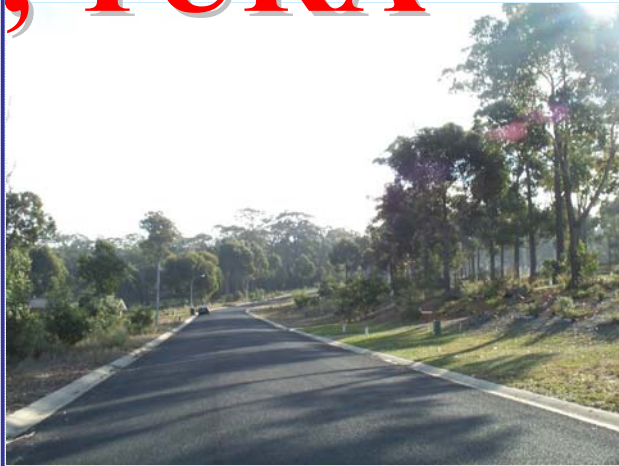


BEGA VALLEY SHIRE COUNCIL

# ELIZABETH PARADE, TURA BEACH



Development Control Plan No.24





I, David Jesson, General Manager, Bega Valley Shire Council, certify that this is Development Control Plan No.24 – Elizabeth Parade, Tura 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.

.....  
 DAVID JESSON  
 General Manager

### Record of Amendments

Name of Amendment	Date Approved by Council	Date Plan Came into Force
Original Plan	24 June 1997	2 July 1997
To remove the first paragraph of clause 10 and reduce the density of Lot 11 from 6 to 3 lots	14 September 1999	22 September 1999
To remove clause 9 and partially clauses 6 and 7 in respect of the 5 year restriction on further subdivision	23 April 2002	30 April 2002
Updating of references included in the plan	12 November 2002	15 November 2002

## DEVELOPMENT CONTROL PLAN NO.24

### ELIZABETH PARADE, TURA BEACH

#### 1. INTRODUCTION

The purpose of this plan is to provide controls for development of the staged density subdivision fronting Elizabeth Drive at Tura Beach

The first stage of development involves the creation of low density urban allotments as depicted in Map 1 of this plan. However, Council wishes to preserve the potential for the land to be subdivided at a future date to further residential allotments.

#### 2. NAME OF THE PLAN

This plan is Development Control Plan No.24 – Elizabeth Parade, Tura Beach.

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

This plan applies to the land at Tura Beach shown edged heavy black on Map 1 Development Control Plan No. 24 – Elizabeth Parade Tura Beach.

#### 4. AIMS OF THE PLAN

The aims of this plan are:

- a. To provide a staged development of the land such that dwellings are created on large allotments initially with the capacity to further subdivide at a later date.
- b. To provide a high level of residential amenity and diversity of residential choice.

#### 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. DEVELOPMENT CONTROLS**

The existing lots subject to this plan may be subdivided in the manner depicted on Map 1.

**7. DEPARTURES**

Consideration will not be given to an application which seeks to depart from the principal requirements of this plan, which are that the further subdivision of any allotment must comply with the pattern as depicted by broken lines in Map 1.

**8. EXEMPTIONS**

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

**9. APPROVALS FOR DWELLING HOUSES**

Owners are encouraged to site dwellings so that the future subdivision of the land as depicted in Map 1 by broken lines can proceed without the dwelling house encroaching on the proposed allotments.

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

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

# Development Control Plan No.24

