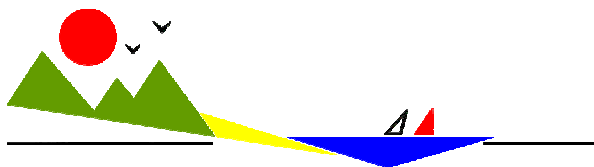


BEGA VALLEY SHIRE COUNCIL

# TATHRA RIVER ESTATE - STAGE I



Development Control Plan No.21





I, David Jesson, General Manager, Bega Valley Shire Council, certify that this is Development Control Plan No.21 – Tathra River Estate Stage I 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.

.....  
DAVID JESSON  
General Manager

### Record of Amendments

<b>Name of Amendment</b>	<b>Date Approved by Council</b>	<b>Date Plan Came into Force</b>
<b>Original Plan</b>	25 September 2001	2 October 201
<b>Update of all references included in the plan</b>	12 November 2002	15 November 2002

## DEVELOPMENT CONTROL PLAN NO.21

### TATHRA RIVER ESTATE STAGE I

#### 1. INTRODUCTION

The purpose of this plan is to restrict development to a single dwelling house on each existing allotment (ie. no dual occupancy and no further subdivision) at Tathra River Estate Stage I.

#### 2. NAME OF THE PLAN

This plan is Development Control Plan No.21 – Tathra River Estate Stage I.

#### 3. AIMS OF THE PLAN

The aims and objectives of this plan are:

- a. To address the limited capacity of the planned Tathra sewage system
- b. To provide certainty of the development potential of existing lots
- c. To improve potential runoff water quality into the Bega River estuary.

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

This plan applies to the land at Tathra River Estate Stage I shown edged heavy black on Map 1 Development Control Plan Map No.21 – Tathra River Estate Stage I.

#### 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**

This plan prohibits subdivision of the existing allotments to create any additional lots for dwellings and development of dual occupancies.

**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.

