

SDC Report to consider submissions

	Section No.	Report Subject	
A.	1. Introduction	1. Introduction Report	Page 1
Generic Issues	Page 1		
	2.Community	2.1 Community Consultation	Page 4
	Consultation, Aims of Plan and	2.2 Aims of Plan	Page 6
	Reclassifications	2.3 Reclassifications	Page 9
	Page 4		
	3. LUTs	3.1 Land Use Tables (LUTs)	Page 11
		3.2 Rural Zones	Page 14
	Page 11	3.3 RU1 Primary Production zone	Page 15
		3.4 RU2 Rural Landscape zone	Page 19
		3.5 RU5 Village zone	Page 22
		3.6 R1 General Residential zone	Page 24
		3.7 R2 Low Density Residential zone	Page 25
		3.8 R3 Medium Density zone	Page 26
		3.9 Business zones	Page 28
		3.10 Public Recreation zone	Page 30
		3.11 E2 Environmental Conservation& E3 Environmental Management zones	Page 32
		3.12 Waterway zones	Page 36
B.	4. Rezoning		Page 38
Key	Requests	4.1 Objection/support for post 2011 Exhibition zoning changes	raye so
Issues	1 1 2 4 1 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1	4.2 E3 zoning over Existing Caravan	Page 48
	Page 38	Parks	r ago io
		4.3 Rezoning Requests, Minimum	Page50
		Lot Size Changes and Schedule 1	9
		4.4 Requests without significant merit/	Page 51
		Justification	-
		4.5 Requests with significant merit/ Justification	Page 91
	5. DCP 66 Heritage	5.1 Heritage Precincts in DCP 66	Page 119
	Precincts in, Berry,	5.2 Berry Heritage Conservation Area	Page 125
	Jaspers Brush	5.3 Huntingdale Park, Berry	Page 126
	Airfield/Air Transport	5.4 Jaspers Brush Airfield/Air Transport	Page 127
	Facilities in RU ,	Facilities in RU Zones,	
	Heritage Estates &	5.5 Heritage Estates	Page 129
	Elouera Estates	5.6 Elouera Estates/North Erowal Bay	Page 131
	Page 119	Estate	
	6. Rural Residential	6.1 Rural Residential zones at	Page 133
	(RU4, R5, E4), Lot Averaging, and	Wandandian	
	Rural Subdivision	6.2 Tapitallee – Rural Residential	Page 134
		zones and Lot Averaging	

Section No.	Report Subject		
Page 132	6.3 Little Forest/Yatte Yattah – Rural	Page	136
	Residential zones		
	6.4 Tomerong – Rural Residential zones	-	
	6.5 Berry & surrounds – Rural	Page	139
	Residential and Lot Averaging		
	6.6 General support for Rural Residential zones	Page	140
	6.7 General comments on Lot Averaging	Page	140
	6.8 Lot Averaging in R5 zones	Page	140
	6.9 2 Roseville Road, Bomaderry – Rural Subdivision	Page	141
	6.10 Bawley Point – Rural Subdivision	Page	141
7. HOB, Urban	7.1 Height of Buildings	Page	142
Release Areas (URAs), Bomaderry	7.2 Area Specific Height of Buildings – Northern	Page	147
Regional Park, Western Bypass & Yerriyong Crown	7.3 Area Specific Height of Buildings – Central	Page	148
Land	7.4 Area Specific Height of Buildings – Southern	Page	154
Page 142	7.5 Moss Vale Road South URA	Page	161
	7.6 Bangalee Road West URA	Page	
	7.7 Crams Road URA	Page	166
	7.8 Cabbage Tree Lane URA	Page	170
	7.9 Worrigee URA	Page	171
	7.10 Bomaderry Creek Regional Park	Page	172
	7.11 Western Bypass Alignment	Page	175
	7.12 Yerriyong Crown Land	Page	177
8.Environmental	8.1 Clause 7.5 Biodiversity	Page	179
Management Clauses & Overlay	8.2 Biodiversity Map Overlay	Page	183
Clause 5.9, E2	8.3 Area Specific Biodiversity Map	Page	187
zonings of Council	Overlay - Central		
Reserves and Short Term Rental	t 8.4 Area Specific Biodiversity Map Overlay - Southern	Page	188
Accommodation	8.5 Clause 7.6 Water and Water Overlay	Page	193
Page 179	8.6 Clause 5.9 Preservation of trees or vegetation	Page 2	200
	8.7 Council foreshore reserves – Request E2 Zone	Page :	201
	8.8 Short Term Rental Accommodation	Page :	203
9.Crown Land at	9.1 Crown Land at Currarong	Page	
Currarong, Culburr		Page :	
Expansion Area &	& Lake Wollumboola Catchment	J	
Lake Wollumboola	9.3 Zoning in the vicinity of Lake	Page 2	210

	Section No.	Report Subject	
	Catchment & Burton Street Shops, Vincentia Page 205	Wollumboola 9.4 Burton Street Shops, Vincentia	Page 212
C. Area Specific Issues	10 Remaining Area Specific Issues – Northern Area Page 214 11 Remaining Area Specific Issues – Central Area Page 226 12 Remaining Area	10.1 Kangaroo Valley 10.2 Berry 10.3 Shoalhaven Heads 10.4 Nowra 10.5 North Nowra 11.1 Falls Creek 11.2 Woollamia 11.3 Huskisson 11.4 Vincentia & Hyams Beach 11.5 St Georges Basin 11.6 Culburra Beach 11.7 Myola 12.1 Tomerong, Sussex Inlet,	Page 214 Page 218 Page 221 Page 224 Page 225 Page 226 Page 228 Page 229 Page 232 Page 235 Page 237 Page 238 Page 240
	Specific Issues – Southern Area Page 240	Swan Lake, Cudmirrah & Berrara 12.2 North Bendalong, Bendalong, Manyana, Berringer Lake and Cunjurong Point 12.3 Fishermans Paradise and Lake Conjola 12.4 Milton, Mollymook and Ulladulla 12.5 Burrill Lake, Dolphins Point and Lake Tabourie 12.6 Bawley Point, Kioloa and Surrounds	Page 243 Page 250 Page 254 Page 258 Page259
D. Other issues	13 Remaining State Government Agency comments and Staff identified anomalies/issues. Page 260	 13.1 OEH comments – support for Changes 13.2 OEH comments – requested Changes 13.3 Crown Land comments 13.4 High Conservation Value Crown Land 13.5 Roads and Maritime Services 13.6 NSW Railcorp comments 13.8 NSW Heritage Council comments 13.9 NSW DPI – Jervis Bay Marine Park 13.10 NSW DPI – Office of Water 13.11 NSW Land and Housing Corporation 13.12 Remaining Government Agenc 	Page 260 Page 262 Page 271 Page 281 Page 283 Page 285 Page 290 Page 292 Page 294 Page 297

Section No.	Report Subject	
	Page 300	
	Comments	
	13.13 Remaining Internal Council	Page 305
	Comment	
	13.14 Staff identified issues/anomalies	Page 307
14. Remaining	14.1 Remaining general submissions	Page 315
Issues and	14.2 Conclusion	Page 322
Conclusion		
Page 315		

NOTE: IN ACCORDANCE WITH THE SPECIAL DEVELOPMENT COMMITTEE'S DELEGATED AUTHORITY ALL DECISIONS ARE CONSIDERED RESOLUTIONS OF COUNCIL.