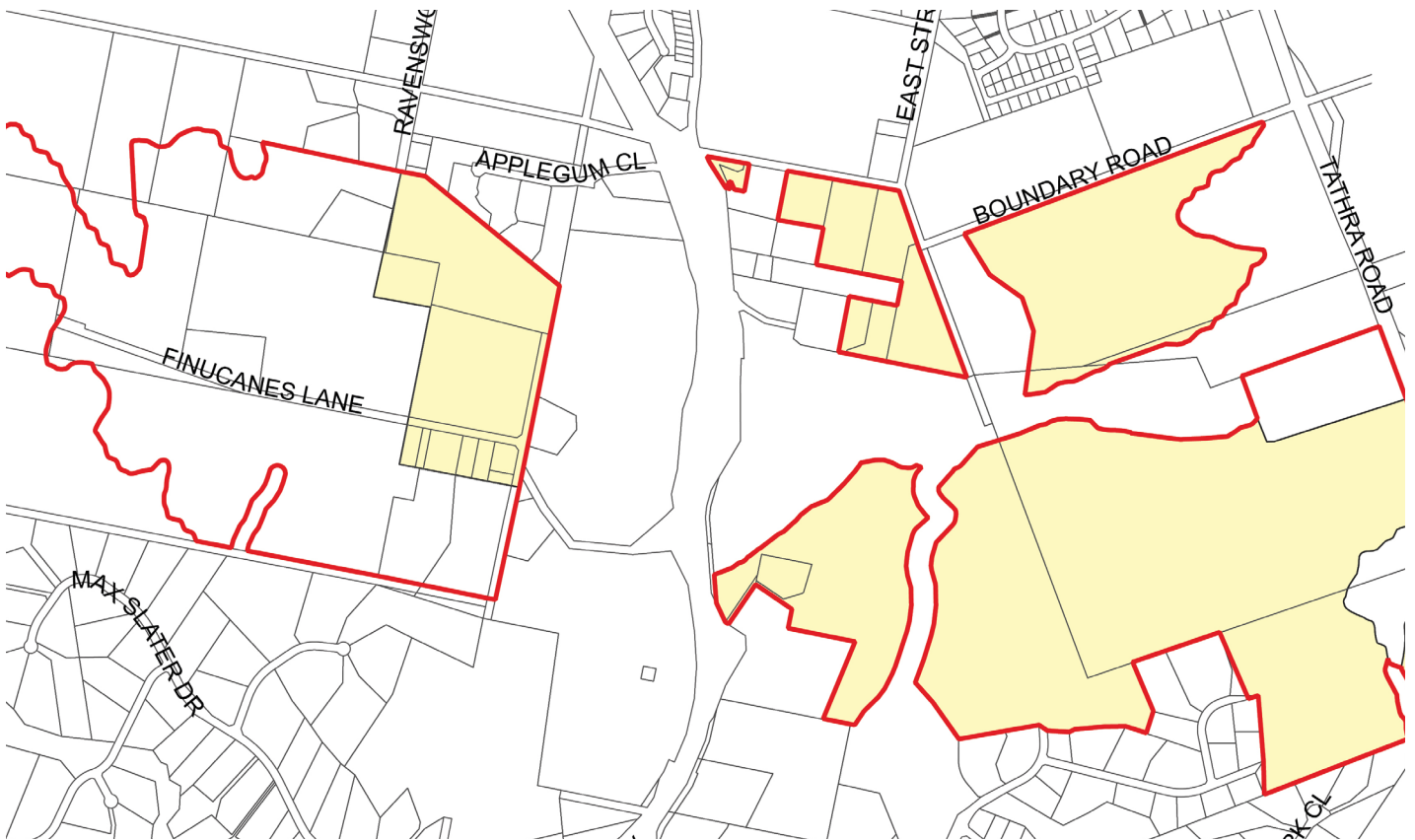


# Bega Urban Release Area

## Draft Bega Valley LEP Maps

April 2025



Funded by:

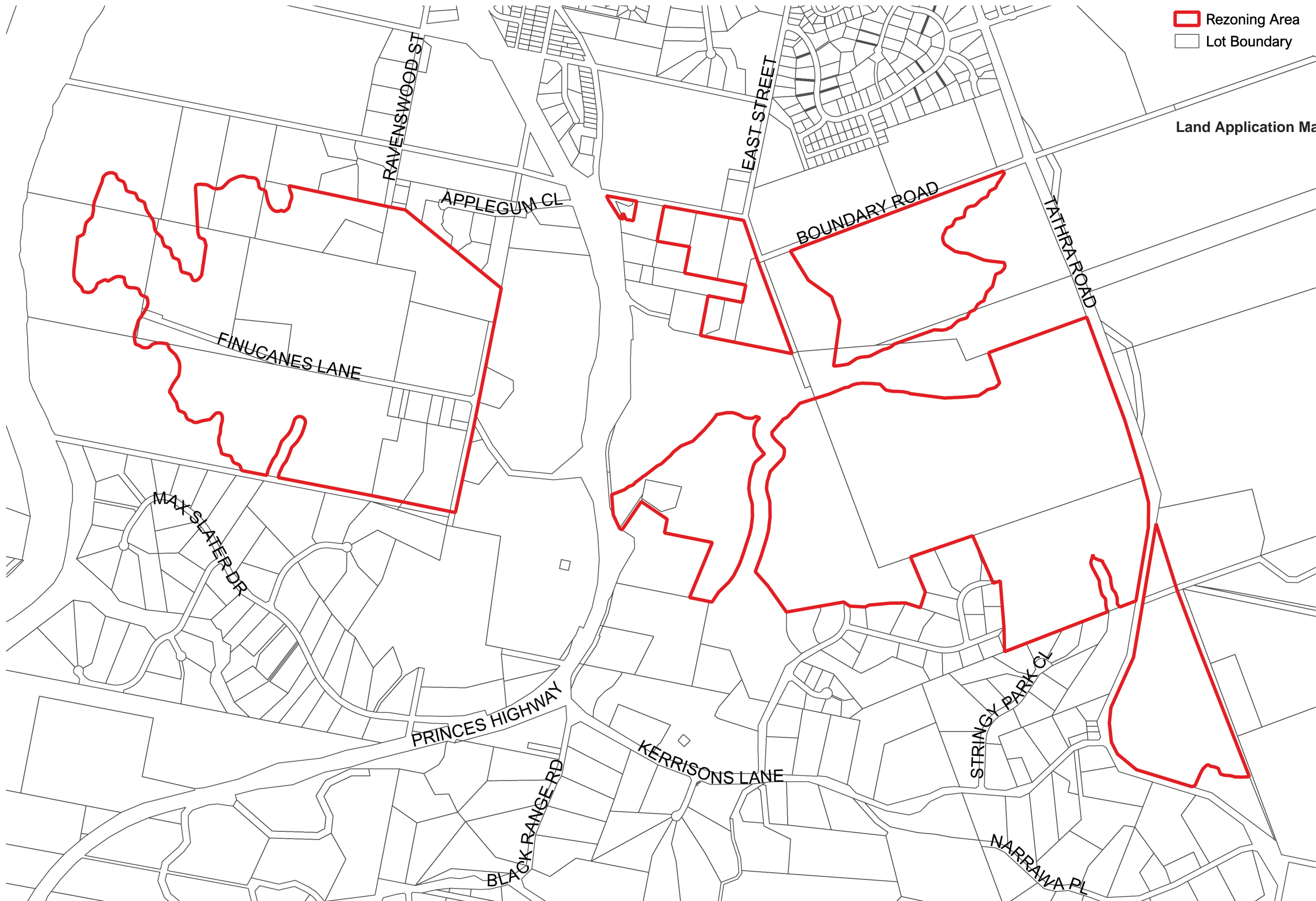


An initiative funded by the NSW Government through the Regional Housing Strategic Planning Fund in association with Bega Valley Shire Council

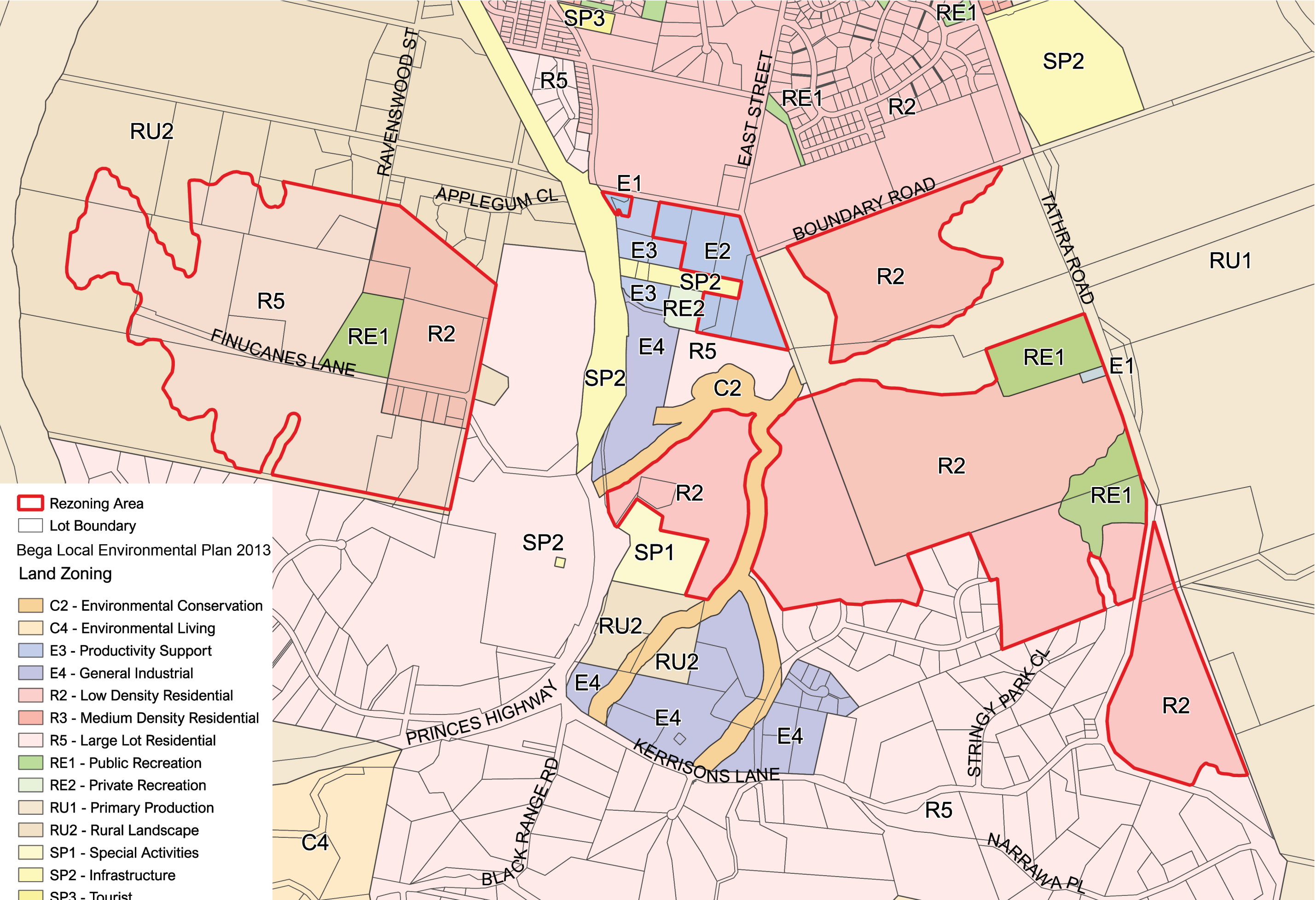


- Rezoning Area
- Lot Boundary

Land Application Map







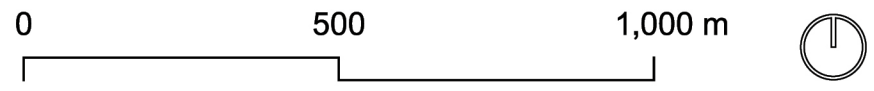
Rezoning Area

Lot Boundary

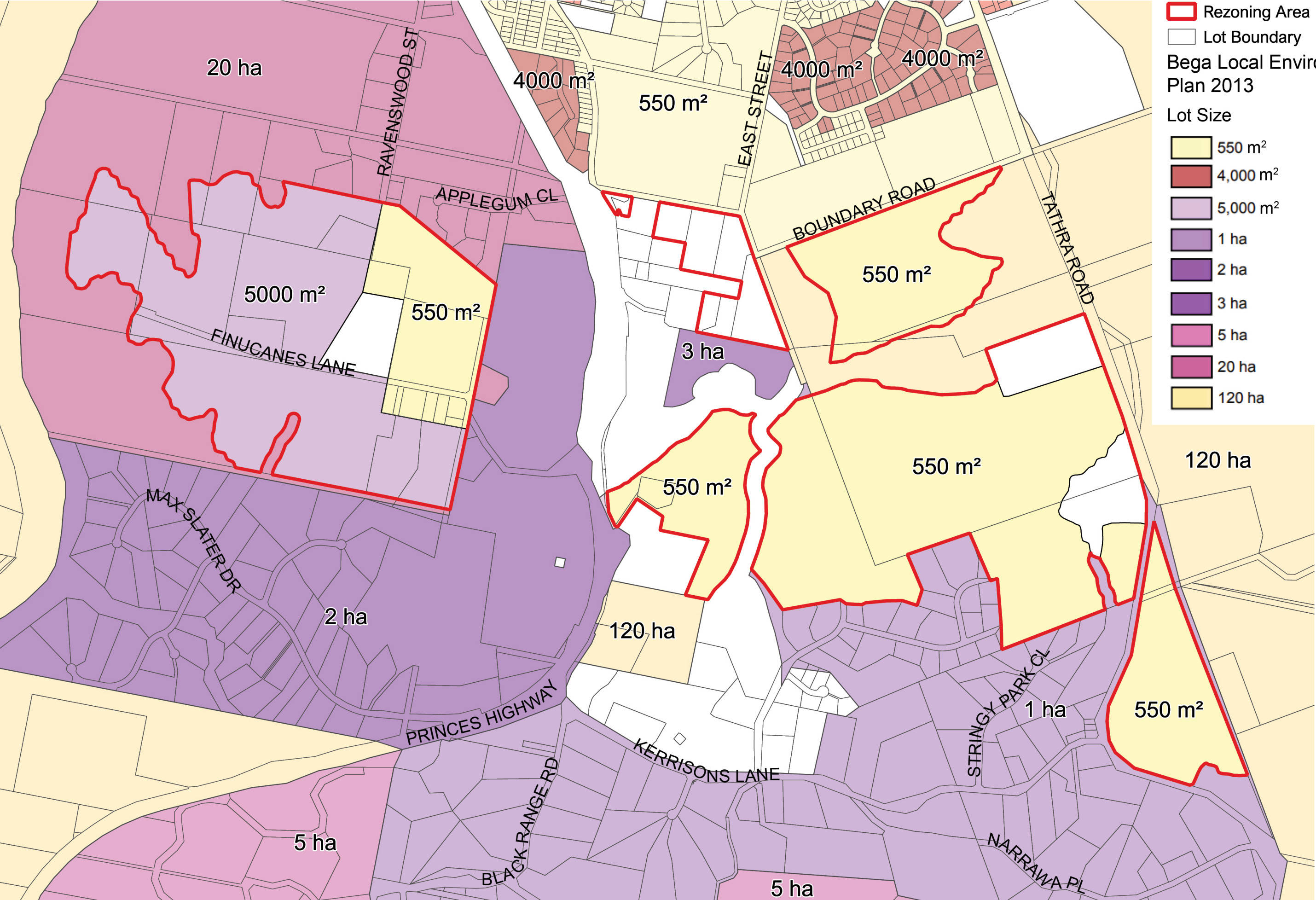
Bega Local Environmental Plan 2013

Land Zoning

- C2 - Environmental Conservation
- C4 - Environmental Living
- E3 - Productivity Support
- E4 - General Industrial
- R2 - Low Density Residential
- R3 - Medium Density Residential
- R5 - Large Lot Residential
- RE1 - Public Recreation
- RE2 - Private Recreation
- RU1 - Primary Production
- RU2 - Rural Landscape
- SP1 - Special Activities
- SP2 - Infrastructure
- SP3 - Tourist







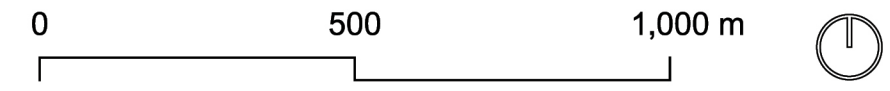
**Rezoning Area**

**Lot Boundary**

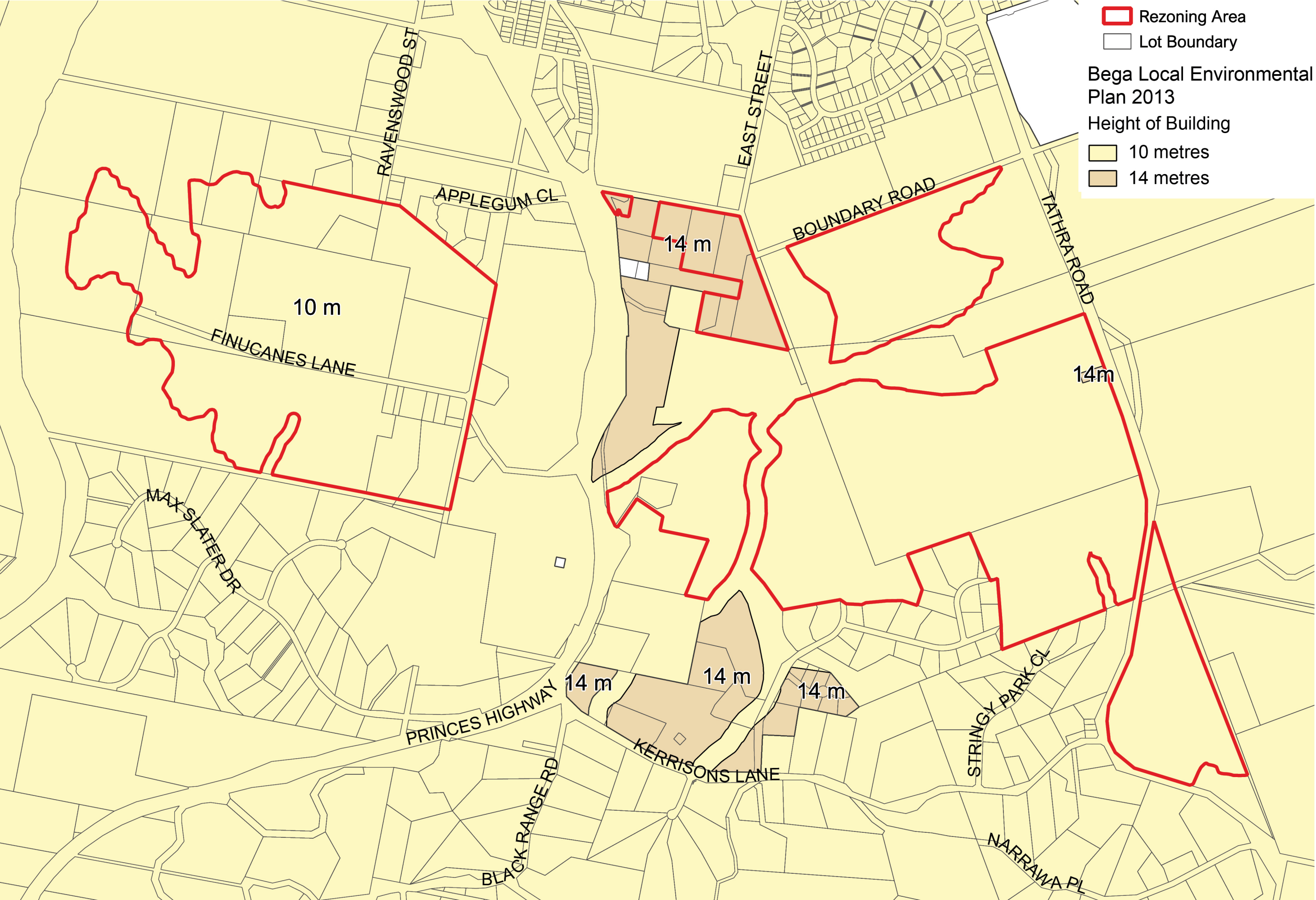
**Bega Local Environmental Plan 2013**


**Lot Size**


- 550 m²
- 4,000 m²
- 5,000 m²
- 1 ha
- 2 ha
- 3 ha
- 5 ha
- 20 ha
- 120 ha









 Rezoning Area

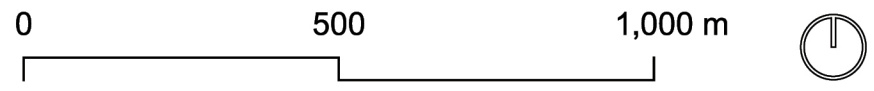
 Lot Boundary

**Bega Local Environmental Plan 2013**

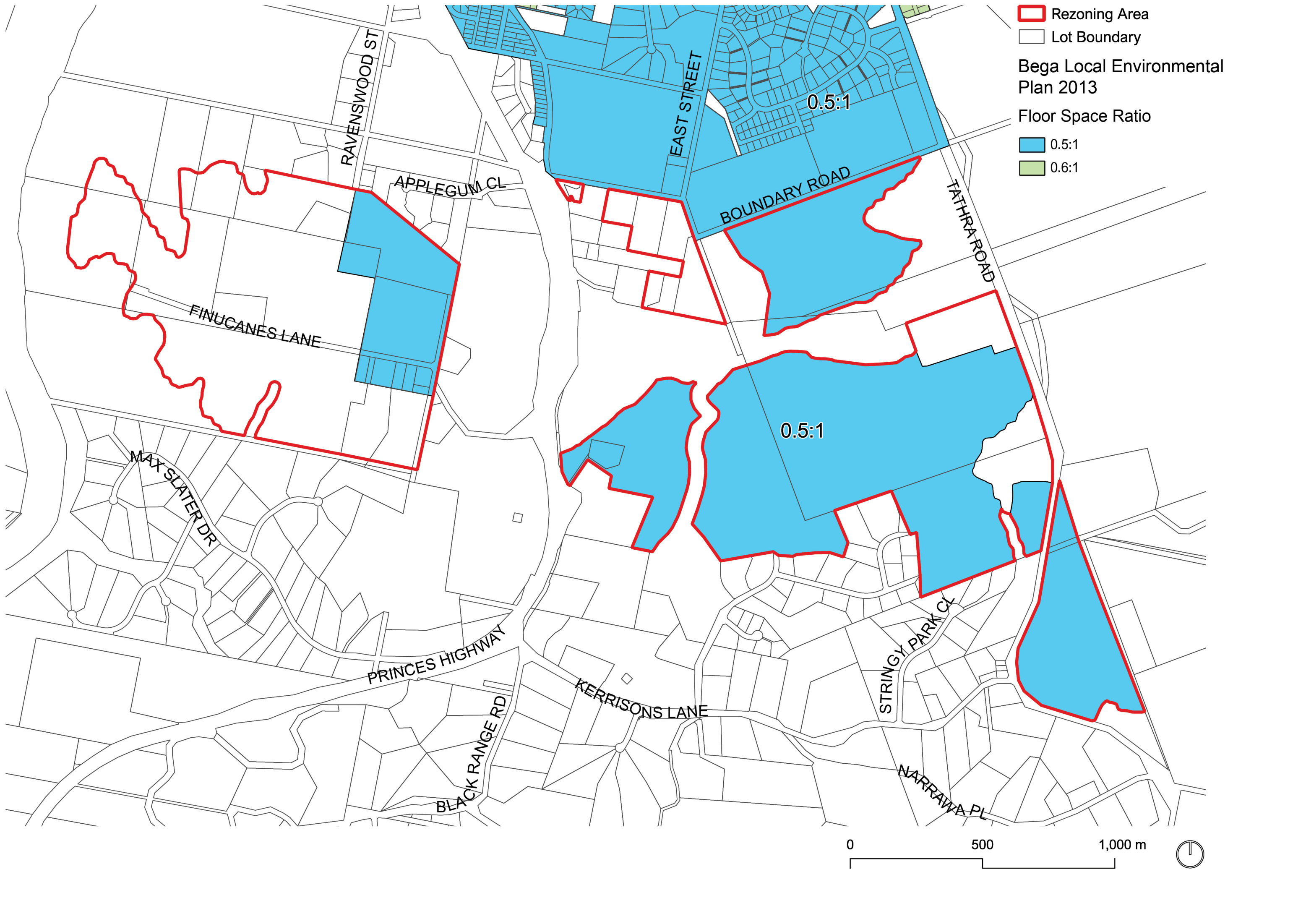
**Height of Building**


 10 metres


 14 metres









 Rezoning Area

 Lot Boundary

**Bega Local Environmental Plan 2013**

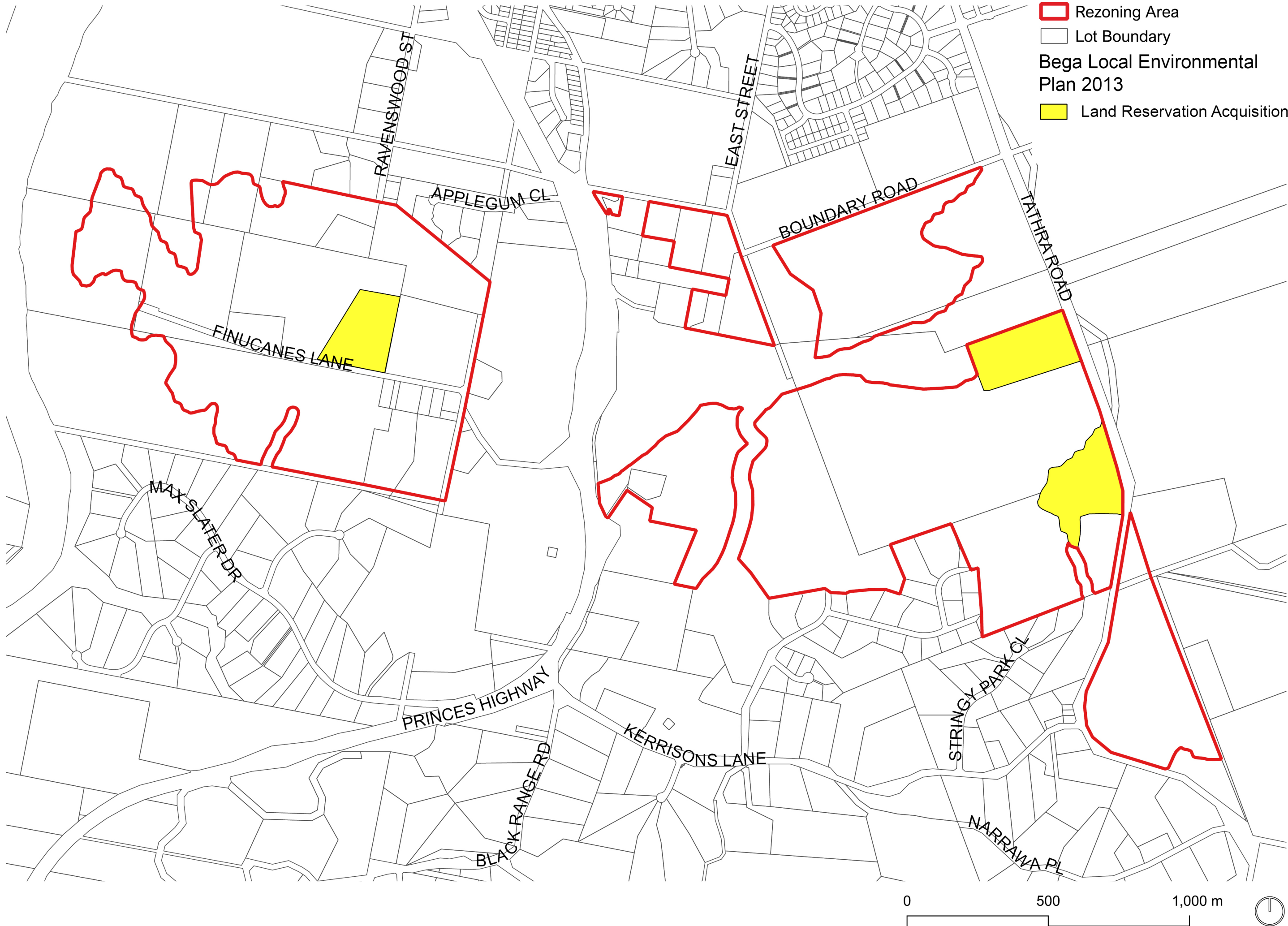
Floor Space Ratio

 0.5:1

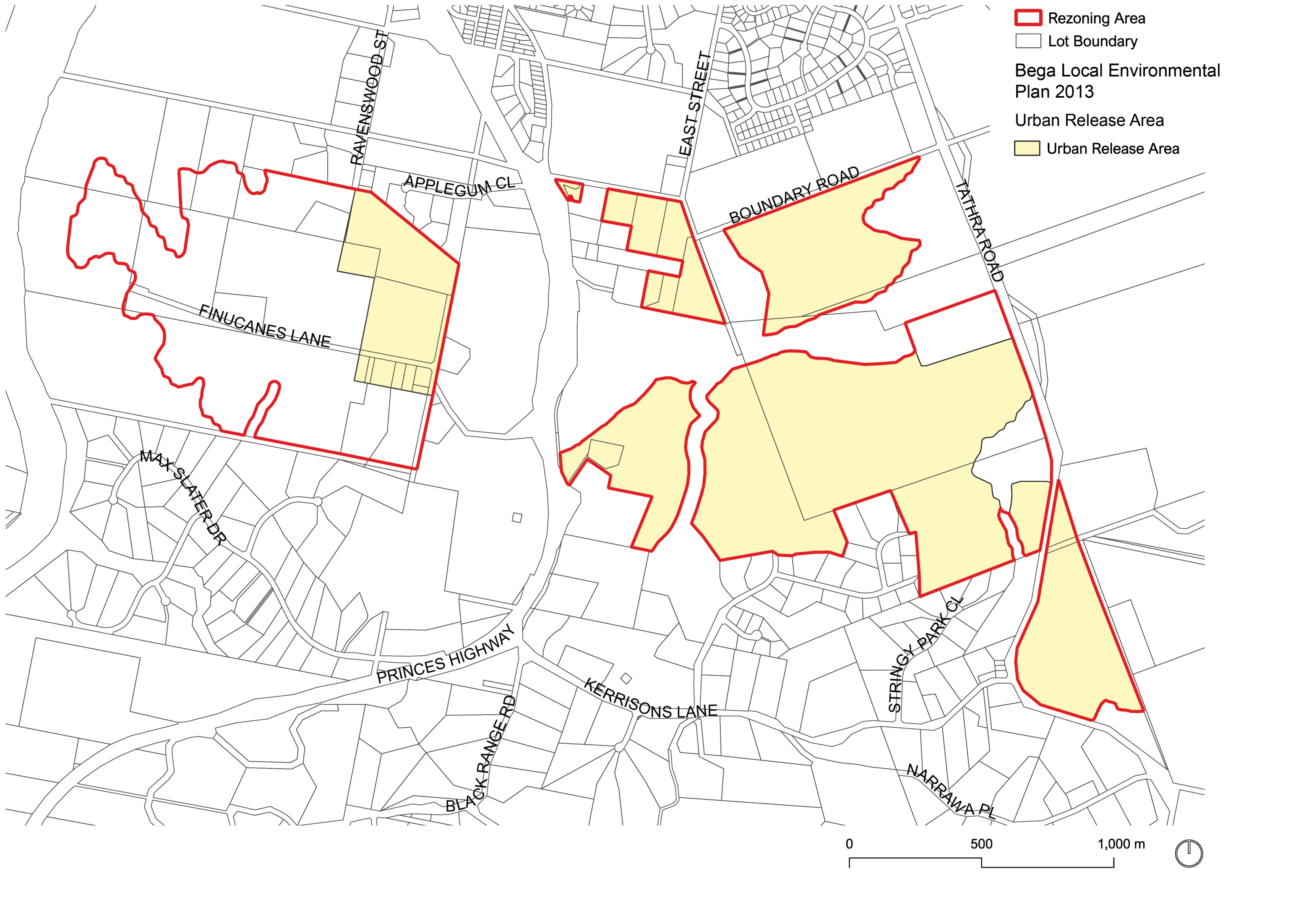
 0.6:1



- Rezoning Area
- Lot Boundary
- Bega Local Environmental Plan 2013
- Land Reservation Acquisition










- Rezoning Area
- Lot Boundary
- Bega Local Environmental Plan 2013
- Urban Release Area
- Urban Release Area



 Rezoning Area  
 Lot Boundary

**Bega Local Environmental  
Plan 2013**

**Affordable Housing  
Contributions Scheme**

 Affordable Housing  
Contributions Scheme Area

