

BEGA VALLEY SHIRE COUNCIL

KANGAROO RUN TURA BEACH



Development Control Plan No.27



I, David Jesson, General Manager, Bega Valley Shire Council, certify that this is Development Control Plan No.27 – Kangaroo Run - 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.

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DAVID JESSON
General Manager

Record of Amendments

Name of Amendment	Date Approved by Council	Date Plan Came into Effect
Original Plan	26 September 2000	3 October 2000
Updating of references included in the plan	12 November 2002	15 November 2002

DEVELOPMENT CONTROL PLAN NO.27

KANGAROO RUN - TURA BEACH

1. INTRODUCTION

The purpose of this plan is to provide development controls for the erection of additional dwellings on some of the lots in Kangaroo Run, Tura Beach.

2. NAME OF PLAN

This is Development Control Plan No.27 – Kangaroo Run - Tura Beach.

3. AIMS OF THE PLAN

The aims of this plan are:

- a. To provide a predetermined level of housing mix, housing choice and fixed density in this precinct
- b. To provide a high level of residential amenity
- c. To protect and enhance existing vegetation corridors
- d. To ensure that development density is compatible with the servicing infrastructure in this precinct

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. 27 – Kangaroo Run, 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 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. EXEMPTIONS

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

6. ADDITIONAL DWELLING OPPORTUNITIES

This plan provides limited opportunities for the erection of attached and detached dual occupancy development on lots in this precinct. This plan also includes provision for the erection of 3 dwellings on Lot 3 DP 1008235.

Council may only consent to additional dwellings (including dual occupancies) on lots in accordance with Map 1 Development Control Plan No.27 – Kangaroo Run - Tura Beach.

Lots not otherwise nominated on Map 1 may not be considered for additional dwelling development.

7. ADDITIONAL DWELLING SITING AND DESIGN

Siting and design of additional dwelling development is to be determined in accordance with the provisions defined in Bega Valley Shire Development Control Plan No.1 – Residential Standards.

Note: currently DCP 16 applies.

8. BUILDING HEIGHTS

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

9. TREE PRESERVATION

The Kangaroo Run precinct has been designed at a low density to provide for the retention of a significant number of mature forest trees and to retain a vegetated corridor extending along the south eastern side of this precinct to retain some connectivity of habitat between crown land to the south of this development and reserve areas north of Pacific Way.

This vegetated corridor is contained within a number of public reserves and residential allotments with a restrictive covenant on title that prohibits the clearing of vegetation in this corridor.

This Plan also requires buildings to be setback from the Tree Preservation Zone the minimum distance required in order to protect any significant trees within.

The Tree Preservation zone as it applies to private land is delineated on Map 1.

All other development shall comply with the Tree Preservation Order.

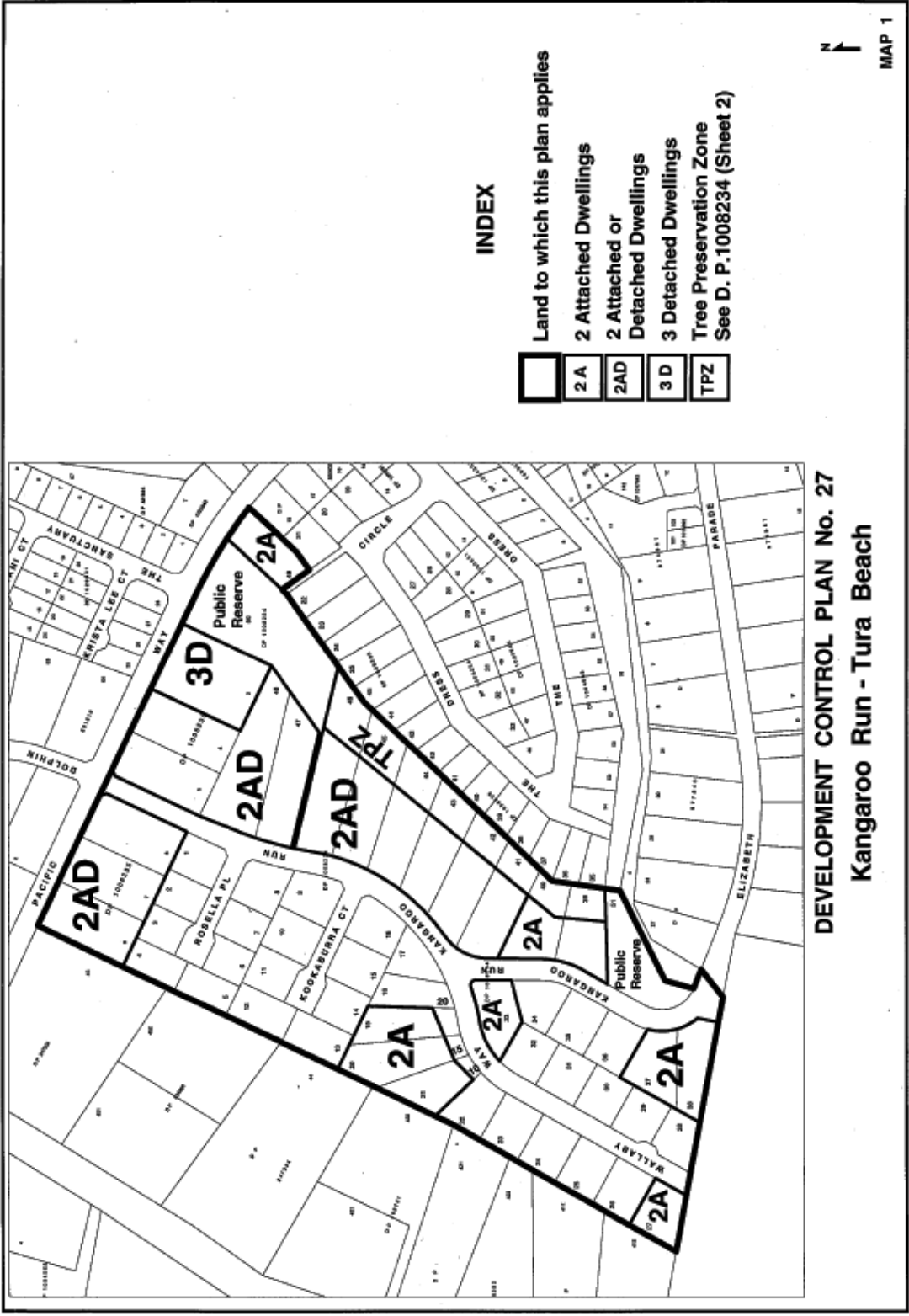
10. SUBDIVISION POTENTIAL OF ADDITIONAL DWELLING DEVELOPMENT

Subdivision is permitted to allow separate ownership of individual dwellings under this plan.

Subdivision to a density greater than provided for on the individual lots shown on Map 1 is not otherwise permitted.

11. 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 affected by the departure in accordance with Council's notification policy.



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