

# EXPLANATORY STATEMENT

## Proposed Amendment to Shoalhaven DCP 2014 and Contributions Plan 2019 St Georges Basin Village Centred Service Lane



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*Shoalhaven*  
City Council

### Overview

#### Shoalhaven Development Control Plan 2014

The draft Amendment to Shoalhaven Development Control Plan (DCP) 2014, Chapter N23: St Georges Basin Village Centre seeks to implement Council resolutions MIN19.287 and MIN19.615 as follows:

- Remove Section 5.1.3 Service Lanes from DCP Chapter N23 and update Supporting Map 1 accordingly.
- Rename remaining relevant 'service lane' references to 'private road' and redistribute to other sections of the Chapter.

The draft DCP Amendment also proposes minor 'housekeeping' changes throughout the Chapter that improve its function, but do not alter the overall intent. Some of the changes include;

- Updating Lot and DP references.
- Deleting specific performance criteria and acceptable solutions relating to development applications that have previously been undertaken (i.e. IGA development).
- Provide updated numbering following the deletion of provisions.
- Minor changes to punctuation, spelling, grammar, structure, formatting, acronyms.
- Plain English review.
- Highlighting DCP and LEP dictionary terms.
- Removing duplicated or redundant content.

#### Shoalhaven Contributions Plan 2019

The draft Amendment to the Contributions Plan also seeks to implement Council resolutions MIN19.287 and MIN19.615 and delete project [03ROAD2113](#). The decision to delete this project has arisen from ongoing discussions regarding the future of the service lane and the applicable development contributions which represent a substantial cost to landowners/developers.

## Further Information

The Amendments are on public exhibition from Wednesday 16 October to Friday 22 November 2019.

Written comments are invited and should be addressed to the General Manager, Shoalhaven City Council, PO Box 42, Nowra 2541 or emailed to [council@shoalhaven.nsw.gov.au](mailto:council@shoalhaven.nsw.gov.au) before 5pm on **Friday 22 November 2019** quoting Council's reference 61115E.

Enquiries to Peta Brooks on (02) 4429 3228.

## Exhibition Documents

1. Explanatory Statement
2. Newspaper advertisement
3. Draft DCP Chapter N23: St Georges Basin Village Centre
4. Project 03ROAD2113 (St Georges Basin Village Centre Service Lane) of the Shoalhaven Contributions Plan 2019 (**proposed for deletion**)

Copies of the exhibition documentation are available at:

- The City Administration Centre, Bridge Road, Nowra.
- Southern District Office, Deering Street, Ulladulla.
- Council's website at: [www.shoalhaven.nsw.gov.au/MyCouncil/Publicexhibition](http://www.shoalhaven.nsw.gov.au/MyCouncil/Publicexhibition).