



New South Wales

Shoalhaven Local Environmental Plan 2014 (Amendment No 23)

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

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Environmental Planning and Assessment Act 1979

1 Name of Plan

This Plan is *Shoalhaven Local Environmental Plan 2014 (Amendment No 23)*.

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 to which *Shoalhaven Local Environmental Plan 2014* applies, including certain land in Shoalhaven Heads, Greenwell Point, Sanctuary Point, St Georges Basin, Sussex Inlet, Mollymook, Ulladulla and Burrill Lake.

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.

5 Amendment of Shoalhaven Local Environmental Plan 2014

(1) Land Use Table, Zone SP3 Tourist

Omit the third bullet point from item 1.

(2) Clause 7.27

Insert after clause 7.26—

7.27 Dwelling houses on land in Zone SP3

- (1) The objective of this clause is to ensure dwelling houses form an integral part of development for the purposes of tourism.
- (2) Development consent must not be granted to development for the purposes of a dwelling house on land in Zone SP3 Tourist unless the consent authority is satisfied that the dwelling house—
 - (a) forms an integral part of development for the purposes of tourism on the site, or
 - (b) will not conflict with the use of the site for the purposes of tourism.