

BEGA VALLEY SHIRE COUNCIL

THE DRESS CIRCLE, TURA BEACH



Development Control Plan No.25



I, David Jesson, General Manager, Bega Valley Shire Council, certify that this is Development Control Plan No.25 – The Dress Circle, Tura Beach 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	13 July 1999	21 July 1999
Updating of references included in the plan	12 November 2002	15 November 2002

DEVELOPMENT CONTROL PLAN NO.25

THE DRESS CIRCLE, TURA BEACH

1. NAME OF THE PLAN

This plan is Development Control Plan No.25 – The Dress Circle, Tura Beach.

2. AIMS OF THE PLAN

This plan aims to;

- a. provide a predetermined level of housing mix and housing choice in the Dress Circle locality to Tura Beach
- b. provide a high level of residential amenity.

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. 25 – The Dress Circle, Tura Beach.

4. RELATIONSHIP TO OTHER PLANS AND POLICIES

- a. This plan should be read in conjunction with the Bega Valley Local Environmental Plan 2002, Development Control Plan No. 23 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. ADDITIONAL DWELLING OPPORTUNITIES

Council may only grant consent to the erection of an additional attached or detached dwelling on the land the subject of this plan in accordance with the density proposed on Map 2.

Lots not otherwise nominated on Map 2 may only be considered for granny flat development in accordance with Bega Valley Local Environmental Plan 2002. There is no subdivision potential for this form of development.

6. BUILDING HEIGHTS

Building height to be determined in accordance with the provisions defined in Bega Valley Shire Development Control Plan No.23 – Tura Beach Height Controls.

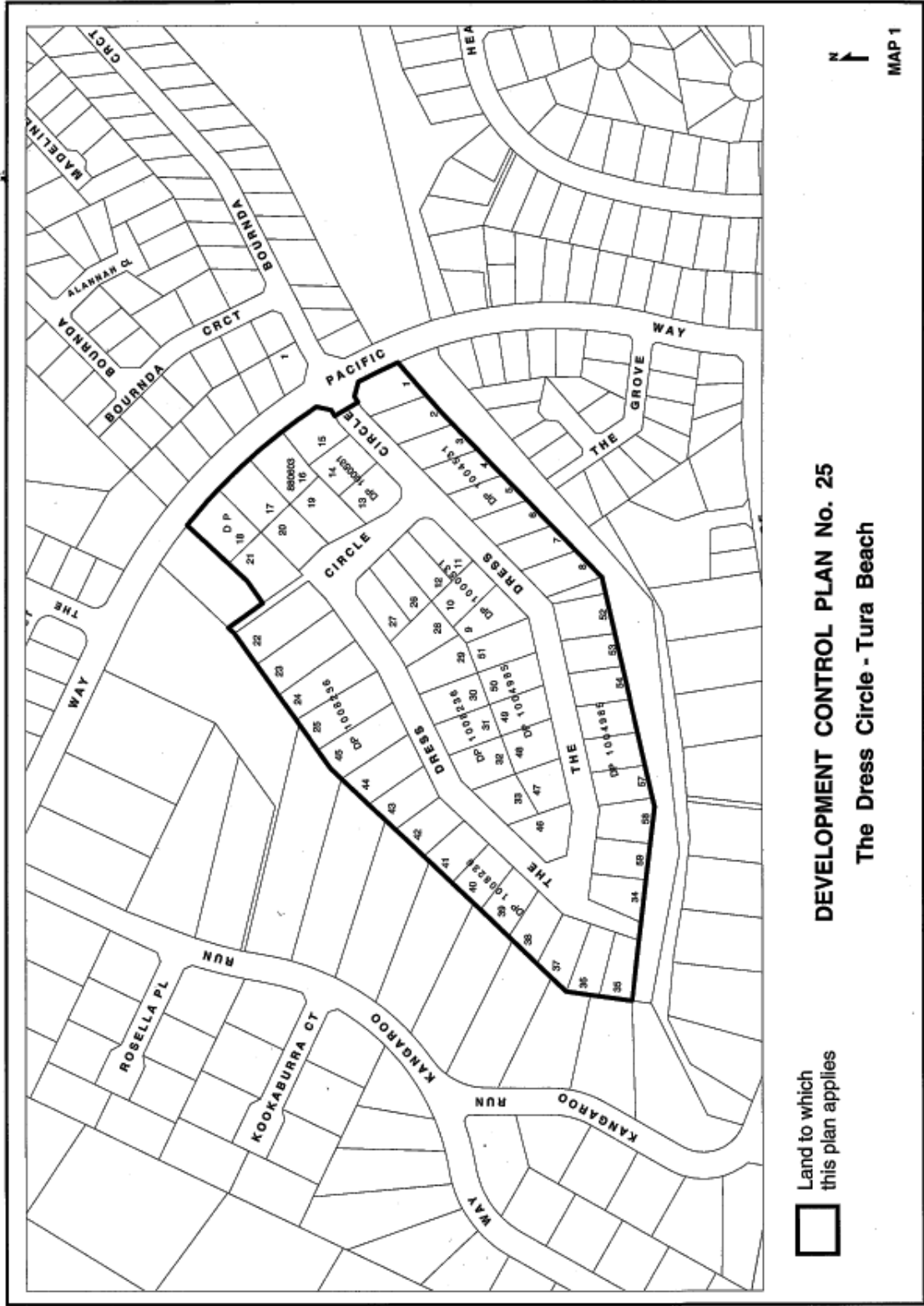
7. SUBDIVISION OF ADDITIONAL DWELLING DEVELOPMENT

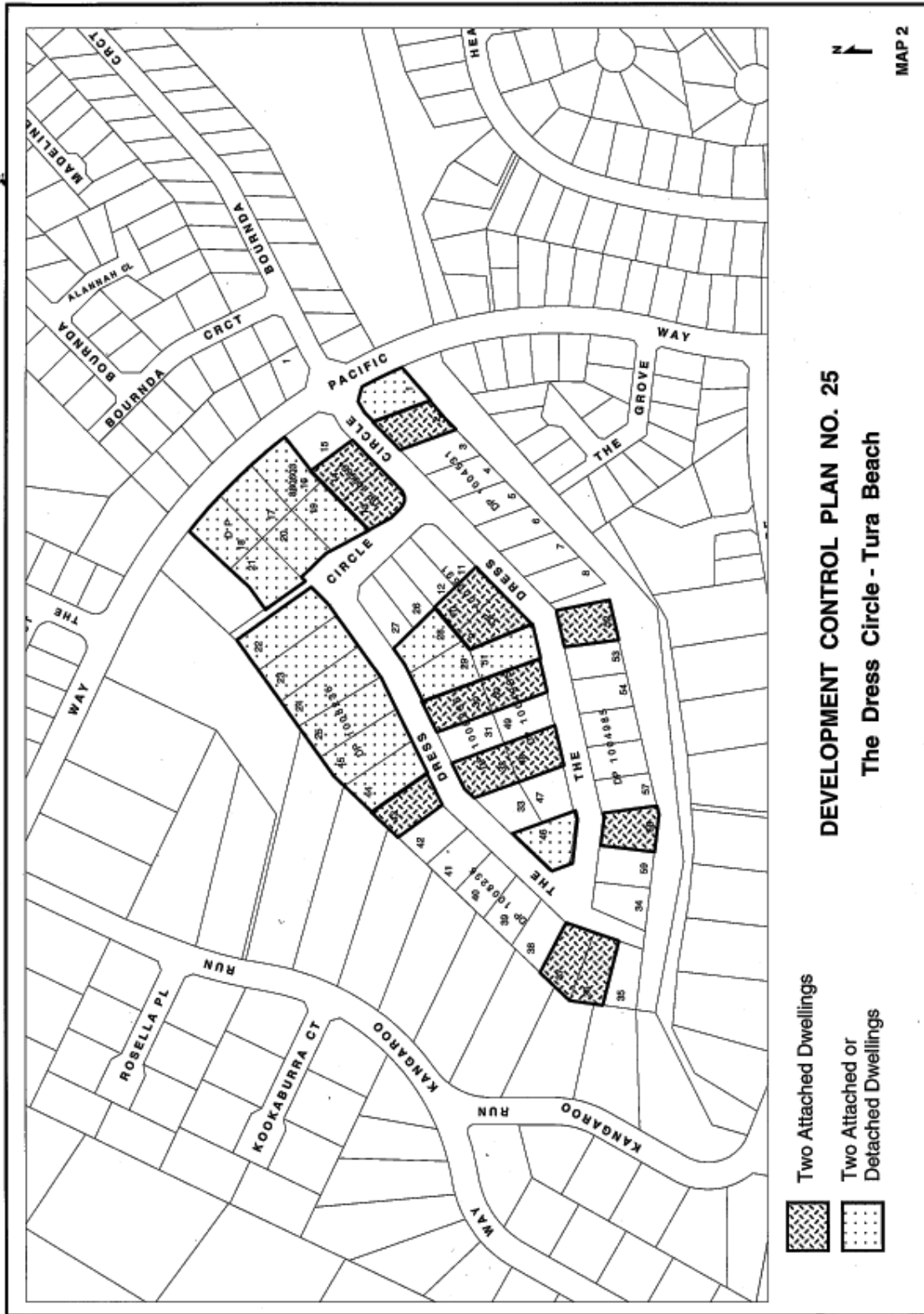
Subdivision of additional dwelling development must meet the minimum requirements of Bega Valley Local Environmental Plan 2002.

8. 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

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The Dress Circle - Tura Beach

-  Two Attached Dwellings
-  Two Attached or Detached Dwellings

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