



New South Wales

Bega Valley Local Environmental Plan 2013 (Amendment No 6)

under the

Environmental Planning and Assessment Act 1979

I, the Minister for Planning, make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*.

Minister for Planning

Keith Tull

Manager Planning Services

2 January 2015

as delegate for the

Minister for Planning

draft

Bega Valley Local Environmental Plan 2013 (Amendment No 6) [NSW]

Bega Valley Local Environmental Plan 2013 (Amendment No 6)

under the

Environmental Planning and Assessment Act 1979

1 Name of Plan

This Plan is *Bega Valley Local Environmental Plan 2013 (Amendment No 6)*.

2 Commencement

This Plan commences on the day on which it is published on the NSW legislation website.

3 Land to which Plan applies

This Plan applies to land in Zone RU1 Primary Production and Zone RU2 Rural Landscape under *Bega Valley Local Environmental Plan 2013*.

draft

Bega Valley Local Environmental Plan 2013 (Amendment No 6) [NSW]

Schedule 1 Amendment of Bega Valley Local Environmental Plan 2013

[1] Land Use Table

Omit “Dual occupancies (attached);” from item 3 of the matter relating to Zone RU1 Primary Production.

Insert instead “Dual occupancies;”.

[2] Land Use Table

Omit “Dual occupancies (attached);” from item 3 of the matter relating to Zone RU2 Rural Landscape.

Insert instead “Dual occupancies;”.

[3] Clause 4.2D

Insert after clause 4.2C:

4.2C Erection of dual occupancies (detached) in Zones RU1 and RU2

- (1) The objectives of this clause are as follows:
 - (a) to provide alternate accommodation for rural families and workers,
 - (b) to ensure development is of a scale and nature that is compatible with the primary production potential, rural character and environmental capabilities of the land.
- (2) Development consent must not be granted to development for the purpose of a dual occupancy (detached) on land in Zone RU1 Primary Production or Zone RU2 Rural landscape unless the consent authority is satisfied that:
 - (a) the development will not impair the use of the land for agriculture or rural industries, and
 - (b) each dwelling will use the same vehicular access to and from a public road, and
 - (c) each dwelling will be situated within 100 metres of each other, and
 - (d) the land is physically suitable for the development, and
 - (e) the land is capable of accommodating the on-site disposal and management of sewage for the development, and
 - (f) the development will not have an adverse impact on the scenic amenity or character of the rural environment.

**Attachment 5 - Delegated plan making reporting template****Reporting Template for Delegated LEP Amendments****Notes:**

- Planning proposal number will be provided by the department following receipt of the planning proposal
- The department will fill in the details of Tables 1 and 3
- RPA is to fill in details for Table 2
- If the planning proposal is exhibited more than once, the RPA should add additional rows to **Table 2** to include this information
- The RPA must notify the relevant contact officer in the regional office in writing of the dates as they occur to ensure the department's publicly accessible LEP Tracking System is kept up to date
- A copy of this completed report must be provided to the department with the RPA's request to have the LEP notified

Table 1 - To be completed by the department

Stage	Date/Details
Planning Proposal Number	PP_2014_BEG/AV_006_00
Date Sent to department under s56	23.12.14
Date considered at LEP Review Panel	
Gateway determination date	23.9.14

Table 2 - To be completed by the RPA

Stage	Date/Details	Notified Reg Off
Dates draft LEP exhibited	5-21.11.14	
Date of public hearing (if held)	NA	
Date sent to PCO seeking Opinion	23.12.14	
Date Opinion received	24.12.14	
Date Council Resolved to Adopt LEP	17.12.14	
Date LEP made by GM (or other) under delegation		
Date sent to DP&I requesting notification		

Table 3 - To be completed by the department

Stage	Date/Details
Notification Date and details	

Additional Relevant Information: