

COROWA SHIRE COUNCIL

DEVELOPMENT CONTROL PLAN NO. 1

1. Citation and Application

- 1.1 This Plan, which may be cited as “Corowa Development Control Plan No. 1”, is a Development Control Plan as provided for under Section 72 of the Environmental Planning and Assessment Act, 1979 and Clauses 19-25 of the Environmental Planning and Assessment Regulation, 1980.
- 1.2 This plan shall come into force on in accordance with Clause 24(2) of the Environmental Planning and Assessment Regulation, 1980.
- 1.3 This Plan shall apply to all land subject to Corowa Local Environmental Plan No. 5.
- 1.4 This Plan may be varied only in the manner provided for in the Environmental Planning and Assessment Act, 1979, and the Regulations thereto.

2. Aims and Objectives

This Plan more specifically supplements the aims and objectives contained in Corowa Local Environmental Plan No. 5, by the following:

- 2.1 To ensure that buildings are not erected where potential hazards such as flooding or bank erosion exist.
- 2.2 To ensure an adequate river foreshore setback.
- 2.3 To ensure that future scenic preservation, public access and environmental conservation options stay open.

3. Foreshore Building Line

- 3.1 No building shall be erected on land located generally south of the foreshore building line as marked on the Plan which accompanies this written statement.
- 3.2 Development, other than buildings, which may be considered as ancillary to the day to day running or recreational facilities, may be carried out on land located generally south of the building line as marked on the Plan which accompanies this written statement with the consent of Council.

4. Application for Development

In determining an application for development on land subject to this Plan, Council shall take into consideration those matters listed under Section 90 of the Environmental Planning and Assessment Act, 1979.

