

BEGA VALLEY SHIRE COUNCIL

WEST PAMBULA FUTURE URBAN



Development Control Plan No.32



I, David Jesson, General Manager, Bega Valley Shire Council, certify that this is Development Control Plan No.32 – West Pambula Future Urban 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	28 May 2002	
Updating of references included in the plan	12 November 2002	15 November 2002

DRAFT DEVELOPMENT CONTROL PLAN NO.32

WEST PAMBULA FUTURE URBAN

1. NAME OF THE PLAN

This plan is Development Control Plan No.32 West Pambula Future Urban.

2. AIMS OF THE PLAN

The aims of the plan are:

- a. To facilitate future urban development of that part of West Pambula as indicated on the map. The objective of this plan is to promote West Pambula as a residential area for middle income households.
- b. To allow for two stages of urban development:-
 - Stage I being a septic service standard
 - Stage II provision of sewer and upgraded water services and development of remaining areas to conventional urban density.

3. LAND TO WHICH THIS PLAN APPLIES

This plan applies to the land edged heavy black on Map 1 Development Control Plan No.32 West Pambula Future Urban.

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. DEVELOPMENT REQUIREMENTS

Development consent is required for subdivision of land or erection of dwelling houses on that part of the land to which this plan applies that is zoned 2(f) (Future Urban Zone).

Stage 1

Stage 1 is shown on Map 1 as areas A to F.

Development in Stage 1 will be to a septic tank standard. As such the maximum dwelling yield for development in each of the mapped units is as follows. (Note that final density will be subject to further septic analysis prior to approval of any development application):-

Area A – Up to six dwelling lots – no further subdivision (access via Rainbow Street from Toallo Street).

Area B - No further dwelling houses without provision of reticulated sewer.

Area C – Up to three dwelling houses.

Area D - No further dwelling houses without provision of reticulated sewer.

Area E – Up to three dwelling houses.

Area F – Up to four dwelling houses.

Stage 2

Stage 2 is any area outside of Stage 1 areas A to F.

Development within the area zoned 2(f) (Future Urban Zone) and depicted as Future Urban (Stage 2) in this plan, shall not proceed until a sewer system has been finalised for West Pambula to Council's satisfaction. Once such a scheme is finalised a revised Development concept will be formulated for the Stage 2 area and for further infill of Sections 13 and 14.

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