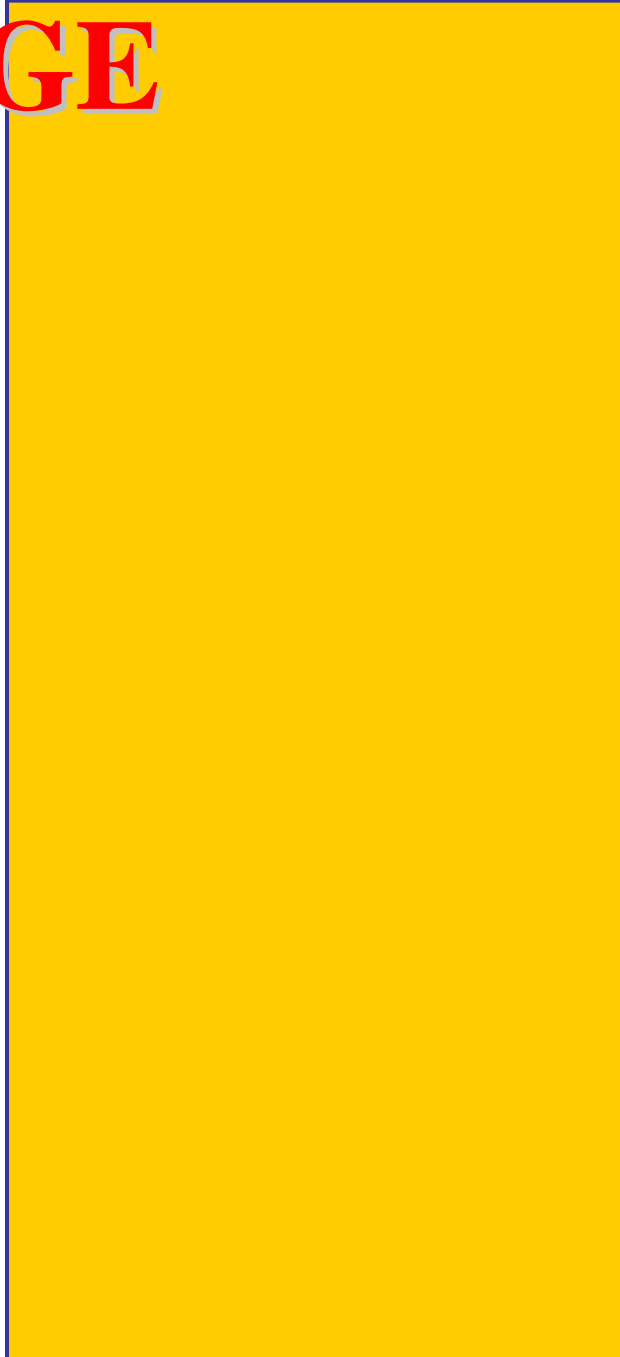
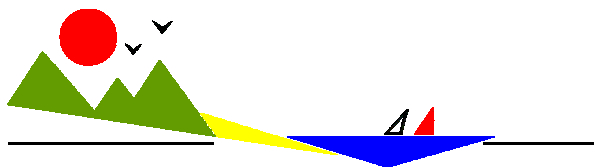


BEGA VALLEY SHIRE COUNCIL

MOGAREEKA VILLAGE



Development Control Plan No.19



I, David Jesson, General Manager, Bega Valley Shire Council, certify that this is Development Control Plan No.19 – Mogareeka 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	25 September 2001	2 October 2001
Updating of references included in the plan	12 November 2002	15 November 2002

DEVELOPMENT CONTROL PLAN NO.19

MOGAREEKA VILLAGE

1. INTRODUCTION

The purpose of this plan is to restrict development to a single dwelling house on each existing allotment (i.e. no dual occupancy and no further subdivision) at Mogareeka Village.

2. NAME OF THE PLAN

This plan is Development Control Plan No.19 – Mogareeka Village.

3. AIMS OF THE PLAN

The aims of this plan are:

- a to address the limited capacity of the planned Tathra sewage system
- b to preserve the current neighbourhood character
- c to improve potential runoff water quality into the Bega River estuary
- d to provide certainty of the development potential of existing lots

4. LAND TO WHICH THIS PLAN APPLIES

This plan applies to the land at Mogareeka Village shown edged heavy black on Map 1 Development Control Plan No.19 – Mogareeka Village.

5. 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.

6. EXEMPTIONS

This plan does not exempt any requirement to obtain building, development or any other approval normally required by Council.

7. RESTRICTIONS ON SUBDIVISIONS AND ADDITIONAL DWELLINGS

7.1 This plan permits the erection of two dwellings only on each of the following lots:

Lot 232	DP 750190
Lot 233	DP 750190
Lot 1	DP 733226
Lot 225	DP 750190
Lot 226	DP 750190

These lots may be subdivided to provide a separate lot to contain each dwelling. These subdivisions may occur before or after the erection of the second dwelling.

7.2 No additional dwellings or subdivisions shall be approved on any land affected by this Development Control Plan unless the land is serviced by a reticulated sewerage system. (One dwelling house is permissible on each allotment existing as at the date of this plan subject to Council being satisfied that the land is adequate for on site sewage management).

7.3 This plan prohibits subdivision of any other allotment to create any additional lots for dwellings and development of dual occupancies except as provided for in Clause 7.1.

8. NOTICE OF APPLICATION TO VARY ANY MATTER COVERED BY THIS PLAN

In the event of Council considering a departure to 1 or more of the matters covered by this plan, Council must notify in writing adjoining neighbours and any other person Council considers to be affected by the departure in accordance with Council's notification policy.

Development Control Plan No.19

