



New South Wales

Shoalhaven Local Environmental Plan 2014 (Amendment No 44)

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*.

JENNA TAGUE, ACTING STRATEGIC PLANNING MANAGER
SHOALHAVEN CITY COUNCIL
As delegate for the local plan-making authority

Shoalhaven Local Environmental Plan 2014 (Amendment No 44)

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Environmental Planning and Assessment Act 1979

1 Name of Plan

This Plan is *Shoalhaven Local Environmental Plan 2014 (Amendment No 44)*.

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.

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

[1] Land Use Table

Insert “Secondary dwellings;” in alphabetical order in item 3 of Zones R1 General Residential, R2 Low Density Residential, R3 Medium Density Residential and R5 Large Lot Residential.

[2] Land Use Table, Zones B2 Local Centre, B3 Commercial Core and B4 Mixed Use

Insert “Artisan food and drink industries;” in alphabetical order in item 3.

[3] Clause 4.1D Exceptions to minimum subdivision lot sizes for multiple occupancy development on land in Zone RU1 or Zone RU2

Omit clause 4.1D(3)(c). Insert instead—

- (c) *State Environmental Planning Policy No 15—Rural Landsharing Communities*, before its repeal.

[4] Clause 4.1E Minimum lot size for certain split zone lots

Insert after clause 4.1E(5)—

- (5A) A resulting lot referred to in clause 7.30(2) must not be subdivided under this clause.

[5] Clause 4.2D Erection of dual occupancies (attached) and dwelling houses on land in certain rural, residential and environment protection zones

Omit clause 4.2D(7). Insert instead—

- (7) In this clause—
holding means all adjoining land held by the same person or persons, even if separated by a road, railway or waterbody.

[6] Clause 7.10 Development in HMAS Albatross Military Airfield buffer area

Omit “AS 2021—2000” wherever occurring.

Insert instead “AS 2021:2015”.

[7] Clause 7.30

Insert after clause 7.29—

7.30 Development on land at Nowra Hill and Sussex Inlet

- (1) This clause applies to the following land identified as “Cl 7.30” on the Clauses Map (each an *original lot*)—
- (a) Lot 1, DP 1112040, 109 The Links Road, Nowra Hill,
 - (b) Lot 5, DP 1016142, 147 The Links Road, Nowra Hill,
 - (c) Lot 104, DP 26638, 1002B Sussex Inlet Road, Sussex Inlet,
 - (d) Lot 8, DP 731147, 12 The Springs Road, Sussex Inlet.
- (2) An original lot may be subdivided, with development consent, to create other lots (the *resulting lots*) if 2 of the resulting lots will—
- (a) each contain at least 1,800m² of land in Zone IN1 General Industrial, and
 - (b) together contain all of the non-urban land that was in the original lot.

- (3) In this clause—
non-urban land means land in the following zones—
- (a) Zone C2 Environmental Conservation,
 - (b) Zone C3 Environmental Management,
 - (c) Zone RU2 Rural Landscape.

[8] Schedule 5 Environmental heritage

Omit “so much” from Part 1, item 39. Insert instead “the part”.

[9] Schedule 5, Part 1, item 262

Omit “Part Lot 1 and”.

[10] Schedule 5, Part 1, item 299

Omit “and trees”.