



Explanatory Statement: Stage 1 Housekeeping Amendment Shoalhaven Development Control Plan 2014

Why is Shoalhaven City Council amending the DCP?

The Shoalhaven Development Control Plan (DCP) 2014 was prepared in line with the NSW planning reforms which required a single DCP to be in place within six months of the commencement of Shoalhaven Local Environmental Plan (LEP) 2014.

To enable the DCP to be finalised within the six month time frame, Council deferred consideration of all major issues raised in the submissions, as well as a number of minor matters.

The Stage 1 Housekeeping Amendment (draft DCP Amendment) to Shoalhaven DCP 2014 addresses the more straightforward issues and matters that can be resolved/actioned within a short timeframe involving a standard community consultation and comment approach.

A subsequent amendment to the DCP will address more substantial issues that require:

- Significant rework/research;
- Wider community consultation; and
- A more detailed review process.

Overview of Proposed Amendments

The draft DCP Amendment proposes changes to 43 existing chapters of the Shoalhaven DCP 2014 and the creation of 4 new chapters. The chapters being amended are detailed below.

Chapters being amended
Dictionary
Chapter 1: Introduction
Chapter 2: General and Environmental Considerations
Chapter 3: Exempt Development [new chapter]
Chapter G1: Site Analysis, Sustainable Design and Building Materials in Rural, Coastal and Environmental Areas
Chapter G2: Sustainable Stormwater Management & Erosion/Sediment Control
Chapter G4: Removal and Amenity of Trees
Chapter G5: Threatened Species Impact Assessment
Chapter G6: Coastal Management Areas

Chapters being amended
Chapter G7: Waste Minimisation and Management Controls
Chapter G8: Onsite Sewage Management
Chapter G9: Development on Flood Prone Land
Chapter G11: Subdivision of Land
Chapter G12: Dwelling Houses, Rural Worker's Dwellings, Additions and Ancillary Structures
Chapter G13: Dual Occupancy Development
Chapter G14: Other Residential Development
Chapter G15: Tourist and Visitor Accommodation
Chapter G17: Business, Commercial and Retail Activities
Chapter G19: Home Based Business Activities
Chapter G21: Car Parking and Traffic
Chapter G22: Advertising Signs and Structures
Chapter G23: Jetties, Wharf and Boating Facilities, Moorings, Mooring Pens and Boat Launching Ramps
Chapter G27: Dog Breeding and Boarding Establishments (Including Catteries) [new chapter]
Chapter G28: Design Guidelines for Permanent Occupation of Caravan Parks [new chapter]
Chapter V3: Miscellaneous Site specific issues [new chapter]
Chapter N1: Kangaroo Valley
Chapter N2: Berry Town Centre
Chapter N3: Berry Residential Subdivision
Chapter N5: Bomaderry Town Centre
Chapter N8: Nowra CBD Urban Fringe
Chapter N9: Bulky Goods Precinct – East Street, Nowra
Chapter N10: Worrigeer Residential Area
Chapter N14: Culburra Beach Village Centre
Chapter N17: Woollamia Farmlets – Large Lot Residential
Chapter N18: Huskisson Town Centre
Chapter N19: Huskisson Mixed Use Zones
Chapter N21: Basin View
Chapter N22: Sanctuary Point Local Centre
Chapter N23: St Georges Basin, Village Centre
Chapter N24: HMAS Albatross Military Airfield Buffer
Chapter S1: Verons Estate, Sussex Inlet
Chapter S3: Sussex Inlet Town Centre

Chapters being amended
Chapter S5: Yatte Yattah – Piggery Buffer
Chapter S7: Development Guidelines For Certain Residential Land In Milton – Ulladulla
Chapter S8: Ulladulla Town Centre
Chapter S9: South Harbour Precinct, Ulladulla
Chapter S10: South Ulladulla

Council also resolved to incorporate a number of existing Council policies into the Shoalhaven DCP 2014 so that all Council’s development controls (where relevant) are included within the Shoalhaven DCP 2014. The policies being transferred through this process are listed below.

Policies being transferred
POL12/113 – Burrill Lake Foreshore Development Guidelines/Policy
POL12/114 – Food – Commercial Home Catering
POL12/120 – Garage Sales
POL12/219 – Highways & Arterial Roads
POL12/127 – Reflective Building Materials – Use in Coastal and Rural Areas
POL12/128 – Relocation of Second Hand Dwellings
POL12/134 – Security Grills and Gates on Shopfronts and Arcades in the Nowra CBD
POL12/130 – Stormwater Protection on Construction Sites
POL12/131 - Subdivisions, Rural Dwellings and Tourist facilities – Leebold Hill Road, Parish of Cambewarra
POL11/33 – Local Shops in Coastal Villages
POL11/103 – Dog Breeding and Boarding Establishments (including Catteries)
POL12/311 – Abandoned Shopping Trolleys Policy
POL12/117 – Design Guidelines for Permanent Occupation of Caravan Parks
POL12/124 - Parking of Caravans for Commercial or Community Activities

These policies will be rescinded once the draft DCP Amendment become effective.

Two existing DCP chapters are now considered to be redundant and are proposed to be removed from the DCP. These chapters are detailed below.

Chapter	Reason for Removal
Chapter S4: Lake Conjola Village Zone	Chapter G9: Development on Flood Prone Land should be the only flood related development controls for that area as it is based on more recent information (Floodplain Risk Management Study and Plan in 2013).

<p>Chapter S11: Burrill Lake and Dolphin Point</p>	<p>The majority of the subject land covered by Chapter S11 has received development approvals from the State Government, with the exception of the area of B4 Mixed Use zoned land adjacent to the Princes Highway.</p> <p>A number of key issues addressed in the Chapter have been resolved through the DA process, including flood free access from Dolphin Point Road to the Princes Highway (roundabout and road) and road access to state land (owned by the National Parks and Wildlife Service and Crown Lands) to the west and south west (perimeter roads are provided for in the subdivision design which would give access to adjoining land).</p> <p>Although part of the subject land zoned B4 Mixed Use in Shoalhaven LEP 2014 remains undeveloped, the remaining content of Chapter S11 does not provide any additional provisions that are not already addressed elsewhere in the DCP.</p> <p>As the majority of the development in the subject area has been completed, the chapter can be removed.</p>
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It is intended that these Chapters be rescinded once the DCP amendments become effective.

How do I know what changes are proposed?

Each new or amended chapter includes a Table of Changes after the chapter title page that clearly identifies any proposed changes to the existing chapter. You should read any changes in conjunction with the whole of that chapter (including any supporting documentation).

In addition to this explanatory statement, a separate fact sheet has been prepared for Chapter G4: Removal and Amenity of Trees, Chapter G11: Subdivision of Land and Chapter G21: Car Parking and Traffic, to provide additional commentary on the proposed changes.

Community Consultation

The draft DCP Amendment will be on public exhibition between 22 April 2015 and 22 May 2015 during business hours at Council's Administrative Office, Bridge Road, Nowra

A copy of all exhibition material is also available on Council's dedicated [DCP website](#), and at Council's Ulladulla Administrative Building. The public exhibition period is a very important step in the draft DCP Amendment process as it is an opportunity for the community to view and comment on the proposed changes. You are encouraged to review the exhibition material and make a written submission if appropriate.

Submissions should be addressed to the General Manager, Shoalhaven City Council, PO Box 42, Nowra 2541 or emailed to council@shoalhaven.nsw.gov.au by **5pm 22 May 2015** quoting Council's reference 50106E.

Please note that correspondence submitted to Council on this matter may be open to public inspection without notifying the correspondents. Pre-printed form letters which have been individually signed will be considered but not formally acknowledged. All persons who lodge a submission are required to declare any relevant political donations and/or gifts in accordance with Section 147(5) of the Environmental Planning and Assessment Act 1979.

Further Information

For further details relating to the proposed DCP amendments, please:

- Visit the DCP website at <http://dcp2014.shoalhaven.nsw.gov.au/>
- Contact Council:
 - Phone: (02) 4429 5377
 - Email: council@shoalhaven.nsw.gov.au