



New South Wales

## PARLIAMENTARY COUNSEL

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### *Opinion*

Environmental Planning and Assessment Act 1979  
Proposed Bega Valley Local Environmental Plan 2013 (Amendment No 15)

Your ref: Sophie Thomson  
Our ref: FHG e2015-359.d02

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In my opinion the attached draft environmental planning instrument may legally be made.

When the environmental planning instrument is made, a map cover sheet that lists the final form of the maps adopted by the instrument should be signed by the person making the instrument.

A handwritten signature in black ink, appearing to read 'D Colagiuri'.

(D COLAGIURI)  
Parliamentary Counsel

1 December 2015



New South Wales

## **Bega Valley Local Environmental Plan 2013 (Amendment No 15)**

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

A handwritten signature in black ink, appearing to read 'K. Tuohy'.

Manager Planning Services  
Bega Valley Shire Council  
2 December 2015  
as delegate for the  
Minister for Planning

## **Bega Valley Local Environmental Plan 2013 (Amendment No 15)**

under the

Environmental Planning and Assessment Act 1979

### **1 Name of Plan**

This Plan is *Bega Valley Local Environmental Plan 2013 (Amendment No 15)*.

### **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 to which *Bega Valley Local Environmental Plan 2013* applies, including the following land:

- (a) land in Zone R2 Low Density Residential and Zone R3 Medium Density Residential,
- (b) certain land fronting or near Bridle Place, Denison Close, Glen Mia Drive, High Street and Koma Circuit, Bega,
- (c) certain land fronting or near Bay Drive, Mogareeka,
- (d) certain land fronting or near Acacia Avenue, North Street and Wonboyn Road, Wonboyn.

### **4 Maps**

The maps adopted by *Bega Valley Local Environmental Plan 2013* are amended or replaced, as the case requires, by the maps approved by the Minister on the making of this Plan.

### **5 Amendment of Bega Valley Local Environmental Plan 2013**

#### **(1) Land Use Table**

Omit “Health consulting rooms;” from item 3 of the matter relating to Zone R2 Low Density Residential.

#### **(2) Land Use Table, Zone R3 Medium Density Residential**

Insert “Commercial premises;” in alphabetical order in item 4.

#### **(3) Land Use Table, Zone R3 Medium Density Residential**

Omit “Office premises;” and “Retail premises;” from item 4.

# Bega Valley Local Environmental Plan 2013 (Amendment No 15)

**Bega Valley Shire Council**  
Zingel Place  
Bega, NSW, 2550

## Map Cover Sheet

The following map sheets are revoked:

| Map Sheet                    | Map Identification Number      |
|------------------------------|--------------------------------|
| <b>Land Zoning Map</b>       |                                |
| LZN_011B                     | 0550_COM_LZN_011B_020_20141202 |
| LZN_019B                     | 0550_COM_LZN_019B_020_20150211 |
| <b>Lot Size Map</b>          |                                |
| LSZ_011B                     | 0550_COM_LSZ_011B_020_20141202 |
| LSZ_011C                     | 0550_COM_LSZ_011C_020_20140526 |
| LSZ_019B                     | 0550_COM_LSZ_019B_020_20150211 |
| LSZ_022A                     | 0550_COM_LSZ_022A_020_20130520 |
| <b>Floor Space Ratio Map</b> |                                |
| FSR_011B                     | 0550_COM_FSR_011B_020_20141202 |

The following map sheets are adopted:

| Map Sheet                    | Map Identification Number      |
|------------------------------|--------------------------------|
| <b>Land Zoning Map</b>       |                                |
| LZN_011B                     | 0550_COM_LZN_011B_020_20151130 |
| LZN_019B                     | 0550_COM_LZN_019B_020_20151130 |
| <b>Lot Size Map</b>          |                                |
| LSZ_011B                     | 0550_COM_LSZ_011B_020_20151130 |
| LSZ_011C                     | 0550_COM_LSZ_011C_020_20151130 |
| LSZ_019B                     | 0550_COM_LSZ_019B_020_20151130 |
| LSZ_022A                     | 0550_COM_LSZ_022A_020_20151130 |
| <b>Floor Space Ratio Map</b> |                                |
| FSR_011B                     | 0550_COM_FSR_011B_020_20151130 |

Certified

[Title of Council Delegate]

[Date]

Minister for Planning

[Date]

  
Manager Planning Services  
Bega Valley Shire Council  
2 December 2015