



New South Wales

Corowa Local Environmental Plan 2012 (Amendment No 11)

under the

Environmental Planning and Assessment Act 1979

I, the Minister for Planning, make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*.

PETER GALL, ACTING GENERAL MANAGER, FEDERATION COUNCIL
As delegate for the Minister for Planning

Corowa Local Environmental Plan 2012 (Amendment No 11)

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Environmental Planning and Assessment Act 1979

1 Name of Plan

This Plan is *Corowa Local Environmental Plan 2012 (Amendment No 11)*.

2 Commencement

This Plan commences on the day on which it is published on the NSW legislation website.

3 Land to which Plan applies

This Plan applies to:

- (a) land principally adjoining Church Street, Isabel Street, Parliament Street, Queen Street, Reisling Street and River Street, Corowa, and
- (b) land adjoining Hawkins Street, Howlong, between Hammer Street and Sturt Street (and certain adjacent land adjoining Hammer Street and Sturt Street), and
- (c) land adjoining Melbourne Street, Mulwala, principally between Inglis Street and Erne Street.

4 Maps

The maps adopted by *Corowa Local Environmental Plan 2012* are amended or replaced, as the case requires, by the maps approved by the Minister on the making of this Plan.

Schedule 1 Amendment of Corowa Local Environmental Plan 2012

[1] Clause 2.1 Land use zones

Insert “B4 Mixed Use” in appropriate order under the heading **Business Zones**.

[2] Land Use Table

Insert in appropriate order:

Zone B4 Mixed Use

1 Objectives of zone

- To provide a mixture of compatible land uses.
- To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.
- To promote development that does not detract from commercial activities in the main streets of Corowa, Howlong and Mulwala.

2 Permitted without consent

Home-based child care; Home occupations; Roads

3 Permitted with consent

Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hotel or motel accommodation; Information and education facilities; Medical centres; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Residential accommodation; Respite day care centres; Restricted premises; Seniors housing; Sewage reticulation systems; Shop top housing; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Camping grounds; Caravan parks; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Heavy industrial storage establishments; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Marinas; Mooring pens; Open cut mining; Recreation facilities (major); Research stations; Rural industries; Rural workers’ dwellings; Sewerage systems; Sex services premises; Storage premises; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste or resource management facilities; Wharf or boating facilities

[3] Clause 4.1A Minimum lot sizes for dual occupancy, multi dwelling housing and residential flat buildings

Insert “B4 Mixed Use” in appropriate order in Column 2 opposite the matter in Column 1 relating to “Dual occupancy (attached)” and “Dual occupancy (detached)” in the Table to the clause.