



New South Wales

Shoalhaven Local Environmental Plan 2014 (Amendment No 58)

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*.

GORDON CLARK, STRATEGIC PLANNING MANAGER
SHOALHAVEN CITY COUNCIL
As delegate for the local plan-making authority

Shoalhaven Local Environmental Plan 2014 (Amendment No 58)

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1 Name of plan

This plan is *Shoalhaven Local Environmental Plan 2014 (Amendment No 58)*.

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 the following land at 131 St Vincent Street, Ulladulla—

- (a) Lot 1, Section 26, DP 759018,
- (b) Lot 14, DP 1105304.

4 Maps

The maps adopted by *Shoalhaven Local Environmental Plan 2014* are amended or replaced, as the case requires, by the maps approved by the local plan-making authority on the making of this plan.

Schedule 1 Amendment of Shoalhaven Local Environmental Plan 2014

Clause 7.33

Insert after clause 7.32—

7.33 Affordable housing at 131 St Vincent Street, Ulladulla

- (1) This clause applies to—
 - (a) the following land at 131 St Vincent Street, Ulladulla, identified as “Cl 7.33” on the Clauses Map—
 - (i) Lot 1, Section 26, DP 759018,
 - (ii) Lot 14, DP 1105304, and
 - (b) development, other than alterations or additions to an existing building, for the following purposes—
 - (i) attached dwellings,
 - (ii) co-living housing,
 - (iii) multi dwelling housing,
 - (iv) residential flat buildings,
 - (v) shop top housing.
- (2) Development consent must not be granted to development to which this clause applies unless the consent authority is satisfied that—
 - (a) 50 dwellings or 27% of the total dwellings in the development will be used for affordable housing, and
 - (b) for at least 15 years from the date of the issue of the occupation certificate, the dwellings proposed to be used for affordable housing—
 - (i) will be used for affordable housing, and
 - (ii) will be managed by a registered community housing provider, and
 - (c) before the date of the issue of the occupation certificate, a restriction will be registered against the title of the land in accordance with the *Conveyancing Act 1919*, section 88E that will ensure that the requirements of paragraph (b) are met.