

BEGA VALLEY SHIRE COUNCIL

# RESIDENTIAL DEVELOPMENT

**Imlay and Monaro Streets  
Merimbula**



Development Control Plan No.28





I, David Jesson, General Manager, Bega Valley Shire Council, certify that this is Development Control Plan No.28 – Residential Development Imlay and Monaro Streets Merimbula 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	1 June 1989	20 July 1994
Update of references included in the plan	12 November 2002	15 November 2002

## DEVELOPMENT CONTROL PLAN NO.28

### RESIDENTIAL DEVELOPMENT IMLAY AND MONARO STREETS MERIMBULA

#### 1. NAME OF THE PLAN

This Plan is Development Control No.28 – Residential Development Imlay and Monaro Street Merimbula.

#### 2. AIMS OF THE PLAN

The aim of this plan is to control residential development along the northern shores of Merimbula Lake in the vicinity of Imlay and Monaro Streets.

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

This plan relates to land being Lot 73 DP 703428, Lot 1 DP 521986 and Part Portion 66, Parish of Pambula as shown on Maps 1 & 2 Development Control Plan No 28.

#### 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.

#### DEVELOPMENT CONTROLS

5. Residential development shall take place within the development precincts as shown on the accompanying maps (sheets 1 and 2). Lots may be extended outside the precincts provided buildings are contained within the precincts. Buildings may be extended outside the precincts where a detailed geotechnical report is accepted by Council in conjunction with any Development Application.
6. The major road hierarchy shall be in accordance with the roads shown on the accompanying map.

The alternative collector road shown on the attached map will be accepted if:

- i reasonable grades and associated cuts and fill can be obtained
  - ii no objection is raised by the Roads and Traffic Authority.
7. No residential lot created within the area shown as steep land on the accompanying map shall have an area of less than 1,500 square metres.
8. No development on Lot 1 in DP 521986 and Part Portion 66 Parish of Pambula, shall be within 75 metres of the mean high water mark on Merimbula Lake. This does not include development for the purposes of boat launching ramps, oyster sheds, picnic grounds or roads.

# Development Control Plan No.28



