways Zones** |  |  |  |
| W1 Natural Waterways | - | Closed | Closed |
| W2 Recreational Waterways | - | Closed | Closed |

### Objectives

The Planning Proposal seeks to predominately adopt the Standard Instrument objectives as set out below. The Corowa and Urana LEP which generally adopt the Standard Instrument objectives with additional local objectives in certain zone, which are reflected below.

| **Zone** | **Objectives** |
| --- | --- |
| **Rural Zones** | |
| RU1 Primary Production | Adopt Standard Instrument |
| RU3 Forestry | Adopt Standard Instrument |
| RU5 Village | Adopt Standard Instrument plus following additional objectives carried over from the existing Corowa LEP:   * To ensure buildings and uses are compatible with the existing or desired character of the village. * To promote service activities to meet the recreational, cultural and commercial needs of the community. |
| **Residential Zones** | |
| R1 General Residential | Adopt Standard Instrument |
| R2 Low Density Residential | Adopt Standard Instrument |
| R5 Large Lot Residential | Adopt Standard Instrument |
| **Business Zones** | |
| B1 Neighbourhood Centre | Adopt Standard Instrument |
| B2 Local Centre | Adopt Standard Instrument |
| B4 Mixed Use | Adopt Standard Instrument plus one local objective relating to the main streets of Corowa, Howlong and Mulwala |
| B6 Enterprise Corridor | Adopt Standard Instrument plus one local objective relating to development within the vicinity of the intersection of Federation Way and Honour Avenue which will be carried over from the existing Corowa LEP B6 objectives. |
| **Industrial Zones** | |
| IN1 General Industrial | Adopt Standard Instrument |
| **Special Purpose Zones** | |
| SP1 Special Activities | Adopt Standard Instrument plus one additional local objective relating to the munitions facility at Mulwala carried over from the existing Corowa LEP SP1 objectives. |
| SP2 Infrastructure | Adopt Standard Instrument |
| **Recreation Zones** | |
| RE1 Public Recreation | Adopt Standard Instrument |
| RE2 Private Recreation | Adopt Standard Instrument |
| **Environment Protection Zones** | |
| E1 National Parks and Nature Reserves | Adopt Standard Instrument |
| E3 Environmental Management | Adopt Standard Instrument plus additional local objective relating to compatibility of development with the Murray River flood hazard and riparian corridor carried over from the existing Corowa LEP E3 objectives. |
| **Waterways Zones** | |
| W1 Natural Waterways | Adopt Standard Instrument |
| W2 Recreational Waterways | Adopt Standard Instrument |

### Key land use considerations

In harmonising and consolidating the existing Corowa and Urana LEPs, several key land use issues were identified. The Planning Proposal seeks to address them as follows:

**Roads**

Roads are generally permitted without consent across the Corowa LEP, with the exception of Environment and Water zones. Roads are permitted with consent across the Urana LEP, with the exception of Zone E1 National Parks and Nature Reserves. The State Environmental Planning Policy (Infrastructure) 2007 [Clause 94] permits roads to be undertaken without consent, requiring a REF to be prepared. To avoid any conflict, the permitted without consent for roads is proposed for the Federation LEP.

**Agriculture**

The Corowa and Urana LEPs permissibility for agricultural uses in the RU1 Primary Agriculture zone as generally consistent and summaries below:

|  |  |  |
| --- | --- | --- |
| Land Use | Corowa | Urana |
| Agriculture | Prohibited | Permitted with consent |
| Aquaculture | Permitted with consent | Permitted with consent |
| Extensive Agriculture | Permitted without consent | Permitted without consent |
| Intensive Livestock Agriculture | Permitted with consent | Permitted with consent |
| Intensive Plant Agriculture | Permitted without consent | Permitted with consent |
| Viticulture | Prohibited | Prohibited |

It is proposed that the Federation LEP will continue to prohibit viticulture given the extensive water resource required for this type of agricultural use. Extensive agriculture will continue to be permitted with consent in accordance with the Standard Instrument. Aquaculture will be permitted with consent. Intensive Agriculture will be permitted without consent relying on the principle of no loss in development potential or requirement for additional approval steps within either of the former LGAs. The group term agriculture will not be used to avoid conflict with the viticulture prohibition across the LGA.

**Water Reticulation System**

Water Reticulation Systems are absent from the Corowa LEP and permitted without consent in the Urana LEP. The new Federation LEP is proposed to retain Water Reticulation Systems as permitted without consent where there is inconsistency between the two LEPs (RU1, RU5 and R5). This reflects to provisions of the State Environmental Planning Policy (Infrastructure) 2007 and avoids any conflict in terms of permissibility and approval pathways.

**Home Industries/ Home Businesses**

Home Businesses and Home Industries varied in terms of being permitted with or without consent. It is proposed that home business will be permitted without consent and home industries will permitted with consent for RU1, R5 given the potential environmental impacts that need be considered from such activities.

**Erection of dwelling housing on land in certain rural and environmental protection zones**

It is proposed to apply the existing Corowa LEP clause 4.2B across the Federation LEP which is consistent with the intent of the existing Urana provision, albeit it will apply to E3 zoned land. There is no land zoned E3 Environmental Management in the former Urana LGA, therefore the introduction of this provision will have neutral impact.

## Part 3 Exempt and complying development

Part 3 and associated Schedules 2 and 3 of the new Federation LEP specify development types which may be undertaken as either Exempt (which does not require an approval from Council) or Complying Development (certain development that can be undertaken subject to a limited approval) and subject to *State Environmental Planning Policy (Exempt and Complying Development) 2008*. All items in this Part and Schedules are compulsory and must be included in the LEP.

An explanation of proposed clauses to be included in Part 3 of the new Federation LEP is provided below.

**Exempt development**

The Planning Proposal does not seek to introduce any new controls for exempt development. It relies upon the provisions of Schedule 2 and *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. The range of exempt land uses to be included in the new Federation LEP is consistent with the existing two LEPs.

**Complying development**

The Planning Proposal does not seek to introduce any new controls for complying development. It relies upon the provisions of Schedule 3 and *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. The range of complying land uses to be included in the new Federation LEP is consistent with the existing two LEPs.

**Environmentally sensitive areas excluded**

This clause will be as per the Standard Instrument LEP. The clause defines an ‘environmentally sensitive area’ where exempt or complying development must not be carried out.

## Part 4 Principal development standards

Part 4 of the new Federation LEP provides key development standards relating to the use of land. Many of the provisions are optional under the Standard Instrument LEP, but if adopted contain standard content that can be tailored to local conditions. The Planning Proposal seeks to include a range of principal development standards in the new Federation LEP based on the set out earlier in this Planning Proposal.

The Planning Proposal seeks to continue the relevant principal development standards included in the Corowa and Urana LEPs to the new Federation LEP unchanged. An explanation of proposed clauses to be included in Part 4 of the new Federation LEP is provided below. A comparison of the Part 4 provisions within the Corowa and Urana LEPs can be found at Attachment [3]

**Minimum subdivision lot size**

This clause allows Council to identify subdivision lot sizes for the Federation LGA on the Lot Size Map for the new LEP. The clause applies to a subdivision of any land shown on the Lot Size Map that requires development consent.

Currently the two LEPs contain different objectives for this clause. The Planning Proposal seeks to include a consolidated and consistent set of clause objectives in the new Federation LEP, as follows:

1. to maintain and protect the productive capacity of rural/agricultural lands,
2. to ensure urban lots are of a shape and size to accommodate future development,
3. to encourage a diversity of lot sizes, housing forms and densities in residential zones,
4. to facilitate the sustainable and economic servicing of future subdivision
5. to ensure that subdivision does not:

(i) prejudice future urban development or agricultural production

(ii) unreasonably impact on the natural and environmental values of the area; or

(iii) cause fragmentation of natural areas

The Planning Proposal seeks to continue the range and application of minimum subdivision lot sizes identified and mapping in the two existing LEPs by merging the mapping for inclusion in the new Federation LEP. There are no proposed changes to the current minimum lot sizes mapped across the Federation LGA. This is a temporary measure pending the outcomes of the Land Use Strategy/Study which will inform future changes as appropriate. In addition, the Planning Proposal seeks to continue certain development and site specific controls from the Corowa LEP relating to land identified as “Area A” on the Lot Size Map and apply these controls to the town of Howlong. This provision enables land within the identified to be subdivided to less than the minimum lots size if the area of each resulting lot will not be less than 4,000 square metres, and the consent authority is satisfied that each resulting lot will be connected to a sewage reticulation system.

**Minimum subdivision lot size for community title schemes**

This clause seeks to ensure that land is not fragmented by subdivisions that would create additional dwelling entitlements. The clause enables the consent authority to control the size of lots under community title schemes through the Minimum Lot Size Map. Both LEPs are consistent with the clause as it pertains to Zone RU1 Primary Production. The Planning Proposal seeks to retain this clause in the new Federation LEP with the additional application of Zone E3 Environmental Management, as with the Corowa LEP.

**Minimum subdivision lot sizes for certain split zones / Minimum lot sizes for dual occupancy, multi dwelling housing and residential flat buildings**

It is proposed to amalgamate these provisions, subject to review of PCO’s proposed drafting. The intention of the LEP provision is to achieve planned residential density in certain zones. The existing minimum lot sizes for certain types of residential development currently applicable to the former Corowa LGA will apply to the Federation LGA as follows. There are no changes proposed to minimum lots sizes, which will be considered further following completion of the Land Use Study.

|  |  |  |
| --- | --- | --- |
| Purpose | Zone | Minimum Lot Size |
| Dual occupancy (attached) | RU5 Village  R1 General Residential  R2 Low Density Residential  B4 Mixed Use | 550 square metres |
| Dual occupancy (detached) | RU5 Village  R1 General Residential  R2 Low Density Residential  B4 Mixed Use | 550 square metres |
| Multi dwelling housing | RU5 Village  R1 General Residential | 700 square metres |
| Residential flat building | RU5 Village  R1 General Residential | 700 square metres |

The Federation LEP will also provide for minimum subdivision of lot sizes for certain split zones, namely lots which comprise both RU5 Village and R5 Large Lot Residential and RU1 Primary Production. Consent may only be granted for subdivision which would result in the result lots being less that the minimum lot size applicable to that land.

**Rural Subdivision**

This clause will be as per the Standard Instrument LEP, consistent with both the Corowa and Urana LEPs.

**Minimum subdivision lot size for strata plan schemes in certain rural and environmental zones / No strata subdivision in Zone RU1**

This clause will retain the name and intent of the existing provision in the Corowa LEP ‘Minimum subdivision lot size for strata plan schemes in certain rural and environmental zones’, as well as subclauses (1) and (2) and (3). There is no E3 land within the former Urana LGA, therefore the inclusion of the restriction on E3 land will have no impact.

The existing provision prohibiting strata subdivision within the RU1 zone for residential accommodation or tourist and visitor accommodation will not be included within the Federation LEP. The proposed inclusion of the existing Corowa provision will reflect the intent of the current Urana LEP provision.

**Erection of dwelling houses and dual occupancies on land in certain rural and environmental protection zones / Erection of dwelling houses on land in Zone RU1**

This clause will retain the name associated with the Corowa LEP ‘Erection of dwelling houses and dual occupancies on land in certain rural and environmental protection zones’, as well as subclauses (1) and (2). Retain subclause (3) from Urana LEP.

**Controls relating to secondary dwellings on land in a rural zone**

It is proposed to introduce the new standard provision relating to secondary dwellings within a rural zone to the Federation LEP. The proposed development standard are set out in the standard provision below:

*If development for the purposes of a secondary dwelling is permitted under this Plan on land in a rural zone—*

*(a) the total floor area of the dwelling, excluding any area used for parking, must not exceed whichever of the following is the greater—*

*(i) [500] square metres,*

*(ii) [100]% of the total floor area of the principal dwelling, and*

*(b) the distance between the secondary dwelling and the principal dwelling must not exceed [,1000] metres.*

*Carve out of clause 4.6 as 5.4*

**Erection of rural workers' dwellings in Zone RU1 Primary Production / Erection of rural workers' dwellings**

This clause will retain the current provision and intent of the Urana LEP ‘Erection of rural workers' dwellings’ and associated clauses, which are consistent with the Corowa LEP.

**Height of buildings**

This clause allows Council to identify building heights for the Federation LGA on a Height of Buildings Map in the LEP. This clause is currently only adopted in the Corowa LEP.

The Planning Proposal seeks to include the clause as it currently stands in the Corowa LEP, as follows:

1. The objectives of this clause are as follows—
2. to maintain the existing low-rise, small-scale character of the built environment in Mulwala,
3. to preserve views to and from Lake Mulwala, its foreshores and public spaces
4. The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.

The amalgamated maps will not apply any height of building development standard to land within the former Urana LGA or simply carry over existing development standards for land within the former Corowa LGA.

**Floor space ratio**

Not adopted by either LEP and not proposed in Federation LEP

**Calculation of floor space ratio and site area**

Not adopted by either LEP and not proposed in Federation LEP

**Exceptions to development standards**

This clause will be as per the Standard Instrument LEP for subclauses (1) through (7). The clause allows for development consent to be granted even though the development would contravene a development standard imposed by this or any other environmental planning instrument. It is proposed that the Note on subclause (6) retain the wording from the Corowa LEP to remove reference to Zone E3 Environmental Management. Subclause (8) will be as per the Standard Instrument LEP, with the addition of ‘(ca) clauses 6.1 and 6.2’ as per the Corowa LEP.

## Part 5 Miscellaneous provisions

Part 5 of the new Federation LEP provides specialised provisions to address local issues. The proposed miscellaneous provisions for inclusion in the new Federation LEP amalgamate existing provisions within the Corowa and Urana LEPs or reflect their intention.

The key miscellaneous provisions identified in the existing LEPs will be included in the new Federation LEP largely unchanged. An explanation of proposed clauses to be included in Part 5 of the new Federation LEP is provided below. Further information on items for Part 5 of the LEP is provided in Attachment 3

**Relevant acquisition authority**

This clause will be as per the Standard Instrument, with an inclusion under ‘Type of land shown on Map’ for ‘Zone E3 Environmental Management and marked “Local Road”’, as per the Corowa LEP. The clause will contain a consolidated list of acquisition authorities from the two existing LEPs. The Planning Proposal will not change the existing acquisition liabilities across the existing Corowa and Urana LEP areas, which will be reflected on the new Federation LEP amalgamated LRA Map.

**Development on land intended to be acquired for public purposes**

This clause only applies to the Corowa LEP and will be adopted in the Federation LEP without change.

**Classification and reclassification of public land**

This clause will be as per the Standard Instrument. The clause enables Council to classify or reclassify public land as operational land or community land in accordance with the LG Act. The land to be reclassified or classified is described in Schedule 4 of the LEP. The Planning Proposal does not seek to classify or reclassify any public land. Schedule 4 will therefore appear blank when the new Federation LEP is made.

**Development near zone boundaries**

This clause provides flexibility to allow a use that is permitted on one side of a zone boundary to occur on the immediate other side if this would enable a more logical and appropriate development of the site, provided that it is compatible with the objectives of both zones.

The existing Corowa and Urana LEPs include different distances within which this clause applies. The Planning Proposal seeks to include this clause to apply to land that is within 50 m of a boundary between any two zones, consistent with the existing Urana LEP approach. This permits flexibility and is proposed as it is an appropriate distance which reflects the scale of lot sizes in the LGA. The provisions will allow zoning to address changes in development needs and/or market conditions over time.

The Planning Proposal also seeks to exclude the following zones from the provisions of the clause in order to protect the integrity of the zone:

* RE1 Public Recreation
* E1 National Parks and Nature Reserves
* E2 Environmental Conservation
* E3 Environmental Management
* W1 Natural Waterways

**Controls relating to miscellaneous permissible uses**

This clause enables Council to insert numerical standards for certain types of development to reflect the unique characteristics of the Federation LGA. The existing Corowa and Urana LEPs include different controls for the various uses to which this clause applies. The Planning Proposal seeks to adopt a moderate approach to miscellaneous permissible use controls for inclusion in the new Federation LEP by adopting the higher value between the two existing LEPs to ensure no loss of development potential across the LGA, as follows:

|  |  |
| --- | --- |
| *Bed and breakfast accommodation* | not more than 5 bedrooms |
| *Home businesses* | not more than 50 sq.m of floor area |
| *Home industries* | not more than 100 sq.m of floor area |
| *Industrial retail outlets* | not more than 40% of gross floor area or 400 square metres (whichever is the lesser) |
| *Farm stay accommodation* | not more than 10 bedrooms |
| *Kiosks* | not more than 100 sq.m of floor area |
| *Neighbourhood shops* | not more than 100 sq.m of retail floor area |
| *Neighbourhood supermarkets* | not to exceed 1,000 sq.m of floor area |
| *Roadside stalls* | not more than 40 sq.m of gross floor area |
| *Secondary dwellings* | not more than 50% of total floor area of principal dwelling or 60 sq.m of floor area |
| *Artisan food and drink industry exclusion* | not more than 40% or 400 sq.m (whichever is the lesser) of the gross floor area to be used for retail sales |

**Architectural roof features**

Not adopted by either LEP and not proposed in Federation LEP

**Conversion of fire alarms**

This clause will be as per the Standard Instrument LEP. The clause specifies when consent is required for the conversion of fire alarm systems, and which development is complying development.

**Heritage conservation**

This clause will be as per the Standard Instrument LEP. The objective of the clause is to conserve the environmental heritage of the Federation LGA, including individual items, conservation areas, archaeological sites, Aboriginal objects and Aboriginal places of heritage significance. The clause is consistent across the existing Corowa and Urana LEPs. The Planning Proposal seeks to include this clause in the new Federation LEP. Heritage items and conservation areas will be listed and described in Schedule 5 of the Federation LEP and shown on the amalgamated Heritage Map.

**Bush fire hazard reduction**

This clause will be as per the Standard Instrument LEP. The clause makes it clear that bush fire hazard reduction work which is authorised by the Rural Fires Act 1997 can be carried out without consent.

**Infrastructure development and use of existing buildings of the Crown**

This clause will be as per the Standard Instrument LEP. The clause specifies that nothing in the Plan in any way restricts or prohibits permitted or exempt development undertaken by or on behalf of a public authority under *State Environmental Planning Policy (Infrastructure) 2007*.

**Eco-tourist facilities**

This clause will be as per the Standard Instrument LEP and is consistent with both the Corowa and Urana LEPs.

**Siding Spring Observatory—maintaining dark sky**

Not adopted by either LEP and not proposed to adopt in Federation LEP

**Defence communications facility**

This clause only applies to the Corowa LEP and will be adopted in the Federation LEP without change. The objective of this clause is to preserve the optimum operational capability of the defence receiver station established by the Commonwealth Department of Defence on land near Morundah.

**Subdivision of, or dwellings on, land in certain rural, residential or environment protection zones**

This clause will be as per the Standard Instrument LEP and is consistent with both the Corowa and Urana LEPs.

**Artificial waterbodies in environmentally sensitive areas in areas of operation of irrigation corporations**

This clause will be as per the Standard Instrument LEP and is consistent with both the Corowa and Urana LEPs.

**Intensive livestock agriculture**

This clause will be as per the Standard Instrument LEP and is consistent with both the Corowa and Urana LEPs.

**Pond-based, tank-based and oyster aquaculture**

This clause will be as per the Standard Instrument LEP. The clause seeks to encourage sustainable oyster, pond-based and tank-based aquaculture in the State. Location and operational requirements for permissible pond-based and tank-based aquaculture development are set out in Schedule 6 of the LEP.

**Standards that cannot be used to refuse consent—playing and performing music**

This clause will be as per the Standard Instrument LEP and is consistent with both the Corowa and Urana LEPs.

## Part 6 Urban Release

Part 6 of the new Federation LEP outlines provisions for the Urban Release Area identified in the Corowa LEP. Given the Urana LEP does not include Part 6 Urban Release, it is proposed that this be adopted into the Federation LEP as Part 6, with ‘Local Provisions’ consolidated under the new Part 7 of the LEP.

**Arrangements for designated State public infrastructure**

This clause requires satisfactory arrangements to be made for the provision of designated State public infrastructure before the subdivision of land in an urban release area to satisfy needs that arise from development on the land, but only if the land is developed intensively for urban purposes.

**Public utility infrastructure**

This clause ensures that public utility infrastructure that is essential for the proposed development is available or that adequate arrangements have been made to make that infrastructure available when it is required.

**Development control plan**

This clause is to ensure that development on land in an urban release area occurs in a logical and cost-effective manner, in accordance with a staging plan and only after a development control plan that includes specific controls has been prepared for the land.

**Relationship between Part and remainder of Plan**

This clause states that provision of Part 6 prevails over any other provision of the LEP to the extent of any inconsistency.

## Part 7 Local provisions

Part 7 of the new Federation LEP provides additional specialised provisions to address local issues. The proposed specialised provisions for inclusion in the new Federation LEP are an amalgamation of existing local provisions in the Corowa and Urana LEP or seek to reflect their intent.

The key specialised provisions identified in the two existing LEPs will be included in the new Federation LEP largely unchanged. Due to Local Provisions being under Part 6 of the Urana LEP and Part 7 for the Corowa LEP, it is proposed that both be merged into the new Part 7 of the Federation LEP to facilitate Urban Release provisions in Part 6. An explanation of proposed clauses to be included in Part 7 of the new Federation LEP is provided below.

**Earthworks**

This clause seeks to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land. It also allows earthworks of a minor nature without requiring separate development consent.

The clause is common to and generally consistent across the existing Corowa and Urana LEPs. ​The Planning Proposal seeks to include this clause in the new Federation LEP, with the following inclusion from the Corowa LEP:

* (3)(h) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.

**Flood planning**

This clause seeks to minimise the flood risk to life and property associated with the use of land, whilst allowing development that is compatible with the flood hazard, taking into account projected changes as a result of climate change, and avoid significant adverse impacts on flood behaviour and the environment. The clause is currently common to and generally consistent across the existing Corowa and Urana LEPs. It is proposed to adopt the newly introduced flood planning standard provision, with the additional definition of ‘land at or below the flood planning level’ which will reference the recently prepared Flood Studies for Daysdale, Urana – Boree Creek, Morundah, Oaklands, Rand and Urana Villages and Murray River towns [Howlong, Corowa & Mulwala].

**Stormwater management**

This clause seeks to minimise the impacts of urban stormwater on land and on adjoining properties, native bushland and receiving waters in all residential, business, and industrial zones. This clause has only been adopted in the Corowa LEP, and the Planning Proposal seeks to include this clause and mapping in the new Federation LEP. The Planning Proposal does not seek to change the intent or operation of the clause as existing provision under Corowa.

**Terrestrial Biodiversity**

This clause seeks to maintain terrestrial biodiversity by protecting native fauna and flora, protecting the ecological processes necessary for their continued existence, and encouraging the conservation and recovery of native fauna and flora and their habitats.

The Planning Proposal seeks to consolidate the existing clauses relating to terrestrial biodiversity from the Corowa and Urana LEPs for inclusion in the Federation LEP. It is proposed to retain the Corowa wording which includes the additional subclause “(consider) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development”. The Planning Proposal does not seek to change the intent or operation of the clause as it currently applies to land identified on the ‘Terrestrial Biodiversity Map’ under the Corowa LEP or ‘Natural Resources—Biodiversity Map’ under the Urana LEP. The existing two maps will be amalgamated and references at ‘Natural Resources – Biodiversity Map’.

**Wetlands**

This clause seeks to ensure that wetlands are preserved and protected from the impacts of development. The Planning Proposal seeks to consolidate the existing clauses relating to wetlands from the Corowa and Urana LEPs for inclusion in the Federation LEP. It is proposed to retain the Corowa wording which includes the additional subclause “(consider) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development”. The Planning Proposal does not seek to change the intent or operation of the clause as it currently applies to land identified on the ‘Wetlands Map’ under the Corowa LEP or ‘Natural Resources—Wetlands Map’ under the Urana LEP. The existing maps will be amalgamated and referenced as ‘Natural Resources – Wetlands Map’.

**Development on river bed and banks of the Murray River**

This clause seeks to manage and maintain the quality of water, protect the environmental values, scenic amenity and cultural heritage, protect the stability of the bed and banks, and limit the impact of structures in or near the Murray River. This clause has only been adopted in the Corowa LEP, and the Planning Proposal seeks to include this clause in the new Federation LEP. The Planning Proposal does not seek to change the intent or operation of the clause and has no impact on the former Urana LGA which does not front the Murray River.

**Airspace operations**

This clause seeks provide for the effective and ongoing operation of the Corowa Airport by ensuring that such operation is not compromised by proposed development that penetrates the Limitation or Operations Surface and protects the community from undue risk from that operation. This clause has only been adopted in the Corowa LEP, and the Planning Proposal seeks to include this clause in the new Federation LEP. The Planning Proposal does not seek to change the intent or operation of the clause.

**Essential services**

This clause requires that development consent must not be granted to development unless the consent authority is satisfied that essential services for the proposed development are available or that adequate arrangements have been made to make them available when required. ​ The clause is consistent across the existing Corowa and Urana LEPs. The Planning Proposal seeks to include this clause in the new Federation LEP. It does not seek to change the intent or operation of the clause.

**Location of sex services premises**

This clause seeks to minimise land use conflicts and adverse amenity impacts by providing a reasonable level of separation between sex services premises, specified land uses and places regularly frequented by children. This clause has only been adopted in the Corowa LEP, and the Planning Proposal seeks to include this clause in the new Federation LEP. It does not seek to change the intent or operation of the clause.

**Development within buffer areas**

This clause aims to protect the operational environment of certain industrial areas and to control development near certain industrial areas to minimise land use conflict. This clause has only been adopted in the Corowa LEP and is identified as “Buffer Area” on the Local Clauses Map. The Planning Proposal seeks to include this clause in the new Federation LEP. It does not seek to change the intent or operation of the clause.

**Groundwater vulnerability**

This clause aims to maintain the hydrological functions of key groundwater systems and to protect vulnerable groundwater resources from depletion and contamination as a result of inappropriate development. This clause has only been adopted in the Urana LEP and is identified as “Groundwater Vulnerability” on the Natural Resources—Groundwater Vulnerability Map. The Planning Proposal seeks to include this clause in the new Federation LEP. It does not seek to change the intent or operation of the clause.

**Riparian land and watercourses + Development on river front areas**

This clause seeks to combine the functions of Clause 6.4 Riparian land and waterways of the existing Urana LEP, and Clause 7.6 Development on river front areas of the existing Corowa LEP. It is intended that the provision will address both the impact-based considerations of the Urana LEP and the Corowa LEP provisions relating to development associated with certain forms of land uses.

The provision will seek to

* protect and maintain the quality of watercourses and riparian areas.
* support the natural migration of the river channel, protect and improve the bed and bank stability of rivers,
* maintain or improve the water quality of rivers,
* protect the amenity, scenic landscape values and cultural heritage of rivers, protect public access to riverine corridors, and
* conserve and protect riverine corridors.

It is intended that the clause will apply to land identified on the Natural Resources—Riparian Land and Waterways Map, River Front Building Area and any watercourse within the Federation LEP. This will enable the provision to apply to the various rivers, creeks, streams or chain of ponds, whether artificially modified or not, in which water usually flows, either continuously or intermittently, in a defined bed or channel within the former Corowa LGA which are not currently mapped.

## Schedule 1 Additional permitted uses

This Schedule outlines a range of additional permitted uses that are not identified in the Land Use Table or standard provisions for zoning and/or permitted land uses. The Planning Proposal seeks to continue the range of additional permitted uses for identified sites and locations in the Corowa and Urana LEPs. The Urana LEP does not include any additional permitted uses.

The Planning Proposal will include the Schedule 1 planning provision under the existing Corowa LEP to form Schedule 1 under the proposed Federation LEP relating to Use of land at 124–138 Federation Avenue, Corowa for the purpose of light industries is permitted with development consent.

## Schedule 2 Exempt development

Both the Corowa and Urana LEP have Schedule 2 blank, apart from Standard Instrument Notes 1 and 2. The Planning Proposal seeks retain this Standard Instrument wording.

## Schedule 3 Complying development

Both the Corowa and Urana LEP are consistent with the Standard Instrument. The Planning Proposal seeks retain this Standard Instrument wording.

## Schedule 4 Classification and reclassification of public land

This Schedule provides a location for Council to capture information on the classification and reclassification of public land as either community or operational land in accordance with the Local Government Act. This schedule will appear blank for the new Federation LEP but may be used during the life of the LEP should changes to public land classification be adopted by Council.

Both the Corowa and Urana LEP are consistent with the Standard Instrument with both blank. The Planning Proposal seeks retain this Standard Instrument wording.

## Schedule 5 Environmental Heritage

The Planning Proposal seeks to merge the Schedule 5 planning provisions under the existing Corowa and Urana LEPs to form Schedule 5 under the proposed Federation LEP. Renumbering of items will be required and mapping updated accordingly. It is not proposed to remove or add any heritage items within the Federation LGA.

## Schedule 6: Pond-based and tank-based aquaculture

This Schedule provides further information on aquaculture activities, including site location and operational requirements. All items in this Schedule are compulsory and must be included in the LEP. Both LEPs have the Standard Instrument wording, and this will be retained for the Federation LEP.

## Dictionary

The Dictionary provides the definition for the range of land uses included in the LEP.

It is proposed to include the following additional Dictionary entries:

**bed, of a river**, means the whole of the soil of the channel in which the river flows, including the portion—

(a) that is alternatively covered or left bare with a rise or fall in the supply of water, and

(b) that is adequate to contain the river and its average or mean stage without reference to extraordinary freshets in the time of flood or to extreme droughts

**designated State public infrastructure** means public facilities or services that are provided or financed by the State (or if provided or financed by the private sector, to the extent of any financial or in-kind contribution by the State) of the following kinds—

(a) State and regional roads,

(b) bus interchanges and bus lanes,

(c) land required for regional open space,

(d) land required for social infrastructure and facilities (such as land for schools, hospitals, emergency services and justice purposes).

**Local Clauses Map** means the [Federation] Local Environmental Plan Local Clauses Map.

**river** means the Murray River.

Note—

For the purposes of this Plan, the river includes the waters and the bed and banks of the river, its tributaries as well as associated watercourses and waterbodies, including anabranches, lagoons, lakes, billabongs and wetlands.

**river bank** means the limit of the bed of a river.

**river front area** means the land between the river front building line and the bank of the nearest river or if there is no river front building line—

(a) in Zone R1 General Residential, Zone R2 Low density residential, Zone R5 Large Lot Residential and Zone B2 Local Centre—the land within 40 metres of the high bank of the river, or

(b) in Zone RU1 Primary Production, Zone RU3 Forestry and Zone E3 Environmental Management—the land within 100 metres of the high bank of the river.

**river front building line** means the line shown as the river front building line on the River Front Building Line Map.

**River Front Building Line Map** means the [Federation] Local Environmental Plan River Front Building Line Map.

**urban release area** means an area of land shown coloured green and labelled “Urban Release Area” on the Urban Release Area Map.

**Urban Release Area Map** means the [Federation] Local Environmental Plan Urban Release Area Map.

**Natural Resources—Biodiversity Map** means the Federation Local Environmental Plan Natural Resources—Biodiversity Map.

**Natural Resources—Groundwater Vulnerability Map** means the Federation Local Environmental Plan Natural Resources—Groundwater Vulnerability Map.

**Natural Resources—Riparian Land and Waterways Map** means the Federation Local Environmental Plan Natural Resources—Riparian Land and Waterways Map.

## Maps

The Planning Proposal seeks to combine all mapping from the Corowa and Urana LEPs into a consolidated set of maps.

# PART 3 JUSTIFICATION

## A Need for the Planning Proposal

**1. Is the Planning Proposal the result of any strategic study or report?**

This Planning Proposal will provide a continuity of planning controls across the LGA and will ensure residents have access to an integrated document that will guide the sustainable development of the LGA. It is needed so as to enable a single LEP for the LGA that provides a consistent approach to planning and development.

The resulting Federation LEP is to replace and supersede the existing two LEPs which have differences in their content and details to direct planning and development. It should be noted that in harmonising controls and other provisions into a single LEP, the wording of some provisions as currently exists have been reviewed and may be slightly modified or newly applied (extended) to some areas when ‘carried across’ to the Federation LEP so as to be appropriate to the Federation LGA and to result in that one consistent approach.

The Planning Proposal, and in particular the objectives and intended outcomes and the explanation of provisions sections, have also been informed by the preparation of the Federation LSPS and the following Flood Studies; Daysdale, Urana – Boree Creek, Morundah, Oaklands, Rand and Urana Villages and Murray River towns [Howlong, Corowa & Mulwala].

Detailed place and land use planning, will be undertaken for other centres of the LGA to determine if any changes to planning controls are warranted. This will form a subsequent stage activity with associated planning proposal and amendment to the Federation LEP following completion of the Land Use Study. This new work is outside the scope and time available for this harmonisation Planning Proposal.

**2. Is the Planning Proposal the best means of achieving the objectives or intended outcomes or is there a better way?**

The subject Planning Proposal is the only means of delivering a new Federation LEP, which will include the merge of existing planning provisions contained within the current Corowa and Urana LEPs.

## B Relationship to Strategic Planning Framework

**3. Is the Planning Proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy?**

**Regional Strategy - Riverina Murray Regional Plan 2036**

The Riverina Murray Regional Plan 2036 establishes a framework to grow the region’s cities and local centres, supports the protection of high-value environmental assets and makes developing a strong, diverse and competitive economy central to building prosperity and resilience in the region.

Achieving the vision and intent of the Riverina Murray Regional Plan 2036 focuses four regional goals. These goals under are:

* Goal 1: A growing and diverse economy
* Goal 2: A healthy environment with pristine waterways
* Goal 3: Efficient transport and infrastructure networks
* Goal 4: Strong, connected and healthy communities

This Planning Proposal is consistent with the aims and objectives of the Riverina Murray Regional Plan 2036 as it seeks to:

**4.** **Is the Planning Proposal consistent with a local strategy or other local strategic plan?**

**Yes.**

**Community Strategic Plan**

Council’s Community Strategic Plan 2018-28 ‘*Our community, our opportunity’* provides a   
10-year strategic vision and planning framework for the region based on creating a community that is rich in spirit, thriving through the opportunities of a unique history, rural landscapes, and waterways.

The key outcomes relevant to the Planning Proposal are:

Outcome 1 – Built Federation

Outcome 2 – Economic Federation

Outcome 3 – Natural Federation

Outcome 4 – Social Federation

Outcome 5 – Well-Governed Federation

The Planning Proposal is consistent with these overall strategic goals by:

* Providing a clear and consistent approach to planning and development across the LGA.
* Provide clear flood management provisions for key centres in the LGA
* Facilitate appropriate development whilst protecting the natural environment, waterway and heritage of the LGA.
* Enable sustainable and appropriate development, serviced by suitable infrastructure.

**Local Strategic Planning Statement**

The consolidation of the Corowa and Urana LEPs is the first step in achieving a number of planning priorities under the Federation LSPS. The consolidation of the LEPs will facilitate ongoing strategic planning following completion of the Land Use Study.

The Planning Proposal is the first step in achieving Planning Priority 22 to update the Federation LEP with the latest flood studies and plans as finalised.

**5. Is the Planning Proposal consistent with applicable State Environmental Planning** **Policies?**

The Planning Proposal will not detrimentally impact on, and is considered to be consistent with the provisions of, relevant State Environmental Planning Policies (SEPPs) and Ministerial Directions.

*Table 1 - Consistency with state environmental policies (SEPPs)*

|  |  |  |
| --- | --- | --- |
| **SEPP Title** | **Consistency** | **Comment** |
| 1. Development Standards Consistent | Yes | The Standard Instrument Clause 4.6 will supersede the SEPP. |
| 19. Bushland in Urban Areas | N/A | Not applicable |
| 21. Caravan Parks | Yes | The PP will not contain provisions that will contradict or would hinder the application of this SEPP. |
| 33. Hazardous and Offensive Development Complex | Yes | The PP will not contain provisions that will contradict or would hinder the application of this SEPP. |
| 36. Manufactured Home Estates | N/A | Not applicable |
| 47. Moore Park Showground | N/A | Not applicable |
| 50. Canal Estate Development | N/A | Not applicable |
| 55. Remediation of Land | Yes | The PP will not contain provisions that will contradict or would hinder the application of this SEPP |
| 64. Advertising and Signage | Yes | The PP will not contain provisions that will contradict or would hinder the application of this SEPP |
| 65. Design Quality of Residential Flat Development | Yes | The PP will not contain provisions that will contradict or would hinder the application of this SEPP |
| 70. Affordable Housing (Revised Schemes) | Yes | The Planning Proposal does not specifically address the matter of affordable housing. |
| State Environmental Planning Policy (Aboriginal Land) 2019 | N/A | Not applicable |
| State Environmental Planning Policy (Activation Precincts) 2020 | N/A | Not applicable |
| State Environmental Planning Policy (Affordable Rental Housing) 2009 | Yes | The PP will not contain provisions that will contradict or would hinder the application of this SEPP. |
| SEPP (Building Sustainability Index: BASIX) 2004 | Yes | The PP will not contain provisions that will contradict or would hinder application of this SEPP. |
| State Environmental Planning Policy (Coastal Management) 2018 | N/A | Not applicable |
| State Environmental Planning Policy (Concurrences) 2018 | Yes | The PP will not contain provisions that will contradict or would hinder the application of this SEPP |
| State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 | Yes | Applicable and consistent. |
| SEPP (Exempt and Complying Development Codes) 2008 | Yes | The PP will not contain provisions that will contradict or would hinder application of this SEPP. |
| SEPP (Housing for Seniors or People with a Disability) 2004 | Yes | The PP will not contain provisions that will contradict or would hinder application of this SEPP. |
| SEPP (Infrastructure) 2007 | Yes | The PP will not contain provisions that will contradict or would hinder application of this SEPP. |
| State Environmental Planning Policy (Koala Habitat Protection) 2020 | Yes | The PP will not contain provisions that will contradict or would hinder application of this SEPP. |
| State Environmental Planning Policy (Koala Habitat Protection) 2021 | Yes | The PP will not contain provisions that will contradict or would hinder application of this SEPP. |
| SEPP (Kosciuszko National Park-Alpine Resorts) 2007 | N/A | Not applicable |
| State Environmental Planning Policy (Kurnell Peninsula) 1989 | N/A | Not applicable |
| SEPP (Sydney Region Growth Centres) 2006 | N/A | Not applicable |
| SEPP (Mining, Petroleum Production and Extractive Industries) 2007 | Yes | The PP will not contain provisions that will contradict or would hinder application of this SEPP. |
| State Environmental Planning Policy (Primary Production and Rural Development) 2019 | Yes | The PP will not contain provisions that will contradict or would hinder the application of this SEPP |
| State Environmental Planning Policy (State and Regional Development) 2011 | N/A | Not applicable |
| State Environmental Planning Policy (State Significant Precincts) 2005 | N/A | Not applicable |
| State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011 | N/A | Not applicable |
| State Environmental Planning Policy (Sydney Region Growth Centres) 2006 | N/A | Not applicable |
| State Environmental Planning Policy (Three Ports) 2013 | N/A | Not applicable |
| State Environmental Planning Policy (Urban Renewal) 2010 | N/A | Not applicable |
| State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 | N/A | Not applicable |
| State Environmental Planning Policy (Western Sydney Employment Area) 2009 | N/A | Not applicable |
| State Environmental Planning Policy (Western Sydney Parklands) 2009 | N/A | Not applicable |

The Planning Proposal includes a number of housekeeping re-zonings. It is considered that the rezoning’s are of minor significance as are proposed to ensure the zoning reflects the existing use of the site and will not permit additional density or inappropriate development.

*Table 2 - Consistency with Clause 9.1 Ministerial Directions*

|  |  |  |
| --- | --- | --- |
| **Direction Title** | **Consistency** | **Comment** |
| **Employment and Resources** | | |
| 1.1 Business and Industrial Zones | Yes | The PP will not have any impact on existing Business and Industrial Zones and as such remains consistent with this direction. |
| 1.2 Rural Zones | Yes | The PP proposes to housekeeping rezoning which will occur in existing Rural Zones. The proposed rezoning is considered to be of minor significance given its is only to reflect the current use of the land. |
| 1.3 Mining, Petroleum Production and Extractive Industries | Yes | The PP will not have any impact on Mining, Petroleum and Extractive Industries and as such remains consistent with this direction. |
| 1.4 Oyster Aquaculture | Yes | The PP will not have any impact on Oyster Aquaculture and as such remains consistent with this direction. |
| 1.5 Rural Lands | Yes | The PP proposes to housekeeping rezoning which will occur in existing Rural Lands. The proposed rezoning is considered to be of minor significance given it will reflect the current use of the land on limited lots. |
| **Environment and Heritage** | | |
| 2.1 Environment Protection Zones | Yes | The PP will contain provisions that facilitate the protection and conservation of environmentally sensitive areas and as such is consistent with this direction. |
| 2.2 Coastal Protection | N/A | Not applicable |
| 2.3 Heritage Conservation | Yes | The PP will not contain provisions that contradict or would hinder the facilitation of the conservation of heritage items and as such remains consistent with this direction. |
| 2.4 Recreation Vehicle Areas | N/A | Not applicable |
| 2.5 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs | N/A | Not applicable |
| 2.6 Remediation of Contaminated Land | N/A | The PP will not contain provisions that contradict or would hinder the facilitation of the remediation of contaminated land. |
| **Housing, Infrastructure and Urban Development** | | |
| 3.1 Residential zones | Yes | The PP includes housekeeping rezoning to reflect the current use of land. The PP is considered to be consistent with this direction, with the housekeeping rezoning being of minor significance. |
| 3.2 Caravan Parks and Manufactured Home Estates | Yes | The PP will not have any impact on caravan parks and manufactured home estates and as such remains consistent with this direction. |
| 3.4 Integrating land use and transport | Yes | The PP will not have any impact on integrating land use and transport and as such remains consistent with this direction. |
| 3.5 Development Near Licensed Aerodromes | Yes | The PP will not have any impact on regulated airports and defence fields and as such remains consistent with this direction. |
| 3.6 Shooting Ranges | Yes | The PP will not have any impact on shooting ranges and as such remains consistent with this direction. |
| 3.7 Reduction in non-hosted short term rental accommodation period | N/A | This direction only applies to the Byron Shire Council. |
| **Hazard and Risk** | | |
| 4.1 Acid sulphate soils | N/A | Not applicable |
| 4.2 Mine Subsidence and Unstable Land | N/A | Not applicable |
| 4.3 Flood Prone Land | Yes | The PP proposes to adopt the Department’s standard flood planning clause with reference to recently completed flood studies. It is considered to be consistent with this direction. |
| 4.4 Planning for Bushfire Protection | Yes | The PP will not have any impact on bushfire prone land and as such remains consistent with this direction. |
| **Regional Planning** | | |
| 5.2 Sydney Drinking Water Catchments | N/A | Not applicable |
| 5.3 Farmland of State and Regional Significance on the NSW Far North Coast | N/A | Not applicable |
| 5.4 Commercial and Retail Development along the Pacific Highway, North Coast | N/A | Not applicable |
| 5.9 North West Rail Link Corridor Strategy | N/A | Not applicable |
| 5.10 Implementation of Regional Plans | Yes | The PP will be consistent with this Ministerial Direction and the Regional Plan |
| 5.11 Development of Aboriginal Land Council land | N/A | Aboriginal Land SEPP does not apply. |
| **Local Plan Making** | | |
| 6.1 Approval and Referral Requirements | Yes | The PP will be consistent with this Ministerial Direction. |
| 6.2 Reserving Land for Public Purposes | Yes | The PP does not propose any additional reserving of land for public purposes. As such, the PP will be consistent with this Ministerial Direction. |
| 6.3 Site Specific Provisions | Yes | The PP will be consistent with this Ministerial Direction. |
| **Metropolitan Planning** | | |
| 7.1 Implementation of the Metropolitan Plan for Sydney 2036 | N/A | Not applicable |
| 7.2 Implementation of Greater Macarthur Land Release Investigation | N/A | Not applicable |
| 7.3 Parramatta Road Corridor Urban Transformation Strategy | N/A | Not applicable |
| 7.4 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan | N/A | Not applicable |
| 7.5 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation | N/A | Not applicable |
| Plan 7.6 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation | N/A | Not applicable |
| Plan 7.7 Implementation of Glenfield to Macarthur Urban Renewal Corridor | N/A | Not applicable |
| 7.8 Implementation of Western Sydney Aerotropolis Interim Land Use and Infrastructure Implementation Plan | N/A | Not applicable |
| 7.9 Implementation of Bayside West Precincts 2036 Plan | N/A | Not applicable |
| 7.10 Implementation of Planning Principles for the Cooks Cove Precinct | N/A | Not applicable |
| 7.11 Implementation of St Leonards and Crows Nest 2036 Plan | N/A | Not applicable |
| 7.12 Implementation of Greater Macarthur 2040 | N/A | Not applicable |
| 7.13 Implementation of the Pyrmont Peninsula Place Strategy | N/A | Not applicable |

## C Environmental, social and economic impact

**7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities or their habitats will be adversely affected?**

The Planning will not adversely affect critical habitat, threatened species, populations or ecological communities or their habitats.

The Planning Proposal does not involve changes to zoning, save for minor housekeeping rezoning to reflect to actual use of the land.

Land currently zoned for public recreation, environmental and/or waterways is to be retained without change and therefore the existing protection and management of this land will continue. No changes are proposed to the permissible land uses under the respective zonings and therefore there are no impacts from this.

Land currently mapped under the respective existing LEPs located within the LGA for biodiversity (remnant vegetation) and as riparian lands and watercourses are also to be retained and so protected under the respective provision of the LEP. Similarly the existing provisions of the current LEPs relating to biodiversity and riparian lands and watercourses are also to be adopted.

Given the high level and broad nature of this Planning Proposal, and the minor changes in planning controls and provisions to achieve consistency, specific environmental impacts are difficult to assess but are considered to be limited. These impacts would be taken into consideration in detail at any future Development Application stage for a specific development.

**8. Are there any environmental impacts and how will they be mitigated?**

The Planning Proposal will not result in any significant negative environmental effects.

Given the high level and broad nature of this Planning Proposal, and the minor changes in planning controls and provisions to achieve consistency, specific environmental impacts are difficult to assess but are considered to be limited. These environmental impacts would be taken into consideration at any future Development Application stage.

The Planning Proposal seeks to retain all existing planning controls. As such there will be few changes to the type and scale of development that could result.

The planning proposal harmonises Schedule 5 Environmental Heritage. No additional studies were undertaken to identify new heritage items and is a consolidation of the existing registers. All existing listed heritage items are to be retained for inclusion under Schedule 5 of the Federation LEP.

The Planning Proposal seeks to broadly retain existing LEP provisions, and associated mapping, for each of the environmental matters of flood planning, stormwater management, earthworks, terrestrial biodiversity, wetlands, development on river front areas, development within buffer areas, groundwater vulnerability and Riparian land and waterways/ development on river bed and banks of the Murray River. As such there will be no new impacts or implications associated with these provisions.

**9. Has the Planning Proposal adequately addressed any social and economic impact?**

The Planning Proposal is not expected to result in any significant negative economic or social impacts.

The Planning Proposal will generally not result in substantial changes to zoning or development potential within the LGA. As this Planning Proposal is applicable to the entire LGA,

the social and economic impacts can only be generally indicated and would be minor and consistent with what could currently occur through redevelopment applying existing controls.

The employment and innovation lands of the LGA will be maintained and protected through retaining all currently zoned industrial lands and business (B) zoned land in the LGA, which already adopt an ‘open’ permissibility of land uses i.e. permitting with consent those not explicitly identified as not permissible.

## D State and Commonwealth interests

**10. Is there adequate public infrastructure for the Planning Proposal?**

Access to public infrastructure has been considered in the Planning Proposal. It is considered that the Planning Proposal will not create significant additional demand for public infrastructure given it will not result in changes to development potential. The Planning Proposal retains the satisfactory arrangements provision in relation to the Urban Release Areas to ensure that adequate public infrastructure is provided within such areas.

This Planning Proposal will be provided to public agencies and placed on public exhibition, and

infrastructure provides will be able to make a submission to Council.

**11. What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway Determination?**

State and Commonwealth public authorities will be consulted in accordance with the Gateway Determination and will be given at least 21 days to comment on the proposal.

In addition, previous conversations occurred with the following agencies as a part of the Federation Council LSPS 2020-2040.

* Department of Planning Industry and Environment - all sections.
* Transport for NSW - Road and Maritime sections
* NSW Environmental Protection Authority
* NSW Health
* Department of Premier and Cabinet
* Infrastructure NSW
* NSW Department of Education
* Tourism NSW
* Neighbouring Councils

# PART 4 MAPPING

Mapping will be prepared as part of this planning proposal. The maps will consolidate existing mapping from the Corowa and Urana LEPs into the new Federation LEP.

# PART 5 COMMUNITY CONSULTATION

Council will place the Planning Proposal on public exhibition for a period of not less than 28 days and undertake consultation with the community as directed. Council will also undertake consultation with State public agencies as required by any Gateway determination from the Department of Planning, Industry and Environment.

# PART 6 PROJECT TIMELINE

The following project timeline is intended to be a guide only and may be subject to changes in response to the public consultation process and/or community submissions.

This proposed timeline meets the Departments expectation that the Planning Proposal and LEP finalisation can be sought in March 2022.

|  |  |  |
| --- | --- | --- |
| **Step** | **Task** | **Date** |
| 1 | Preparation of the draft Planning Proposal | May 2021 |
| 2 | Draft Planning Proposal report prepared and presented to Council workshop | June 2021 |
| 3 | Report to Council and Forward Planning Proposal to Department for Gateway Determination | July 2021 |
| 4 | Gateway Determination received | October 2021 |
| 5 | Community Consultation on Planning Proposal | November 2021 |
| 6 | Consider submissions and review Planning Proposal | December-February 2022 |
| 7 | Report to Council | February 2022 |
| 8 | Submit to DPIE for Finalisation | March 2022 |

ATTACHMENT 1 – REPORT TO COUNCIL AND RESOLUTION OF COUNCIL

Will be blank for report to Council 20 July 2021

ATTACHMENT 2 – PROPOSED LANDUSE MATRIX

ATTACHMENT 3 – LEP COMPARISON TABLE AND AIMS AND MINIMUM LOT SIZE COMPARISON TABLE

PROPOSED MAPPING AMENDMENTS