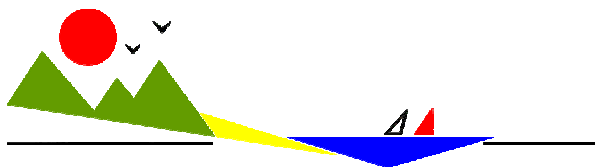


BEGA VALLEY SHIRE COUNCIL

BEARES BEACH



Development Control Plan No.15



I, David Jesson, General Manager, Bega Valley Shire Council, certify that this is Development Control Plan No.15 – Beares Beach 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	17 December 1996	20 December 1996
Updating of references included in the plan	12 November 2002	15 November 2002

DEVELOPMENT CONTROL PLAN NO.15

BEARES BEACH

1. NAME OF THE PLAN

This Plan is Development Control No. 15 – Beares Beach.

2. AIMS OF THE PLAN

- (a) To control development on important coastal lands at Beares Beach;
- (b) To preserve the existing residential amenity of the neighbourhood;
- (c) To establish a clear building line for residential development.

3. LAND TO WHICH THIS PLAN APPLIES

This plan applies to the land edged in heavy black on Map 1 Development Control Plan No.15 (July 1996) – Beares Beach.

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 the development of land in the Shire of Bega Valley
- (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 CONTROLS

- (a) Development in zone 7(f2) Coastal Lands Acquisition

No private development works will generally be permitted except for a beach access track and garden maintenance as outlined in clauses 5(c) and 5(d).

- (b) Development in zone 7(f1) Coastal Lands Protection

Generally, no building works will be permitted except for the following:

- (i) fencing necessary to delineate existing gardens and property boundaries and between active areas of adjoining properties;
- (ii) beach access and garden maintenance as outlined in clauses 5(c) and 5(d).

(c) Pedestrian Beach Access

Despite any other provision of this plan one pedestrian beach access track is permitted within each allotment without consent of Council. Clearing will be limited to the minimum amount necessary to facilitate single file pedestrian use.

(d) Garden Maintenance

Despite any other provision of this plan Council will not require consent for continued maintenance clearing of existing garden areas or within 5m of the 2(a) zone boundary for the purpose of view protection and protection from fire hazard.

The extent of existing garden areas is as shown on the attached plan.

(e) Building Setbacks to Dickinson Avenue Lots 1, 16-21 and 260

With respect to that part zoned 2(a) of the above referenced lots, Council may consider, subject to the merits of the particular application, reducing the 7.5m building setback to Dickinson Avenue, where it is deemed appropriate in order to meet the aims of the Development Control Plan.

(f) Fencing

Clearing for, and erection of fencing is permissible without Council consent (to the extent of existing garden areas) where the fencing does not involve the clearing of vegetation outside three (3) metres of the boundary between the lands owned or occupied by different persons.

Landowners should check with Council as to whether formal approval is required for the proposed fence.

Development Control Plan No.15

