



New South Wales

Bega Valley Local Environmental Plan 2013 (Amendment No 38)

under the

Environmental Planning and Assessment Act 1979

The following local environmental plan is made by the local plan-making authority under the *Environmental Planning and Assessment Act 1979*.

**KEITH TULL, MANAGER, PLANNING & SUSTAINABILITY
BEGA VALLEY SHIRE COUNCIL**
As delegate for the local plan-making authority

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1 Name of Plan

This Plan is *Bega Valley Local Environmental Plan 2013 (Amendment No 38)*.

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 the following zones under *Bega Valley Local Environmental Plan 2013*—

- (a) Zone RU5 Village,
- (b) Zone R2 Low Density Residential.

4 Amendment of Bega Valley Local Environmental Plan 2013

Clause 4.1A

Omit the clause. Insert instead—

4.1A Minimum lot size for dual occupancies in Zones RU5 and R2

- (1) The objective of this clause is to achieve planned residential density in certain zones.
- (2) This clause applies to land in the following zones—
 - (a) Zone RU5 Village,
 - (b) Zone R2 Low Density Residential.
- (3) Development consent must not be granted to development on a lot for the purposes of dual occupancies unless the area of the lot is at least 550 square metres.
- (4) If a lot is a battle-axe lot or other lot with an access handle, the area of the access handle must not be included in calculating the lot size.