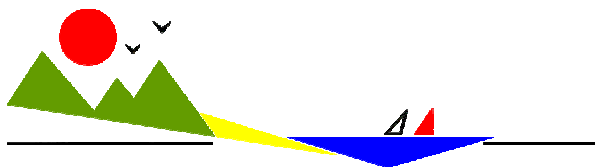


BEGA VALLEY SHIRE COUNCIL

TARRAGANDA 1 (c) ZONE



Development Control Plan No.17



I, David Jesson, General Manager, Bega Valley Council, certify that this is Development Control Plan No.17 – Tarraganda 1(c) Zone 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	18 October 1994	25 October 1994
Updating of references included in the plan	12 November 2002	15 November 2002

DEVELOPMENT CONTROL PLAN NO.17

TARRAGANDA 1 (C) ZONE

1. NAME OF THE PLAN

This Plan is Development Control No. 17 Tarraganda 1 (c) Zone.

2. AIMS OF THE PLAN

The aim of this plan is to limit town water supply to properties at Tarraganda and to define the remaining opportunities for subdivision.

3. LAND TO WHICH THIS PLAN APPLIES

This plan applies to land in the Bega Valley Council area designated as "Tarraganda Water Supply Area", shown edged in heavy black on Map 1 Development Control Plan No.17 - Tarraganda 1(c) Zone.

4. RELATIONSHIP TO OTHER PLANS AND POLICIES

- (a) This plan should be read in conjunction with 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 any inconsistency between this plan and other Council Policies or Codes, then this plan prevails. Note that Development Control Plan No.10 – Rural Residential Development does not apply to the land depicted in this Development Control Plan Map.
- (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. BACKGROUND

Subdivision pressures on the water supply in the Tarraganda area have led to the need to restrict the service to properties within the area outlined on the attached map.

Developers should now be aware that subdivisions outside the identified serviced area must make other arrangements for water supply eg roof water, river water, bores etc.

6. DEVELOPMENT CONTROL

Within the Tarraganda Water Supply area there are 87 properties presently connected to the water system or approved to be connected. This leaves potential for up to 16 additional lots to be added.

The areas for potential subdivision, and the maximum permissible lot numbers in these areas are shown on the map marked Development Control Plan No.17.

As there would be an expectation that any lots within the serviced area would be serviced with water and because of a need to manage density for septic waste control, Council will not approve further subdivision except in accordance with the DCP map.

