



New South Wales

## **Bega Valley Local Environmental Plan 2002 (Amendment No 2)**

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*. (WOL2001061/S69)

FRANK SARTOR, M.P.,  
Minister for Planning

## 2007 No 362

Clause 1                      Bega Valley Local Environmental Plan 2002 (Amendment No 2)

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# Bega Valley Local Environmental Plan 2002 (Amendment No 2)

under the

Environmental Planning and Assessment Act 1979

### 1 Name of plan

This plan is *Bega Valley Local Environmental Plan 2002 (Amendment No 2)*.

### 2 Aims of plan

This plan aims to amend *Bega Valley Local Environmental Plan 2002 (the 2002 plan)*:

- (a) to rezone part of the land to which this plan applies to Zone 2 (a) (Residential Low Density Zone), and
- (b) to rezone part of the land to Zone 2 (b) (Residential Medium Density Zone), and
- (c) to reclassify part of the land from community land to operational land within the meaning of the *Local Government Act 1993*, and
- (d) to amend clause 17 of the 2002 plan to allow a wider range of matters to be considered by Bega Valley Shire Council when considering the grant of consent to the erection of dwelling houses within Zone 1 (a) (Rural General Zone).

### 3 Land to which plan applies

- (1) To the extent that this plan rezones land to Zone 2 (a) (Residential Low Density Zone), it applies to part of Lot 1042, DP 833411, Berrambool Drive, Merimbula, as shown edged heavy black and lettered "2 (a)" on Sheet 1 of the map marked "Bega Valley Local Environmental Plan 2002 (Amendment No 2)" deposited in the office of Bega Valley Shire Council.
- (2) To the extent that this plan rezones land to Zone 2 (b) (Residential Medium Density Zone), it applies to Lot 1, DP 194685 and Lot 1, DP 194084, Quondolo Street, Pambula, as shown edged heavy black and lettered "2 (b)" on Sheet 2 of that map.
- (3) To the extent that this plan reclassifies land, it applies to part of Lot 1, DP 134731, Princes Highway, Eden, (known as part of Eden Golf Club), as shown edged heavy black on Sheet 3 of that map.

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- (4) To the extent that this plan relates to the grant of consent to the erection of dwelling houses, it applies to all land within Zone 1 (a) (Rural General Zone).

**4 Amendment of Bega Valley Local Environmental Plan 2002**

*Bega Valley Local Environmental Plan 2002* is amended as set out in Schedule 1.

## 2007 No 362

Bega Valley Local Environmental Plan 2002 (Amendment No 2)

Schedule 1 Amendments

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### Schedule 1 Amendments

(Clause 4)

**[1] Clause 17 Controls for erecting dwelling houses within Zone 1 (a)**

Omit “paragraphs (e), (f), (g) and (h)” from clause 17 (4).

Insert instead “paragraphs (d), (e), (f), (g), (h) and (l)”

**[2] Schedule 2 Reclassification of public land as operational land**

Insert in alphabetical order of locality in Part 2 of the Schedule:

**Eden**

**Princes Highway**

Part of Lot 1, DP 134731, known as part of Eden Golf Club, as shown edged heavy black on Sheet 3 of the map marked “Bega Valley Local Environmental Plan 2002 (Amendment No 2)”.

**[3] Dictionary**

Insert in appropriate order in the definition of *zoning map*:

Bega Valley Local Environmental Plan 2002 (Amendment No 2)—Sheets 1 and 2

BY AUTHORITY

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