

BEGA VALLEY SHIRE COUNCIL

**Murrah, Tuross,  
Lamont and  
Carnago Streets,  
BERMAGUI**

Development Control Plan No.14





I, David Jesson, General Manager, Bega Valley Shire Council, certify that this is Development Control Plan No.14 – Murrah, Tuross, Lamont and Carnago Streets, Bermagui and was made pursuant to Section 72 of the Environmental Planning and Assessment Act, 1979 and approved by Council at its meeting on the 12 November 2002.

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DAVID JESSON  
General Manager

### Record of Amendments

Name of Amendment	Date Approved by Council	Date Plan Came into Force
Original Plan	22 October 1996	25 October 1996
Updating of references included in the plan	12 November 2002	15 November 2002

## DEVELOPMENT CONTROL PLAN NO.14

### MURRAH, TUROSS, LAMONT AND CARNAGO STREETS, BERMAGUI

#### 1. NAME OF THE PLAN

This plan is Development Control Plan No.14 - Murrah, Tuross, Lamont and Carnago Streets, Bermagui.

#### 2. AIMS OF THE PLAN

The aims of the plan are:

- (a) to set in place guidelines for the efficient and environmentally effective development of this land for multi-unit housing;
- (b) to provide widening of the lane off Tuross Street, Bermagui to allow for creation of an adequate road to service the redevelopment of this land;
- (c) to maintain and improve the efficiency of the local road network.

#### 3. LAND TO WHICH THIS PLAN APPLIES

This plan applies to land edged heavy black on Map 1 Development Control Plan No 14 Murrah, Tuross, Lamont and Carnago Streets, Bermagui.

#### 4. RELATIONSHIP TO OTHER PLANS AND POLICIES

- (a) This plan should be read in conjunction with the Bega Valley Local Environmental Plan 2002 and all other Codes and Policies adopted by Council relating to development of land in the Shire of Bega Valley in particular Section 94 Contributions Plan No.5.
- (b) Where there is an inconsistency between this plan and other Council policies and codes, then this plan prevails.
- (c) Variations to the standards applied in this plan may be considered where such inconsistencies are justified in relation to the aims and objectives of this plan.

#### 5. DEVELOPMENT REQUIREMENTS

- (a) Any person seeking to develop any of allotments 6 to 15 will be required as a condition of development consent to dedicate the area for lane widening as shown on the Development Control Plan Map No.14 at the developer's full cost.

- (b) Access to allotments having frontage to Lamont Street shall be via the proposed rear road. No direct vehicular access to Lamont Street will be permitted, from the commencement of this plan.
- (c) Development of access to Carnago Street via Murrah Street is prohibited on the grounds of duplication of cost, unsafe intersection at Carnago Street and it being unreasonable for Council to have to maintain 2 roads of access for Lots 3/10.

Murrah Street will remain unformed as a service corridor for Council.

- (d) Vehicular access from the lane westwards onto Lamont Street is denied for public safety and to avoid duplication of services.
- (e) Council will not object to the closure of that part of Tuross Street as shown on the map and its disposal to abutting neighbours provided that council receives market value for its section of the road and servicing easements are granted through such closed roads in Council's favour and to Council's requirements.
- (f) Monetary contribution payable by developers of land defined in the map are contained in Contributions Plan No.9.
- (g) Council will give preference to multi-unit housing development on the lands within Section 2. All new development must present in a positive residential manner from all roads and the County Club.
- (h) This plan assumes that the owner of Lots 3/6 will treat all of this land as one redevelopment site. Should the owner dispose of existing allotments separately, without prior resolution of access and contributions with Council, then Council can not guarantee access for future development.

# Development Control Plan No.14

