



New South Wales

Shoalhaven Local Environmental Plan 2014 (Amendment No 54)

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*.

DANIEL THOMPSON

As delegate for the Minister for Planning and Public Spaces

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1 Name of plan

This plan is *Shoalhaven Local Environmental Plan 2014 (Amendment No 54)*.

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 Lot 80, DP 817353 and Lot 921, DP 27856, 48–54 Paradise Beach Road, Sanctuary Point.

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

Schedule 1 Additional permitted uses

Insert at the end of the schedule, with appropriate clause numbering—

Use of land at 48–54 Paradise Beach Road, Sanctuary Point

- (1) This clause applies to Lot 80, DP 817353 and Lot 921, DP 27856, 48–54 Paradise Beach Road, Sanctuary Point, identified as “Sch 1.32” on the Clauses Map.
- (2) Development for the purposes of multi dwelling housing is permitted with consent.
- (3) Development consent must not be granted unless—
 - (a) a development control plan has been prepared for the land, and
 - (b) the consent authority is satisfied there is an appropriate height transition between the multi dwelling housing and dwellings on adjoining land.
- (4) The development control plan must include measures to minimise the following—
 - (a) overshadowing on adjoining land,
 - (b) impacts on the visual and acoustic privacy of residents on adjoining land.