

Explanatory Document

Planning Proposal PP078 – 17 Prince Alfred St, Berry - Amendment of Shoalhaven Local Environmental Plan 2014

Proposed Amendment of Shoalhaven Local Environmental Plan (SLEP) 2014 to: 1) rezone the R2 Low Density Residential-zoned land to E1 Local Centre; 2) remove the existing 500 sqm minimum lot size; and 3) amend local heritage listing 88 (former CBC bank building) to reflect the land's heritage values more accurately.

Subject Land

This proponent-initiated Planning Proposal (PP078) affects Lot CP SP 93194, 17 Prince Alfred St, and 122 Queen St, Berry - see **Figure 1**.



Figure 1 – subject land (Lot SP 93194)

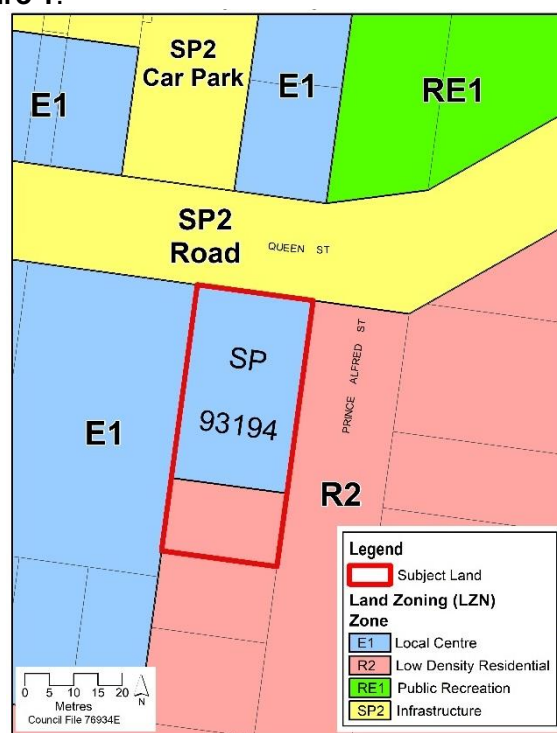


Figure 2 – current land zoning

Overview

The land contains two separate buildings/uses:

- The heritage-listed former Commercial Banking Company (CBC) building at 122 Queen Street, currently occupied by Belle Property; and
- The Berry Inn 'boutique motel hotel accommodation' at 17 Prince Alfred Street.

The PP focuses on 17 Prince Alfred Street (the subject land), where The Berry Inn is located. The northern part of the site (122 Queen Street), containing the heritage-listed former bank building, is essentially not affected by the proposed changes to the LEP.

Separate to the PP, the existing strata plan will eventually be dissolved and replaced when a two-lot Torrens Title subdivision is completed. The two existing buildings will then be on separately owned freehold lots.

PP078 proposes the following changes to the Shoalhaven Local Environmental Plan 2014 (LEP):

1. rezone the R2 Low Density Residential-zoned land to E1 Local Centre;
2. remove the existing 500 sqm minimum lot size; and
3. amend local heritage listing 88 to more accurately reflect the heritage values associated with the former CBC building at 122 Queen St.

Any development application over the land would still need to address LEP clause 5.10 (heritage conservation) because the land is within a heritage conservation area and adjacent to other heritage items. As such, the change would not diminish heritage considerations under clause 5.10 of the LEP.

Exhibition

The PP is on public exhibition from **Wednesday, 12 February to Friday, 14 March 2025 (inclusive)**. During this time, the Planning Proposal (PP078) will be available for viewing on Council's website:

www.shoalhaven.nsw.gov.au/Council/Access-to-Information/Documents-on-Exhibition

The exhibition documents will also be available for viewing electronically at the following Council offices. (Please ask at the front counter for assistance.)

- The City Administration Centre, (Bridge Road, Nowra)
- Southern District Office, (Deering Street, Ulladulla)

Request For Comment

Submissions relating to the Planning Proposal are invited during the exhibition period and must be in writing via any of the following:

Post: Chief Executive Officer, Shoalhaven City Council,
PO Box 42, Nowra NSW 2541

E-mail: council@shoalhaven.nsw.gov.au

Website: using the form on the Exhibition page at:

www.shoalhaven.nsw.gov.au/Council/Access-to-Information/Documents-on-Exhibition

Please quote Council's reference **76934E/7** in submissions.

Please note that correspondence submitted to Council on this matter may be open to public inspection without notifying the correspondents. Pre-printed form letters, which have been individually signed will be considered but not formally acknowledged. All persons who lodge a submission are required to declare any relevant political, donations and/or gifts in accordance with Section 10.4(5) of the Environmental Planning and Assessment Act 1979.

Enquiries

Please direct any enquiries to Eric Hollinger: email Eric.Hollinger@shoalhaven.nsw.gov.au
Ph: (02) 4429 3320 and quote Council's reference **76934E**.