



Planning Services Division

EXPLANATORY STATEMENT

DRAFT LOCAL ENVIRONMENTAL PLAN NO. LP 353

Reclassification of Part Lot 2 DP 802068 Brereton Street Nowra

File: 28136

The aim of this plan is to reclassify Lot 2 DP 802068 from “Community” to “Operational” under the Local Government Act 1993.

The “Community” classification has been identified as inappropriate for the subject lands. The Local Government Act allows for the reclassification of “Community” land to “Operational”, but only where this is done via the Local Environmental Plan (LEP) process, including a public hearing. This reclassification will provide legal access to an existing adjoining nursing homes from Brereton Street, Nowra. It should be noted that the access to the retirement village has already been constructed.

The subject land was formerly part of Lot 3 DP184929 which was owned by the Municipality of Nowra.

At the end of the exhibition period, a public hearing will be held to provide a further opportunity for public consultation and discussion on the proposed reclassification.

The draft plan has been prepared in accordance with the Department of Planning’s “Best Practice Guidelines – January 1997”. A copy of this Guideline is available during the exhibition.

Section 117 Directions

The Ministerial directions under Section 117 of the Environmental Planning & Assessment Act 1979 have been considered in the preparation of the draft LEP. The draft plan is not inconsistent with the following 117 Directions:

- Public Recreation Zones
- Planning for Bushfire Prone Areas
- Determination and direction under s71 and 117(2) for plans made using s68 delegation to Council officers
- Flood liable land
- Planning for bus services
- Government policy for NSW coast

The draft plan is not applicable with the remaining 117 Directions.

Materials available for viewing with the draft LEP include: Shoalhaven LEP 1985; Illawarra Regional Environmental Plan No.1; Ministerial Directions under Section 117 of the Environmental Planning & Assessment Act 1979; and the Environmental Planning & Assessment Model Provisions.

A handwritten signature in black ink, appearing to read 'E J Royston', with a stylized, scribbled initial 'E' and a long, flowing tail.

E J Royston
Planning Services Manager
Date: 12.6.03