

COROWA SHIRE COUNCIL

DEVELOPMENT CONTROL PLAN NO. 15

1. Introduction

This is Corowa Development Control Plan No. 15. 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 18 March 2003 and commences on that date.

2. Land To Which This Plan Applies

This plan applies to land situated in the Shire of Corowa legally known as Lot 111 DP 1009815 and Lot 10 DP 800866, 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 development of the land to which this plan applies. The land to the west of Guy Street is to be used for a 60 bed aged care hostel and a number of independent living units. This use is permitted in this zone under State Environmental Planning Policy 5: Housing for Older People or People with a Disability.
- 4.3 It is intended to provide a framework within which future residential development in the terms described in 4.2 above, of the land can be made with the provisions of infrastructure required, in the form of roads, stormwater drainage, sewerage to that land.

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.

