



FACT SHEET G6

Areas of Coastal Management

About this chapter

Chapter G6: Areas of Coastal Management is a generic chapter that relates to development within areas of coastal management and includes residential development in foreshore areas and building on sand dunes.

This chapter is based on the existing provisions of:

- DCP 62 – Residential Development in Foreshore Areas.
- Policy POL12/281 – The Risks of Building on Sand Dunes.
- Interim Policy - POL10/112 - Areas of Coastal Management.
- Draft DCP 118 - Areas of Coastal Risk Planning (*only certain elements*).

The application of Section 5.2 ‘Residential Development in Foreshore Areas’ of this Chapter has been expanded to include all residential development on the first lot back from the waterfront not just residential development in residential zones. This change captures other zones in the foreshore area where residential accommodation is permissible with consent.

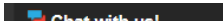
The NSW Department of Planning and Environment has provided advice that building heights in development control plans should be in storeys, rather than metres, to avoid confusion with the provisions of a local environmental plan (LEP), even though the LEP provisions prevail. The building envelope provisions in Section 5.2 ‘Residential Development in Foreshore Areas’ of this Chapter have not been converted to storeys due to the level of further investigation required and the tight timeframes for completion of the draft Shoalhaven Development Control Plan 2014 (draft DCP). Council planning staff will undertake a review of the building envelope provision.

Please refer to the table at the beginning of the chapter for a detailed list of proposed changes.

Note: This chapter relies on supporting documentation. You should review this documentation in conjunction with this chapter.

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.