

## **COROWA SHIRE COUNCIL**

### **DEVELOPMENT CONTROL PLAN NO. 3**

#### **1. Citation**

- 1.1 This plan, which may be cited as “Corowa Development Control Plan No. 3”, is a Development Control Plan as provided for under Section 62 of the Environmental Planning Assessment Act, 1979 and clause 19-25 of the Environmental Planning Assessment Regulation, 1980.
- 1.2 This plan shall come into force on 18/10/1989 in accordance with clause 24(2) of the Environmental Planning and Assessment Regulation, 1980.

#### **2. Application**

- 2.1 This Development Control Plan applies to land situated in the Shire of Corowa, legally know as Lot 31 in D.P. 259199, Shire of Corowa, being the land bounded by an unbroken block line on the map.
- 2.2 This plan may be varied only in a manner provided for in the Environmental Planning and Assessment Act, 1979 and the Regulations thereto.

#### **3. Aims and Objectives**

This Plan more specifically supplements the aims and objectives contained in Corowa Local Environmental Plan, 1989, by the following:-

- a) To indicate a desirable pattern for future development of the land.
- b) To provide a frame work for development of the site having due regard for surrounding development and the potential future development of adjoining land.
- c) To ensure that buildings are not erected where potential hazards such as flooding or bank erosion exists.

#### **4. Relationship To Other Environmental Planning Instruments**

This plan is to be read in conjunction with Corowa Local Environmental Plan, 1989.

#### **5. Development Control**

- 5.1 Subdivision of the land shall be generally in accordance with the subdivision pattern as indicated on the map.
- 5.2 No building shall be erected on land below the 1% flood level of 135.35m A.H.D. unless such building complies with the Corowa Shire Floodplain Development Guidelines.

