

COROWA SHIRE COUNCIL

DEVELOPMENT CONTROL PLAN NO. 2

FORESHORE BUILDING LINE – GOLF CLUB LAND

1. Citation

The Plan may be cited as “Corowa Development Control Plan No. 2”.

2. Aims and Objectives

The aims, objectives, policies and strategies of this Plan are, in relation to the Mulwala area,

- a) to maintain the existing low rise, small scale character of the built environment;
- b) to preserve views to and from public and private spaces;
- c) to ensure that new development does not adversely affect public places and private areas because of overshadowing, wind effects, reflections, or loss of views or privacy;
- d) to encourage development sympathetic to the natural landform;
- e) to conserve the scenic and environmental character of the environment;
- f) to ensure that adequate space is set aside between the foreshore of Lake Mulwala and any new development for landscaping purposes and to preserve views and privacy.

3. Land To Which This Plan Applies

This Plan applies to all land at Mulwala that is zoned Residential 2(a) under the Shire of Corowa - I.D.O. No. 1.

4. Relationship To Other Planning Instruments

This Plan is to be read in conjunction with the Shire of Corowa I.D.O. No. 1.

5. Interpretation.

5.1 In this Plan, except in so far as the context or subject matter otherwise indicates or requires -

“height”, in relation to a building, means the distance measured vertically from any point on the building to the ground level immediately below that point;

“number of storeys which a building contains” means the number of storeys, floors or levels which a building contains as determined in accordance with Clause 6 of State Environmental Planning Policy No. 6.

“Lake Mulwala Foreshore” means -



- a) the existing retaining walls constructed on or before the 18th February, 1986; or
- b) the prolongation of the alignment of existing retaining walls as at the 18th February, 1986, which have been opened for the purpose of construction of boat ramps or similar facilities; or
- c) the natural bank of Lake Mulwala at surcharge level (A.H.D. reduced level of 125.08m) where no retaining wall or artificial levee has been constructed.

“foreshore building line” means the line between which and the Lake Mulwala Foreshore a building may not be erected.

5.2 A reference in this Plan to a building does not include a reference to:-

- a) a boat ramp;
- b) a boat jetty;
- c) an aerial;
- d) a mast;
- e) a pole;
- f) a ventilator;
- g) a chimney stack;
- h) a fence which has a height of less than 1.3 metres;
- i) a swimming pool.

6. Height Restrictions

A person shall not erect a building on land to which this Plan applies if the building will exceed

- a) a maximum height of 9.0 metres; and
- b) two (2) storeys above the highest point of the natural ground level of the site actually occupied by the building, allowing for a reasonable step up from ground level to finished ground floor level.

7. Foreshore Building Line

A foreshore building line of 10 metres from the Lake Mulwala Foreshore is required. The line shall be measured at right angles to the Lake Mulwala Foreshore.

This is a certified copy of the Corowa Development Control Plan No. 2 as approved by the Council of the Shire of Corowa at its meeting held on the 20th May, 1986 and which comes into force on the 30th May, 1986.