

BEGA VALLEY SHIRE COUNCIL

# KALARU VILLAGE



Development Control Plan No.18





I, David Jesson, General Manager, Bega Valley Shire Council, certify that this is Development Control Plan No.18 – Kalaru Village 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 March 1994	20 April 1994
Updating of references included in the plan	12 November 2002	15 November 2002

## DEVELOPMENT CONTROL PLAN NO.18

### KALARU VILLAGE

#### 1. NAME OF PLAN

This Plan is Development Control No. 18 – Kalaru Village.

#### 2. AIMS OF THE PLAN

The aim of this plan is to develop a town structure for the village of Kalaru, with a specific intention to:

- (a) define a commercial centre for the Kalaru area;
- (b) set aside land for passive and active recreational uses and related development;
- (c) maintain a suitable area as predominantly residential within the village zone; and
- (d) maintain opportunities for light industrial development in appropriate sections of the village zone;
- (e) allow for future subdivision should a sewerage service become available.

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

This plan applies to all land zoned as 2(v) Village Zone under Bega Valley Local Environmental Plan 2002 in the vicinity of the village of Kalaru, Bega Valley Shire, shown edged in heavy black on Map 1 Development Control Plan No.18 Kalaru Village.

#### 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) Any person seeking council approval to develop land to which this plan applies shall comply with the land use provisions set below and as designated on the attached Development Control Plan Map. Council may refine the location of broken line sector boundaries in the light of specific development applications.

**Open Space Sector:** Passive and active recreation comprising recreation areas, recreation facilities and related development only.

**Residential Sector:** Dominant use – residential, other development compatible with residential amenity permissible including child care centres, community centres, dwelling houses, home occupations, home businesses, professional consulting rooms.

**Business Sector:** Retail, commercial and related development in addition to other uses permissible in the 2(v) Village Zone. Light industrial uses permitted only where the proposed use will have minimal impact on adjoining land by reason of noise, smell, fumes, smoke, etc. Parking areas to be attractively landscaped, etc. Development is subject to prior availability of reticulated sewer.

**Village General Sector:** Developments permissible in the 2(v) Village Zone. Industrial uses permitted only where the proposed use will have minimal impact on adjoining land by reason of noise, smell, fumes, smoke etc. Required parking to be provided on-site, access to Snowy Mountains Highway to be minimised and shared where practical. Commercial/retail development to be limited to that associated with an on-site residence.

- (b) The minimum size of new residential allotments in the Village of Kalaru shall be 2000 square metres, unless reticulated sewer is available.
- (c) For the purpose of maintaining opportunities for further subdivision, any person seeking Council approval to subdivide land to which this plan applies may be required to identify building envelopes, subject to Section 88B of the Conveyancing Act 1919, on subdivision plans to be approved and released by Council.
- (d) In the assessment of Development Applications over large existing lots Council will endeavour to encourage siting of new dwellings so as to preserve subdivision potential.
- (e) To endeavour to provide reasonable flood protection, applications for dwellings or subdivisions include land within the mapped 1/100

year flood line will be required to demonstrate potential to site a dwelling with floor level of not less than 13.5 metres AHD.

