

## COROWA SHIRE COUNCIL

### DEVELOPMENT CONTROL PLAN NO. 14

#### 1. Introduction

This is Corowa Development Control Plan No. 14. This Plan is prepared in accordance with the provisions of Section 72 of the Environmental Planning and Assessment Act, 1979 as amended and Clauses 16, 17 and 17A of the Environmental Planning and Assessment Regulations 2000.

This plan was adopted by Council on 19 November 2002 and commences on that date.

#### 2. Land To Which This Plan Applies

This plan applies to the land situated in the Shire of Corowa legally known as Lot 3 DP 1006519, being the land bounded by thick black lines on the accompanying map.

#### 3. Relationship To Other Environmental Planning Instruments

This plan applies to land currently zoned Residential 2(a) under Corowa Local Environmental Plan 1989. This plan conforms to the Local Planning Controls listed in Corowa Local Environmental Plan 1989.

#### 4. Aims and Objectives

- 4.1 This plan is to assist in meeting the aims and objectives of Corowa Local Environmental Plan 1989 by providing a subdivision design for the subject land within which future development can be accommodated.
- 4.2 The purpose of this Development Control Plan is to indicate a desirable pattern for future subdivision of the land to which this plan applies. It is intended to provide a framework within which future residential development of the land can be made. The provision of infrastructure required for residential purposes, in the form of roads, stormwater drainage, sewerage and recreation facilities, to that land.
- 4.3 Lot frontages will be a minimum of 17 metres as stated in Corowa Shire Council Subdivision Code.

#### 5. Variation of this Plan

Variations to this plan are to be made in accordance with the provisions of the Environmental Planning and Assessment Act 1979, as amended, and the Environmental Planning and Assessment Regulations, 1994.

