



Part 1 – Objectives or Intended Outcomes

The objective of this Planning Proposal is to provide additional supply of medium density residential dwelling and tourist development opportunities to meet demand in existing urban areas identified through submissions to the Draft Local Environmental Plan 2010.

Part 2 – Explanation of the Provisions

To achieve the objectives outlined in Part 1 this Planning Proposal seeks to:

1. Lot 2 DP 1170612 Bega-Tathra Road, Bega
 - Amend map sheet LAP_001 by deleting Deferred Matter
 - Amend map sheet LZN_011C by applying part R3 Medium Density Residential Zone and RU2 Rural Landscape Zone
 - Amend map sheet LSZ_011C by applying U 1,000m²
 - Amend, map sheet FSR_011C by applying F 0.6 to the land proposed to be zoned R3 Medium Density Residential
2. Part Lot 2 DP 1065871 Newton Road, Bega
 - Amend map sheet LAP_001 by deleting Deferred Matter
 - Amend map sheet LZN_011C by applying R2 Low Density Residential Zone
 - Amend map sheet LSZ_011C by applying K 550m²
 - Amend map sheet FSR_011C by applying D 0.5:1
3. Lots 11 & 12 DP 1030394, Lots 1 & 2 DP 514516, Lots 44 & 45 DP 607614 and Lots 46-49 DP 582290 Lamont Street, Bermagui
 - Amend map sheet LAP_001 by deleting Deferred Matter
 - Amend map sheet LZN_017C by applying R3 Medium Density Residential Zone
 - Amend map sheet LSZ_017C by applying U 1,000m²
 - Amend map sheet FSR_017C by applying F 0.6:1
4. Lot 330 DP 836720 West Street, Bermagui
 - Amend map sheet LAP_001 by deleting Deferred Matter
 - Amend map sheet LZN_017C by applying R3 Medium Density Residential Zone
 - Amend map sheet LSZ_017C by applying U 1,000m²
 - Amend map sheet FSR_017C by applying F 0.6:1
5. Lots 1 & 2 DP 1126141 Princes Highway, Eden
 - Amend map sheet LAP_001 by deleting Deferred Matter
 - Amend map sheet LZN_021A by applying an R3 Medium Density Residential Zone
 - Amend map sheet LZN_021A by applying U 1,000m²
 - Amend map sheet FSR_021A by applying F 0.6:1
6. 33 & 34 DP 243029 Tura Beach Drive, Tura Beach
 - Amend map sheet LAP_001 by deleting Deferred Matter

- Amend map sheets LZN_020B and LZN_020C by applying R3 Medium Density Residential Zone
 - Amend map sheets LSZ_020B and LSZ_020C by applying U 1,000m²
 - Amend map sheets FSR_020B and FSR_020C by applying F 0.6:1
7. Lots 209 & 211 DP 1040557 Sapphire Coast Drive, Merimbula
- Amend map sheet LAP_001 by deleting Deferred Matter
 - Amend map sheet LZN_020B by applying part R3 Medium Density Residential Zone, RE2 Private Recreation, E2 Environmental Conservation and E4 Environmental Living
 - Amend map sheet LSZ_020B by applying U 1,000m² to the land proposed to be zoned R3 Medium Density Residential and Z2 3 hectares to the land proposed to be E4 Environmental Living
 - Amend map sheet HOB_020B by applying K 10 metres to the land proposed to be zoned E2 Environmental Conservation, E4 Environmental Living and RE2 Private Recreation and N 14 metres to the land proposed to be zoned R3 Medium Density Residential on Lot 211 DP 1040557
 - Amend map sheet FSR_020B by applying F 0.6:1