



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*.

**KEITH TULL, MANAGER PLANNING SERVICES, BEGA VALLEY SHIRE COUNCIL**  
As delegate for the Minister for Planning

## **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*.

## **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, Zone RU2 Rural Landscape, item 3**

Omit “Dual occupancies (attached);”.

Insert instead “Dual occupancies;”.

### **[3] Clause 4.2D**

Insert after clause 4.2C:

#### **4.2D Erection of dual occupancies (detached) in Zone RU1 and Zone 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.