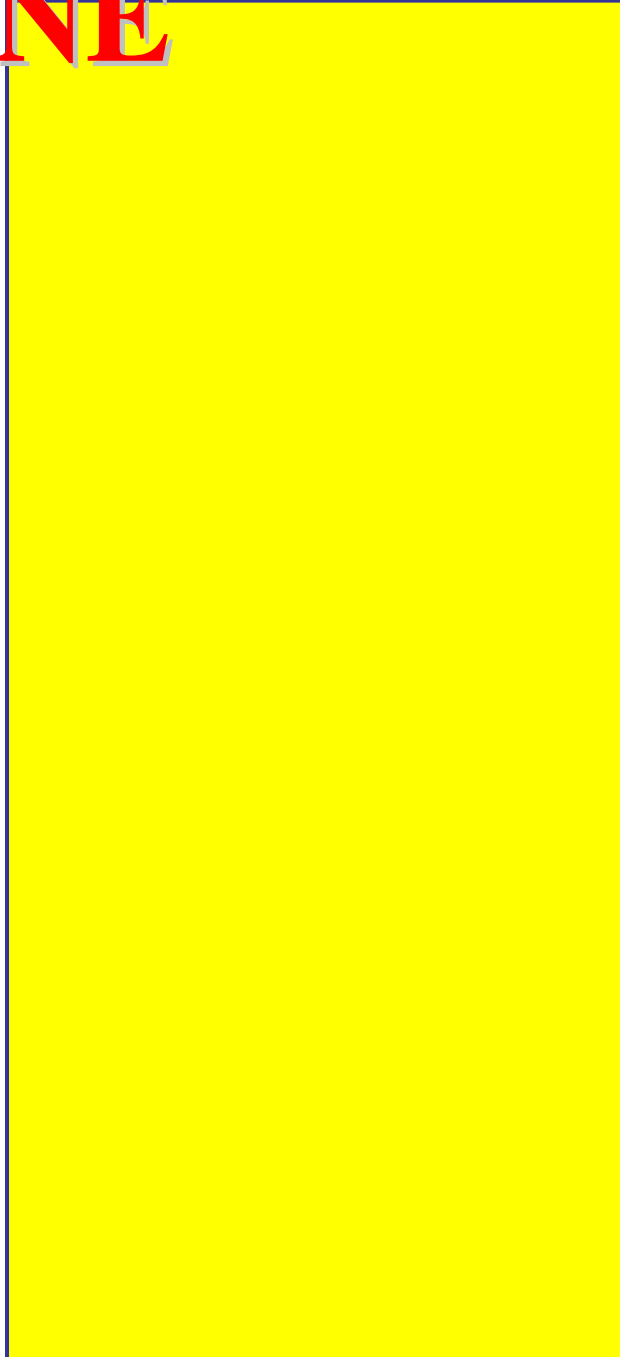
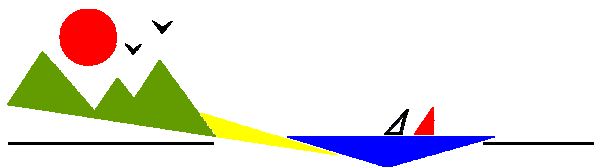


BEGA VALLEY SHIRE COUNCIL

SOUTH EDEN 1(c) ZONE



Development Control Plan No.35



I, David Jesson, General Manager, Bega Valley Shire Council, certify that this is Development Control Plan No.35 – South Eden 1(c) Zone 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	27 September 1994	6 October 1994
Update of references included in the plan	12 November 2002	15 November 2002

DEVELOPMENT CONTROL PLAN NO.35

SOUTH EDEN 1(c) ZONE

1. NAME OF THE PLAN

This plan may be cited as Development Control Plan No.35 – South Eden 1(c) Zone.

2. AIMS OF THE PLAN

The aims of this plan are:

- a. to impose density controls over the subdivision of land to which this plan applies.
- b. to set in place guidelines for the development of land to which this plan applies.

3. LAND TO WHICH THIS PLAN APPLIES

This plan applies to land at South Eden shown on Map 1 Development Control Plan No.35 South Eden.

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

- a. Any development of the land to which this plan applies shall take place in accordance with the map marked Development Control Map No.35 – South Eden 1(c) Zone.
- b. Vehicular access points to the Nethercote Road and Princes Highway shall be minimised and shared to the extent practicable.
- c.
 - i Any development necessitating a water supply shall be required to have in place water tank/s with a minimum

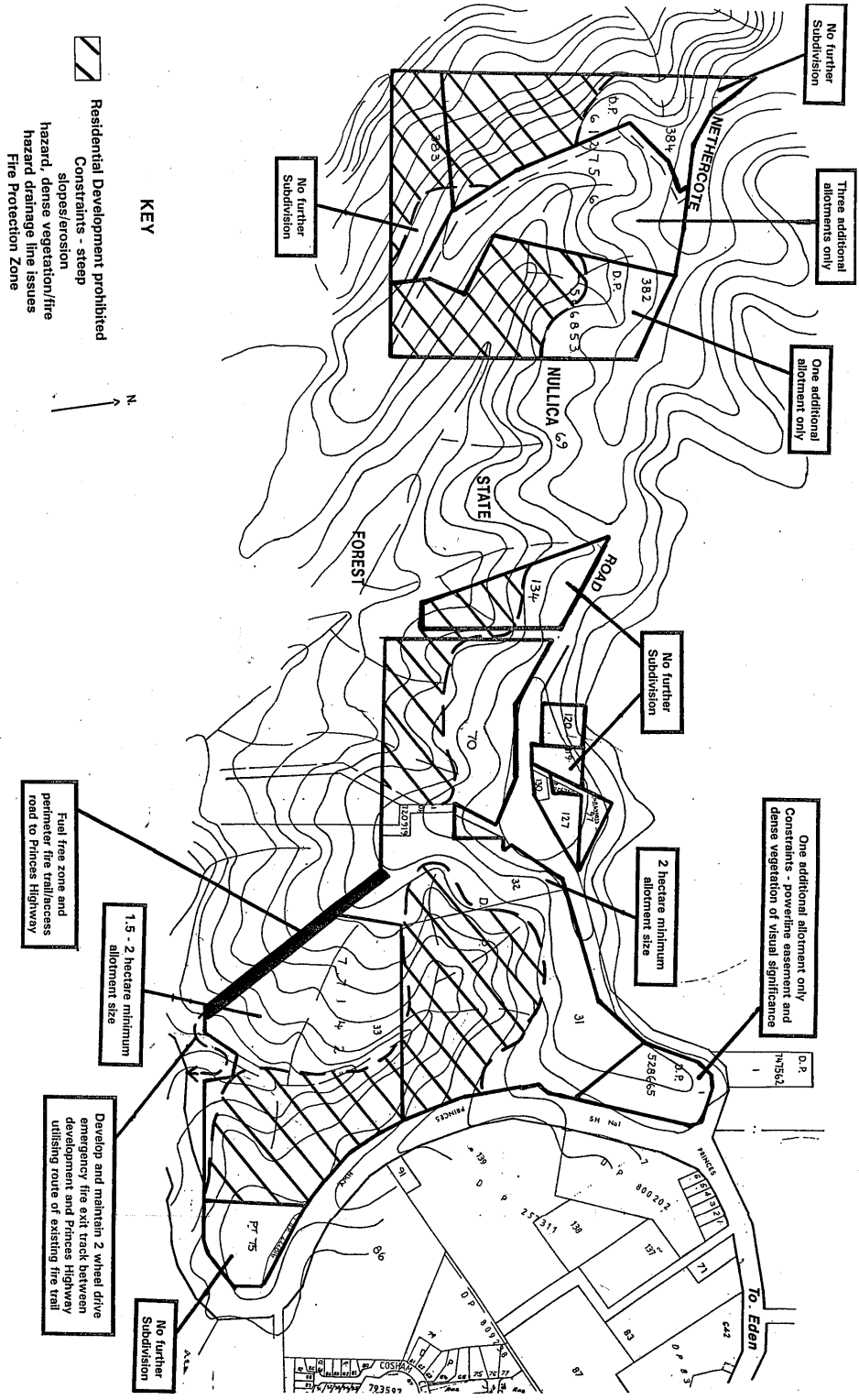
45,000 litre capacity, with a 10,000 litre reserve for fire fighting, for each allotment as reticulated water supply will not be provided by Council.

- ii The construction of water supply dams in suitable locations shall be required if practicable.
- d.
 - i The siting, design and construction materials of buildings shall be in accordance with Council's Policy on Building in a Bushfire Risk Area.
 - ii External building materials used in construction shall be non-reflective and shall be coloured in natural tones which blend with the surrounding environment.
- e. That buildings be setback at least 20m from all boundaries to the property.

6. DEPARTURES

Consideration may be given to an application which departs from any one or more requirements of this plan and approval to such application may be given if the Council is satisfied that the applicant has justified the departure and the development achieves the aims and objectives of this plan.

Development Control Plan No.35



MAP 1

THIS IS THE MAIN REFERENCE PLAN FOR BEGA VALLEY DEVELOPMENT CONTROL PLAN NO.35

DEVELOPMENT CONTROL MAP NO. 35
CANTLU EMEN