



FACT SHEET 3

The Draft Citywide Development Control Plan and Exclusions

The draft Shoalhaven Development Control Plan 2014

Council has resolved to combine relevant existing development control plans (DCP) applying to the Shoalhaven LGA into one single citywide DCP as required by legislation.

The draft Shoalhaven Development Control Plan 2014 (draft DCP) will reduce the number of DCPs in Shoalhaven from over 100 to one which will make it easier for planning authorities, business and the community to determine the controls that apply to a site. As well as being more user friendly, the draft DCP has been designed to be consistent with Shoalhaven Local Environmental Plan 2014 (SLEP 2014) and remove potential conflict between chapters of the draft DCP.

Due to the tight timeframe available to comply with legislation, the draft DCP is largely an administrative change over and the intent of the DCP and the controls are generally the same. Council has taken the opportunity to consider and incorporate amendments to correct anomalies, standardise format and update provisions. The draft DCP has also been designed to incorporate where relevant, guidelines and new DCPs that Council has resolved to prepare.

The draft DCP is divided into 63 individual chapters that have been grouped in Generic or Area Specific chapters:

- Generic chapters- These relate to all development types across Shoalhaven or relate to specific development types that occur across Shoalhaven.
- Area Specific controls- These apply to specific areas within Shoalhaven and generally apply to a range of development types. The area specific chapters have been divided into:
 - *Various Areas*- controls that relate to various areas throughout the LGA such as lot averaging subdivision controls.
 - *Nowra Bomaderry Urban Release Areas*- controls that relate to urban release areas nominated in SLEP 2014.
 - *North Shoalhaven Area Specific Chapters*- controls that relate to towns and villages located between Berry and Jervis Bay.
 - *South Shoalhaven Area Specific Chapters* – controls that relate towns and villages from Sussex Inlet to Durras.

As part of the draft DCP process, Council has also removed redundant controls, duplications or entire DCPs where they are no longer required.

Exclusions

A number of existing DCPs are recommended to be excluded from the draft DCP. The main reasons for the exclusion is that development has already occurred or that the DCP is no longer relevant due to the SLEP 2014 provisions.

The following table outlines the DCPs that are proposed to be excluded and the rationale behind this decision.

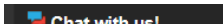
DCP No.	Title	Reason for Exclusion
DCP 2	North Nowra Page Avenue	Development occurred and the DCP chapter is considered redundant.
DCP 3	Bomaderry	Development occurred and the DCP chapter is considered redundant.
DCP 8	Shoalhaven Heads	Most of the development has been completed. The remaining land is zoned R1 General Residential and is part flood affected. R1 zoning permits single dwellings, dual occupancies and multi-dwelling housing. The DCP is no longer relevant.
DCP 29	Kioloa	Development occurred and the DCP chapter is considered redundant.
DCP 30	Culburra Expansion Area	The area was deferred from the SLEP 2014. The DCP is no longer relevant as the area is subject to investigation and the master planning exercise for this area will eventually require a new DCP Chapter to provide controls for future development.
DCP 34	Bomaderry – Jasmine Drive	Development occurred and the DCP chapter is considered redundant.
DCP 41	Callala Bay	Development has been completed and flood/bushfire controls are included in the Chapter G9 'Development on Flood Prone Land' and NSW Planning for Bushfire Protection 2006.
DCP 45	Ulladulla – Inter Allotment Drainage System	Section 94 Drainage Project has been completed and therefore this DCP is no longer deemed necessary.
DCP 46	Bomaderry - 2(C) & 5(C) area	Addressed in the SLEP 2014 and the development has occurred. The DCP chapter is considered redundant.
DCP 69	Residential development in vicinity of Royal Naval Air Station Nowra	Addressed in SLEP 2014. The DCP chapter is no longer relevant.
DCP 77	South Nowra Bakery Development	Permissibility change under the SLEP 2014. The DCP chapter is no longer relevant.
DCP 84	Hockeys Lane	Subdivision has been completed. The controls are no longer relevant
DCP 92	Lot 2 DP 237607 Meroo Road, Bomaderry	Development occurred and the DCP chapter is considered redundant.

DCP 80 'Streetscape Guidelines for Paving and Tree Planting in the Nowra CBD' will not be included in the draft DCP at this stage but will be retained as a policy. This is due to the

extensive separate review of this document that is currently underway. A chapter within the draft DCP has been reserved for the purpose of including the streetscape guidelines once the review is complete. In the interim, an advisory note will be included in Chapter G18 'Streetscape Design for Town Centres' advising of the impending review, with a link provided to DCP 80 in its current form.

Further information

For further details relating to the information in this fact sheet and the draft DCP, please:

- visit the draft DCP website at <http://dcp2014.shoalhaven.nsw.gov.au/>
- Contact Council:
 - Phone: (02) 4429 5377
 - Email: council@shoalhaven.nsw.gov.au
- Send us an enquiry: <http://dcp2014.shoalhaven.nsw.gov.au/content/ask-question>
- 'Chat with us' online. 

Click on the 'Chat with us' icon at the bottom right of the DCP website. A member of the DCP Team will be available to chat with you between 9am - 5pm (Monday to Friday) during the exhibition period.