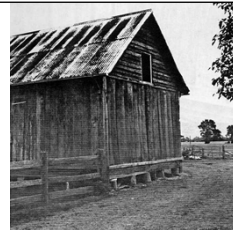


# Shoalhaven Local Environmental Plan 1985

with amendments made as at  
21 October 2011



## Shoalhaven Local Environmental Plan 1985

Gazetted 17 May 1985

This document is a version of Shoalhaven Local Environmental Plan 1985, consolidated to include all amendments since gazettal of the original document.

Please note – all development involving the erection or demolition of a building requires development consent to be obtained, despite provisions in Clause 9 of the LEP which state that certain development does not require consent, (as a result of changes to the *Environmental Planning & Assessment Act* in 1997, effective from 1st July, 1998).

### How to use this document

This document is the Shoalhaven Local Environmental Plan 1985 with amendments. The document is updated regularly to include any gazetted amendments.

Where there has been an amendment to the written provisions of the Plan, a notation appears at the end of the clause, or sub-clause, and is referenced to a page number in the Appendix where an outline of the amendment is provided.

All amendments to the Plan are outlined within the Appendix. Upon request, Council may provide for inspection a copy of the amendment in its original form.

Part II Land Use Tables – within the document reference may be made to a Schedule. Schedules 1 to 13 are located at the end of Part III Special Provisions (Clauses).

Part III Special Provisions (Clauses) should be read in association with the Land Use Zone Tables contained in Part II.

For further information please contact Shoalhaven City Council:

City Administrative Centre  
Bridge Road, Nowra  
Telephone (02) 4429 3111  
Fax (02) 4422 1816  
PO Box 42, Nowra 2541  
DX 5323 Nowra

Southern District Office  
Deering Street, Ulladulla  
Telephone (02) 4429 8999  
Fax (02) 4429 8939  
PO Box 737, Ulladulla 2539

[planning@shoalhaven.nsw.gov.au](mailto:planning@shoalhaven.nsw.gov.au)

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## Introduction

*Environmental Planning And Assessment Act, 1979*

City Of Shoalhaven Local Environmental Plan, 1985

I, the Minister for Planning and Environment, in pursuance of section 70 of the *Environmental Planning and Assessment Act, 1979*, make the local environmental plan set out hereunder.

(79-3902)

BOB CARR,

Minister for Planning and Environment.

Sydney, 14th May, 1985.

## Part I – Preliminary

### 1 Citation

This plan may be cited as “Shoalhaven Local Environmental Plan, 1985”.

[Amendment #213 – see page xxxix]

### 1A References to City of Shoalhaven Local Environmental Plan 1985

A reference in any environmental planning instrument to *City of Shoalhaven Local Environmental Plan 1985* is taken to be a reference to *Shoalhaven Local Environmental Plan 1985*, whether the instrument was made before or after the commencement of *City of Shoalhaven Local Environmental Plan 1985 (Amendment No 213)*.

[Amendment #213 – see page xxxix]

### 2 Aims, objectives etc.

(1) The aims of this plan are:

- (a) to provide guidelines in accordance with the objects of the Act for orderly and timely development and management of land use in the City;
- (b) to enhance individual and community well-being and welfare by following a path of economic development that does not impair the welfare of future generations; and
- (c) to work towards an ecologically sustainable future through the proper management, development, protection, restoration, enhancement and conservation of the environment of the City.

(2) The objectives of this plan are:

- (a) to provide for a variety of residential life styles;
- (b) to ensure space is provided for community services and facilities as well as recreational activities;
- (c) to enable a variety of commercial uses while consolidating existing commercial centres;
- (d) to enable accommodation of industrial uses;
- (e) to ensure that the council gives due regard to the effect of natural hazards upon development;
- (f) to ensure that development and expansion of coastal villages are sympathetic to the coastal environment;
- (g) to maintain the agricultural use of prime crop and pasture land by minimising development which has an adverse and irreversible impact on the land's agricultural potential;
- (h) to protect heritage items;
- (i) to provide a safe and efficient transport network connecting land use activities inside and outside the City;

- (j) to encourage the provision of adequate community facilities and services;
- (k) to ensure the social amenity and well-being of the City;
- (l) to provide the most appropriate public utility services in the most effective manner;
- (m) to encourage appropriate forms of tourism which are sensitive to and compatible with the natural and cultural environments of the City;
- (n) to maintain the rural character of non-urban areas;
- (o) to ensure the protection of important natural and cultural environments;
- (p) to protect and enhance scenic and landscape qualities;
- (q) to ensure that the potential for winning extractive and mineral resources, where appropriate, is not compromised by other forms of development;
- (r) to ensure that development achieves the water quality or river flow objectives of ground water, rivers, estuaries, wetlands and other water bodies;
- (s) to avoid, mitigate or remedy the adverse effects of development on the environment;
- (t) to minimise energy consumption and promote energy efficient design and appliance use;
- (u) to minimise potable water consumption and promote wastewater reuse as well as water saving designs and fittings;
- (v) to minimise waste generation and promote recycling and reuse of materials; and
- (w) to minimise the clearing of native vegetation especially those local species which are poorly represented in conservation reserves.

Note: Amendments to the LEP 1985 may incorporate aims and objectives additional to those shown above. Refer to the gazetted amendment for further details.

- (3) The strategies by which the aims referred to in subclause (1) and the objectives referred to in subclause (2) are to be achieved are by:
- (a) identifying land use zones on the map, objectives for each zone, the type of land uses appropriate for each zone and whether consent of the Council for appropriate land uses is required (Part II);
  - (b) establishing conditions under which subdivision, dwelling-houses and other types of development may be carried out in specific zones (Part III, Divisions 1, 2, 3 and 4);
  - (c) specifying environmental outcomes for certain types of land or within certain zones (Part III, Divisions 5 and 6);
  - (d) specifying controls on development within certain areas (Part III Divisions 7, 8 and 9); and

- (e) providing schedules containing specific references to uses or land referred to in this plan (Schedules 1-7 and 9-11).

[Amendment #127 – see page xxvi]

### 3 Land to which plan applies

- (1) Except as provided by subclause (2), this plan applies to land within the City of Shoalhaven, as shown on the map, with boundaries as indicated on the map.
- (2) This plan does not apply to land shown uncoloured, edged heavy black and marked “Deferred” on the map, being land excluded from the operation of this plan pursuant to section 68 (5) of the Act or to land within Zone 8(a) or 8(b) under Jervis Bay Regional Environmental Plan 1996.

[Amendment #1 to JBREP – see page xxx]

### 4 Relationship to other environmental planning instruments

- (1) This plan:
  - (a) amends Interim Development Order No. 1 – Shire of Shoalhaven in the manner set out in subclause (2); and
  - (b) repeals Shoalhaven Local Environmental Plan Nos 1-12.
- (2) Interim Development Order No. 1 – Shire of Shoalhaven is amended by inserting after clause 1 the following clause:
  - 1A. This order does not apply to land to which City of Shoalhaven Local Environmental Plan, 1985, applies.

### 5 Model Provisions

- (1) The Environmental Planning and Assessment Model Provisions 1980 (except for the definitions of “agriculture”, “club”, “extractive material”, “home industry”, “home occupation”, “motel”, “residential flat building”, and “units for aged persons” in clause 4(1) and clauses 15, 16, 23, 29, 30, 34, 35(c), and item 8 of Schedule 1) are adopted for the purposes of this plan.

[Amendment #127 – see page xxvi]

- (2) A tree preservation order made and in force immediately before the appointed day and applying to land to which this plan applies shall be deemed to be a tree preservation order made in pursuance of clause 8 of the Environmental Planning and Assessment Model Provisions, 1980, and may be rescinded or varied accordingly.

### 6 Interpretation

- (1) In this plan, except in so far as the context or subject matter otherwise indicates or requires:

“1964 holding” means land within Zone No. 1(a), 1(b), 1(d), 1(g), 7(a), 7(c), 7(d1), 7(e), 7(f1) or 7(f3) which at 28 February 1964 was:

- (a) the area of a lot, portion or parcel of land in a separate ownership; or
- (b) where a person then owned 2 or more adjoining or adjacent lots, portions or parcels of land, the aggregation of the areas of those lots, portions or parcels; or
- (c) the remainder of land referred to in paragraph (a) or (b), after the excision of allotments by a subdivision allowed by:
  - (i) clause 11(4) or (9) of Interim Development Order No. 1 - Shire of Shoalhaven; or
  - (ii) clause 11(7) or (10) of this plan as in force immediately before the commencement of City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 127); or
  - (iii) clause 11(3), 11(4) or 52 of this plan; or
  - (iv) State Environmental Planning Policy No. 4 - Development Without Consent;

[Amendment #195 – see page xxxvii]

“agriculture” means the use of land for cultivation, horticulture or animal husbandry but does not include a use of land elsewhere specifically defined in this clause;

“animal boarding establishment” means a building or place where cats or dogs are bred, trained, accommodated or nurtured for gain or reward;

“appointed day” means the day upon which this plan takes effect;

“aquaculture” means the commercial production (breeding, hatching, rearing or cultivation) of marine, estuarine or fresh water organisms, including aquatic plants or animals (such as fin fish, crustaceans, molluscs or other aquatic invertebrates);

“aviation related land use” means a building or place used as an office or for other business or commercial purposes or industry related to aviation, and includes a building or place used for the provision of services related to:

- (a) the assembly, storage or land transport of air freight; or
- (b) the accommodation or transportation of passengers by air or land; or
- (c) the operation, maintenance or repair of aircraft; or
- (d) the administrative functions associated with an airport, such as airport management and security; or
- (e) the functions of government departments and authorities related to air passengers and air freight; or
- (f) services provided for air passengers, including banking, dry cleaning, hairdressing, and the like.

“bed and breakfast accommodation” means the use of premises comprised of one or more buildings for the provision of accommodation and meals to temporary residents on a short-term basis where:

- (a) the accommodation is, in each case, for a period not in excess of 21 days;
- (b) no more than 12 residents (including permanent residents) are accommodated at any one time; and
- (c) only permanent residents of the premises and other part-time employees are employed on the premises;

“brothel” means premises habitually used for the purposes of prostitution or that are designed to be used for that purpose. Premises may constitute a brothel even though used by only one prostitute for the purposes of prostitution;

“bulky goods premises” means a building or place used primarily for the sale by retail, wholesale or auction of (or for the hire or display of) bulky goods, being goods that are of such size or weight as to require:

- (a) a large area for handling, display or storage; or
- (b) direct vehicular access to the site of the building or place by members of the public for the purpose of loading or unloading such goods into or from their vehicles after purchase or hire,

but does not include a building or place used for the sale of foodstuffs or clothing unless their sale is ancillary to the sale or hire or display of bulky goods.

[Amendment #235 – see page xlvi]

“club” means a building used as the premises of a club registered under the *Registered Clubs Act 1976*;

“Cluster housing” means the erection on a single allotment of land of 3 or more detached dwelling-houses;

“Community facility” means:

- (a) a children's playground;
- (b) a place used for sporting activities or sporting facilities;
- (c) a place used to provide recreational facilities for the physical, cultural, social or intellectual welfare of the community or a group within the community, being facilities provided by a public authority or a body of persons associated to promote that welfare; or
- (d) a building or place used, whether for gain or not, as a room, meeting room or the like by a public authority or a body of persons associated as a non-profit organisation to promote the physical, cultural, social or intellectual welfare of the community or a group within the community,

but does not include a club, racecourse or showground;

“concessional allotment” means:

- (a) an allotment excised in accordance with clause 11(2) or (3) of Interim Development Order No. 1 - Shire of Shoalhaven from land within the meaning of clause 11(6) of that Order; or
- (b) an allotment of between 2 and 40 hectares lawfully created under clause 11(4)(a) of this plan as in force immediately before the commencement of City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 127); or
- (c) an allotment of between 1 and 2 hectares lawfully created under clause 11(4)(b) of this plan as in force immediately before the commencement of City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 127); or
- (d) an allotment of between 4,000 square metres and less than 40 hectares lawfully created under clause 11(4)(c) of this plan as in force immediately before the commencement of City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 127); or
- (e) an allotment or portion for which development consent for a dwelling-house was obtained under clause 14(2)(g) of this plan as in force immediately before the commencement of City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 127), being a consent that is current.

“Council” means the Council of the City of Shoalhaven;

“dual occupancy development” means development that results in 2 dwellings only (whether attached or detached), on a single allotment of land in one of the following forms:

- (a) detached dual occupancy - two separate dwelling-houses which have parallel or corresponding architectural features in their building form;
- (b) attached dual occupancy - two dwellings which are physically attached and characterised by a continuous roof profile with identical pitch resulting in the appearance of a single dwelling-house.

“extractive material” means sand, gravel, clay, soil, rock, stone or similar substances, but excludes turf and any sand, soil or other material remaining attached to turf after extraction of turf is carried out;

“health services facility” has the same meaning as in the standard instrument prescribed by the Standard Instrument (Local Environmental Plans) Order 2006.

[Amendment #240 - see page xlvi]

“home activity” means any activity carried out for either paid or unpaid employment purposes:

- (a) in a dwelling or dwelling-house, or
- (b) from a building, or area, within the curtilage of a dwelling-house, or
- (c) from an outbuilding, or area, on a property in a rural location, or

(d) on land adjoining, and under the same ownership as, land on which such a dwelling, dwelling-house, building, outbuilding or area is situated,

if the dominant use of the premises or land is for domestic purposes, the activity is carried out by a resident of the premises or land and the activity does not involve the use of the premises or land for the purposes of use as sexual service premises.

[Amendment #199 – see page xxxvi]

"identified land use" for a site means a land use that is not specified as being allowed in the Table to clause 9 but which is consistent with the objectives of this plan and any relevant State environmental planning policy and regional environmental plan and which is identified by the Council as suitable due to the circumstances of the site.

[Amendment #192 – see page xxxv]

"intensive animal husbandry" means an activity carried out within a building or on land involving the keeping or nurturing of cattle, goats, horses, poultry, sheep or other livestock for commercial purposes by predominantly supplementary feeding methods and, without limiting the generality of the foregoing, includes the use of a building or land for the purpose of:

- (a) feed lots;
- (b) piggeries; or
- (c) poultry farms,

but does not include the use of a building or land for the purposes of an animal boarding establishment or for the keeping of livestock or poultry intended solely for personal consumption or enjoyment by the owner or occupier of the building or land, or intensive hand feeding of livestock as a result of natural disaster, including drought, flood or bush fire;

"manufactured home estate" means land on which manufactured homes are, or are to be, erected;

"marina" means a pontoon, jetty, pier or similar structure, designed or adapted to provide moorings for small boats used primarily for pleasure or recreation and includes ancillary works such as slipways, facilities for the repair and maintenance of boats and the provision of fuel, accessories and parts for boats, and of foodstuffs, but does not include a pontoon, jetty, pier or similar structure for private use involving 3 boats or less;

"motel" means a building or buildings (other than a hotel, boarding - house or residential flat building) substantially used for the overnight accommodation of travellers, or longer term accommodation for tourists, and the vehicles used by them, whether or not the building or buildings are also used in the provision of meals to those travellers, tourists or the general public;

"prime crop and pasture land" means land identified as class 1, 2 or 3 on a map entitled "Agricultural Land Classification" produced by the Department of

Agriculture, dated 1986, and available for public inspection at the office of the Council, but does not include land which the Director-General of the Department of Agriculture has notified the Council in writing is not prime crop and pasture land;

"public utility infrastructure" includes infrastructure for any of the following:

- (a) the supply of water,
- (b) the supply of electricity,
- (c) the disposal and management of sewage.

[Amendment #236 – see page xlvi]

"residential flat building" means a building containing 3 or more dwellings;

"road transport depot" means a building or place used for the servicing, repair and parking of vehicles used for the purpose of a road transport undertaking and includes a bus depot, but does not include a road transport terminal;

"seniors housing" means residential accommodation that consists of:

- (a) a residential care facility, or
- (b) a hostel, or
- (c) a group of self-contained dwellings, or
- (d) a combination of these,

and that is, or is intended to be, used permanently for:

- (e) seniors or people who have a disability, or
- (f) people who live in the same household with seniors or people who have a disability, or
- (g) staff employed to assist in the administration of the residential accommodation or in the provision of services to persons living in the accommodation.

but does not include a hospital.

[Amendment #236 – see page xlvi]

"sexual services premises" means premises (including a brothel) where sexual services of any sort (including, but not limited to, sexual intercourse, but excluding services rendered by a registered medical practitioner in the proper exercise of his or her profession) are provided for fee or reward;

"Special Rural Lifestyle Area" means land shown on the map by dashed lines, the words "Special Rural Lifestyle Area" and an area number;

"stables" means any building or part of a building used to receive, maintain or keep a horse, whether for the purposes of gain or not;

"the map" means the map marked "City of Shoalhaven Local Environmental Plan, 1985", as amended by the maps marked as follows:

City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 2);  
City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 4);  
City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 5);  
City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 7);  
City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 8);  
City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 10);  
City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 11);  
City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 12);  
City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 13);  
City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 14);  
City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 15);  
City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 17);  
City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 18);  
City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 20);  
City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 21);  
City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 22);  
City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 23);  
City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 24);  
City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 28);  
City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 29);  
City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 31);  
City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 32);  
City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 33);  
City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 34);  
City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 35);  
City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 36);  
City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 37);  
City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 38);  
City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 39);  
City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 40);  
City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 41);  
City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 42);  
City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 43);  
City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 44);  
City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 46);  
City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 48);  
City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 50);



City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 115);  
City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 117);  
City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 118);  
City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 121);  
City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 122);  
City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 123);  
City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 125);  
City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 126) – Sheet 1;  
City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 127);  
City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 131);  
City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 132);  
City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 137);  
City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 140);  
City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 141);  
City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 142);  
City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 151);  
City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 152);  
City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 155);  
City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 156);  
City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 158);  
City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 159);  
City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 161);  
City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 162);  
City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 166);  
City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 167);  
City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 169);  
City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 170);  
City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 171) – Sheet 1;  
City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 175);  
City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 176);  
City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 177);  
City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 178);  
City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 180);  
City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 182);  
City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 183);  
City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 184);  
City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 189);  
City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 191);

City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 194);  
City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 193);  
City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 195);  
City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 196) – Sheet 2;  
City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 198);  
City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 204);  
City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 207);  
City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 211);  
City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 205);  
City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 208);  
City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 213);  
City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 202);

Shoalhaven Local Environmental Plan 1985 (Amendment No. 214);  
Shoalhaven Local Environmental Plan 1985 (Amendment No 215);  
Shoalhaven Local Environmental Plan 1985 (Amendment No 220) – Sheet 1;  
Shoalhaven Local Environmental Plan 1985 (Amendment No 221);  
Shoalhaven Local Environmental Plan 1985 (Amendment No 224);  
Shoalhaven Local Environmental Plan 1985 (Amendment No 226);  
Shoalhaven Local Environmental Plan 1985 (Amendment No 228);  
Shoalhaven Local Environmental Plan 1985 (Amendment No 229);  
Shoalhaven Local Environmental Plan 1985 (Amendment No 231);  
Shoalhaven Local Environmental Plan 1985 (Amendment No 232);  
Shoalhaven Local Environmental Plan 1985 (Amendment No 235) – Sheets 1 and 2;  
Shoalhaven Local Environmental Plan 1985 (Amendment No 236);  
Shoalhaven Local Environmental Plan 1985 (Amendment No 238);  
Shoalhaven Local Environmental Plan 1985 (Amendment No 239);  
Shoalhaven Local Environmental Plan 1985 (Amendment No 240);  
Jervis Bay Regional Environmental Plan 1996 (Amendment No. 1) – Map 5a – Sheet 2

“tourist accommodation unit” means a dwelling used, designed, constructed or adapted to be used for the provision of holiday accommodation, not permanent occupation, being one of a group of similar dwellings forming part of a tourist facility.

“turf farming” means the cultivation and extraction of turf whether or not for the purpose of sale;

“waste” means any solid, gas or liquid, with or without matter in suspension or solution in it, which is or may be discharged from premises in the course of any process or operation carried out in connection with any trade, industry, agriculture or sewage treatment;

“water transport terminal” means a building or place used for the assembly and dispersal of passengers travelling by boat or for the bulk handling of goods for transport by boat, including facilities for the loading and unloading of boats used to transport those goods.

(2) The letters and symbols “M.W.S. & D.B.” where appearing on the map mean “Metropolitan Water Sewerage and Drainage Board purposes”.

(3) In this plan, except in so far as the context or subject-matter otherwise indicates or requires:

(a) a reference to a map is a reference to a map deposited in the office of the Council;

(b) a reference to land with a zone specified in clause 8 is a reference to land shown on the map in the manner indicated in that clause as the means of identifying land of the zone so specified; and

(c) a reference to a building or place used for a purpose includes a reference to a building or place intended to be used for that purpose.

(4) Notes included in this plan do not form part of this plan.

[Amendment #70 – see page xi]

[Amendment #149 – see page xxiii]

[Amendment #75 – see page xii]

[Amendment #23 – see page iii]

[Amendment #147 – see page xxiii]

[Amendment #74 – see page xii]

[Amendment #73 – see page xiii]

[Amendment #69 – see page xi]

[Amendment #129 – see page xxi]

[Amendment #119 – see page xix]

[Amendment #4 – see page i]

[Amendment #15 – see page viii]

[Amendment #72 – see page xii]

[Amendment #127 – see page xxvi]

[Amendment #153 – see page xxvii]

[Amendment #218 – see page xli]

## **7 Consent Authority**

The Council shall be the consent authority for the purposes of this plan.

## Part II – General Restrictions on Development of Land

### 8 Zones indicated on the map

For the purposes of this plan, land to which this plan applies shall be within a zone specified hereunder if the land is shown on the map in the manner specified hereunder in relation to that zone:

Zone No. 1(a) (Rural “A” (Agricultural Production) Zone) -coloured light brown.

Zone No. 1(b) (Rural “B” (Arterial and Main Road Protection) Zone) -coloured light brown with dark scarlet edging and lettered 1(b).

Zone No. 1(c) (Rural “C” (Rural Lifestyle) Zone) - coloured light brown with dark scarlet edging and lettered 1(c).

Zone No. 1(d) (Rural “D” (General Rural) Zone) - coloured light brown with dark scarlet edging and lettered 1(d).

Zone No. 1(e) (Rural “E” (Extractive and Mineral Resources) Zone) – coloured light brown with dark scarlet edging and lettered 1 (e).

Zone No. 1(f) (Rural “F” (Forest) Zone) – coloured light brown with dark scarlet edging and lettered 1(f).

Zone No. 1(g) (Rural “G” (Flood Liable) Zone) – coloured light brown with dark scarlet edging and lettered 1(g).

Zone No. 2(a1) (Residential “A1” Zone) – coloured light scarlet.

Zone No. 2(a2) (Residential “A2” Zone) – coloured light scarlet with dark scarlet edging and lettered 2(a2).

Zone No. 2 (a3) (Residential “A3” Zone) – coloured light scarlet with dark scarlet edging and lettered 2(a3).

Zone No. 2(a4) (Residential “A4” (Restricted Development) Zone) – coloured light scarlet with dark scarlet edging and lettered 2(a4).

Zone No. 2(b1) (Residential “B1” Zone) – coloured light scarlet with dark scarlet edging and lettered 2(b1).

Zone No. 2(b2) (Residential “B2” Zone) – coloured light scarlet with dark scarlet edging and lettered 2(b2).

Zone No. 2(c) (Residential “C” (Living Area) Zone) – coloured light scarlet with dark scarlet edging and lettered 2(c).

Zone No. 2(d) (Residential “D” Zone) – coloured light scarlet with dark scarlet edging and lettered 2(d).

Zone No. 2(e) (Residential “E” (Village) Zone) – uncoloured with dark scarlet edging and lettered “V”.

Zone No. 3(a) (Business “A” (Retail) Zone) – coloured light blue.

Zone No. 3(b) (Business “B” (Transitional) Zone) – coloured light blue with dark scarlet edging and lettered 3(b).

Zone No. 3(c) (Business “C” (Neighbourhood) Zone) – coloured dark blue.

Zone No. 3(d) (Business “D” (Commercial) Zone) – coloured light blue with dark scarlet edging and lettered 3(d).

Zone No. 3(f) (Business “F” (Village) Zone) – coloured light blue with dark scarlet edging and lettered 3(f).

Zone No. 3(g) (Business “G” (Development Area) Zone) – uncoloured with light blue edging.

Zone No. 3(h) (Business “H” (Restricted Development) Zone) – coloured light blue with dark scarlet edging and lettered 3(h).

Zone No. 4(a) (Industrial “A” (General) Zone) – coloured mauve.

Zone No. 4(b) (Industrial “B” (Light) Zone) – coloured mauve with dark red edging and lettered 4(b).

Zone No. 4(c) (Industrial “C” (Special) Zone) – coloured mauve with dark red edging and lettered 4(c).

Zone No. 4(d) (Industrial “D” (Waterfront) Zone) – coloured mauve with dark red edging and lettered 4(d).

Zone No. 4(e) (Industrial “E” (Restricted Development) Zone) – coloured mauve with dark red edging and lettered 4(e).

Zone No. 5(a) (Special Uses “A” Zone) – coloured yellow with scarlet lettering.

Zone No. 5(b) (Special Uses “B” (Railways) Zone) – coloured purple.

Zone No. 5(c) (Special Uses “C” (Reservation) Zone) – coloured yellow with dark green edging and scarlet lettering.

Zone No. 5(d) (Special Uses “D” (Proposed Arterial Roads Reservation and Widening of Existing Arterial Roads Reservation) Zone) – coloured by red and white bands with broken black lines on both sides of the bands, or by red and white bands with broken black lines on one side of the bands.

Zone No. 5(e) (Special Uses “E” (Proposed Local Roads Reservation and Widening of Local Roads Reservation) Zone) – coloured grey with broken black lines on both sides of the reservation, or coloured grey with a broken black line on one side of the widening.

Zone No. 6(a) (Open Space – Recreation “A” (Existing) Zone) – coloured dark green.

Zone No. 6(b) (Open Space – Recreation “B” (Private) Zone) – coloured dark green with yellow edging.

Zone No. 6(c) (Open Space – Recreation “C” (Proposed) Zone) – coloured light green with dark green edging.

Zone No. 6(d) (Open Space – Recreation “D” (Reserve) Zone) – coloured light green.

Zone No. 7(a) (Environment Protection “A” (Ecology) Zone) -coloured orange.

Zone No. 7(c) (Environment Protection “C” (Water Catchment Areas) Zone) – coloured orange with scarlet edging and lettered 7(c).

Zone No.7(d1) (Environment Protection “D1” (Scenic) Zone) – coloured orange with scarlet edging and lettered 7(d1).

Zone No. 7(d2) (Environment Protection “D2” (Special Scenic) Zone) – coloured orange with scarlet edging and lettered 7 (d2).

Zone No. 7(e) (Environment Protection “E” (Escarpment) Zone) – coloured orange with scarlet edging and lettered 7(e).

Zone No. 7(f1) (Environment Protection “F1” (Coastal) Zone) – coloured orange with scarlet edging and lettered 7(f1).

Zone No. 7(f2) (Environment Protection “F2” (Coastal Reservation) Zone) – coloured orange with scarlet edging and lettered 7(f2).

Zone No. 7(f3) (Environment Protection “F3” (Foreshores Protection) Zone) – coloured orange with scarlet edging and lettered 7(f3).

Zone No. 8(a) (National Parks and Nature Reserves “A” Zone) – uncoloured with dark green edging and lettered 8.

Zone No. 9(a) (Natural Hazards “A” (Urban Flooding) Zone)-blue hatching.

[Amendment #127 – see page xxvi]

[Amendment #195 – see page xxxvii]

## 8A Determination of zone boundaries

(1) Where a boundary between 2 zones as shown on the map does not correspond with a cadastral boundary, the Council may determine the zone boundary based on a survey of the land by a registered surveyor, despite clause 8.

(2) in determining a zone boundary under this clause:

(a) the Council shall have regard to the characteristics of the land indicated by the survey and the relationship of those characteristics with the objectives of the zones on each side of the boundary to be determined; and

(b) a zone boundary cannot be varied by more than 20 metres from the boundary as shown on the map.

[Amendment #70 – see page xi]

[Amendment #127 – see page xxvi]

## 9 Zone objectives and development control table

(1) The objectives of a zone are set out in the Table to this clause under the heading “Objectives of Zone” appearing in the matter relating to the zone.

(2) Except as otherwise provided by this plan, in relation to land within a zone specified in the Table to this clause, the purposes (if any) for which:

(a) development may be carried out without development consent;

(b) development may be carried out only with development consent; and

(c) development is prohibited,

are specified under the headings “Without development consent”, “Only with development consent” and “Prohibited”, respectively, appearing in the matter relating to the zone.

(3) In determining a development application, the

Council must take into account the aims and objectives of this plan and the objectives of the zone within which the development is proposed.

[Amendment #127 – see page xxvi]

## Zone No. 1(a) (Rural “A” (Agricultural Production) Zone)

1. Objectives of zone

The objectives are:

(a) to conserve and maintain the productive potential of prime crop and pasture land;

(b) to ensure that existing or potential agricultural land use is not jeopardised by non-agricultural land uses; and

(c) to conserve cultural landscapes.

2. Without development consent

Agriculture (other than on land to which clause 21, 23, 25 or 27 applies).

3. Only with development consent

Any purpose other than a purpose for which development may be carried out without development consent or a purpose for which development is prohibited.

4. Prohibited

Boarding houses; bulk stores; bulky goods premises; caravan parks; car repair stations; cluster housing; commercial premises; dual occupancy development (other than development resulting in attached dwellings); generating works involving wind-powered generators; hotels; industries (other than rural industries or extractive industries); junk yards; motels; motor showrooms; offensive or hazardous industries (other than those which are reliant on prime crop and pasture land); residential flat buildings; service stations; sexual services premises; shops; warehouses.

[Amendment #127 – see page xxvi]

[Amendment #153 – see page xxvii]

[Amendment #235 – see page xlvi]

## Zone No. 1(b) (Rural “B” (Arterial and Main Road Protection) Zone)

1. Objectives of zone

The objectives are:

(a) to minimise the direct and accumulative impact of development on the efficiency and safety of existing or proposed main and arterial roads;

(b) to promote a high level of scenic quality adjacent to existing or proposed main or arterial roads; and

(c) to encourage, where possible, the use of existing or proposed side roads as an alternative to direct vehicular access to an existing or proposed main or arterial road.

2. Without development consent

Agriculture (other than on land to which clause 21, 23, 25 or 27 applies).

3. Only with development consent

Any purpose other than a purpose for which development

may be carried out without development consent or a purpose for which development is prohibited.

#### 4. Prohibited

Boarding-houses; bulk stores; bulky goods premises; caravan parks; car repair stations; clubs; cluster housing; commercial premises; dual occupancies (other than attached dwellings); industries (other than rural industries); junk yards; liquid fuel depots; mines; motor showrooms; places of assembly; residential flat buildings, retail plant nurseries (other than where a wholesale nursery is also operated on the same land and where access to the land is by a local side road and not a main road); sawmills; service stations; sexual services premises; shops; stock and sale yards; timber yards; transport terminals; warehouses.

[Amendment #127 – see page xxvi]

[Amendment #153 – see page xxvii]

[Amendment #195 – see page xxxvii]

[Amendment #235 – see page xlvi]

### **Zone No. 1(c) (Rural “C” (Rural Lifestyle) Zone)**

#### 1. Objectives of zone

The objectives are:

- (a) to provide for a range of rural lifestyles suited to each area as an alternative to urban and village lifestyles development forms, and servicing levels;
- (b) to meet the reasonable lifestyle needs of residents and provide adequate public safety in relation to bushfire, flooding, landslip and traffic while promoting and sustaining a high level of environmental quality in the zone;
- (c) to integrate new and existing development and lifestyles so that conflicts between land uses and lifestyles are minimised and a high level of landscape quality is sustained; and
- (d) to foster agricultural use of prime crop and pasture land and provide for other small scale uses compatible with sustaining a rural lifestyle and an adequate level of amenity in the zone.

#### 2. Without development consent

Nil.

#### 3. Only with development consent

Agriculture; aquaculture; bed and breakfast accommodation; child care centres; community facilities; dual occupancies (other than resulting in detached dwellings); dwelling-houses; general stores; home activities; roads.

#### 4. Prohibited

Any purpose other than a purpose for which development may be carried out only with development consent.

[Amendment #127 – see page xxvi]

### **Zone No. 1(d) (Rural “D” (General Rural) Zone)**

#### 1. Objectives of zone

The objectives are:

- (a) to provide opportunities for a range of rural land uses and other development, including those which by virtue of their character require siting away from urban areas;
- (b) to recognise the potential for high intensity bush fire over wide areas of the zone and to ensure that development does not lead to significant risks to life or property from bush fire or to the implementation of bush fire mitigation measures which will have a significant environmental impact; and
- (c) to ensure that wherever possible the location, design and management of development is consistent with:
  - (i) the protection of important natural and cultural environments;
  - (ii) the conservation of renewable natural resources such as forests and prime crop and pasture land;
  - (iii) the maintenance of opportunities for economic development of important extractive resources;
  - (iv) minimising conflict between land uses; and
  - (v) any plans for public infrastructure provision or management.

#### 2. Without development consent

Agriculture; forestry (other than on land to which clause 21, 23, 25 or 27 applies).

#### 3. Only with development consent

Any purpose other than a purpose for which development may be carried out without development consent or a purpose for which development is prohibited.

#### 4. Prohibited

Boarding houses; bulk stores; bulky goods premises; car repair stations; cluster housing; dual occupancies (other than attached dwellings); generating works involving wind-powered generators; industries (other than rural industries, extractive industries, offensive or hazardous industries); junk yards; motor showrooms; residential flat buildings; service stations; sexual services premises; shops; warehouses.

[Amendment #127 – see page xxvi]

[Amendment #153 – see page xxvii]

[Amendment #235 – see page xlvi]

### **Zone No. 1(e) (Rural “E” (Extractive and Mineral Resources) Zone)**

#### 1. Objective of zone

The objective is to maintain the potential for economic extraction of hard rock, mineral, sand or gravel resources.

#### 2. Without development consent

Agriculture.

#### 3. Only with development consent

Dwellings and buildings incidental to or subsidiary to agriculture; extractive industries; forestry; generating works (other than wind-powered generators); home activities; intensive animal husbandry; intensive horticulture; mines; roads; turf farming; utility installations (other than gas holders).

#### 4. Prohibited

Any purpose other than a purpose for which development may be carried out without development consent or a purpose for which development may be carried out only with development consent.

[Amendment #69 – see page xi]

[Amendment #119 – see page xix]

[Amendment #127 – see page xxvi]

### **Zone No. 1(f) (Rural “F” (Forest) Zone)**

#### 1. Objectives of zone

The objectives are:

- (a) to conserve forest resources of State-wide significance;
- (b) to foster the harvesting of forest resources in a manner which is both economic and ecologically sustainable;
- (c) to encourage recreational use of forest resources where such use is compatible with timber production; and
- (d) to recognise the role of forest resources in providing habitat corridors and in maintaining water quality in the catchments of the City.

#### 2. Without development consent

Forestry; any use authorised under the *Forestry Act 1916* which is ancillary to forestry activities.

#### 3. Only with development consent

Agriculture; camping and caravan parks; community facilities; dwellings used in association with forest management; extractive industries; research establishments; roads; utility installations.

#### 4. Prohibited

Any purpose other than a purpose for which development may be carried out without development consent or a purpose for which development may be carried out only with development consent.

[Amendment #127 – see page xxvi]

### **Zone No. 1(g) (Rural “G” (Flood Liable) Zone)**

#### 1. Objectives of zone

The objectives are:

- (a) to limit the erection of structures on land subject to periodic inundation;
- (b) to ensure that dwelling-houses are erected on land subject to periodic inundation only in conjunction with agricultural use;
- (c) to ensure that the effect of inundation is not increased through development;
- (d) to restrict development and how it is carried out so that its potential to have an adverse impact on site and off site on acid sulfate soils is reduced or eliminated; and
- (e) to conserve and maintain the productive potential of prime crop and pasture land.

#### 2. Without development consent

Agriculture (other than on land to which clause 21, 23, 25 or 27 applies).

#### 3. Only with development consent

Advertising structures; animal boarding establishments; aquaculture; boat building industries; bed and breakfast accommodation (but only where this is an ancillary use or where a dwelling-house would otherwise be permissible on the land); buildings used in conjunction with agriculture; community facilities; drainage; dwelling-houses; extractive industries; forestry; generating works (other than wind-powered generators); home activities; intensive animal husbandry; racecourses; roads; rural industries; showgrounds; turf farming; uses or buildings associated with other lawful land uses, buildings or places which are under the care, control and management of the Council; utility installations (other than gas holders or generating works); waste treatment and disposal, in each case involving the use of water.

#### 4. Prohibited

Any purpose other than a purpose for which development may be carried out without development consent or a purpose for which development may be carried out only with development consent.

[Amendment #127 – see page xxvi]

### **Zone No. 2 (a1) (Residential “A1” Zone)**

#### 1. Objectives of zone

The objectives are to provide an environment primarily for detached housing and to ensure that the range of other development permitted in a residential area is compatible with the residential environment.

#### 2. Without development consent

Nil.

#### 3. Only with development consent

Bed and breakfast accommodation; child care centres; child welfare centres; community facilities; drainage; dual occupancy development; dwelling-houses; educational establishments; general stores; home activities; hospitals; open space; places of public worship; professional consulting rooms; roads; utility installations (other than gas holders or generating works).

#### 4. Prohibited

Any purpose other than a purpose for which development may be carried out without development consent or a purpose for which development may be carried out only with development consent.

[Amendment #119 – see page xix]

[Amendment #70 – see page xi]

[Amendment #73 – see page xiii]

[Amendment #164 – see page xxviii]

### **Zone No. 2 (a2) (Residential “A2” Zone)**

#### 1. Objectives of zone

The objectives are to provide for a low density residential environment with a minimum allotment size of 2000 square metres primarily for detached housing.

2. Without development consent

Nil.

3. Only with development consent

Any purpose other than a purpose for which development may be carried out without development consent or a purpose for which development is prohibited.

4. Prohibited

Advertising structures; amusement parks; animal boarding establishments; bulk stores; bulky goods premises; car repair stations; caravan parks; clubs; cluster housing; commercial premises; dual occupancy development (other than development resulting in attached dwellings); hotels; industries; intensive animal husbandry; junk yards; liquid fuel depots; mines; motels; motor showrooms; places of assembly; public utility undertakings; residential flat buildings; retail plant nurseries; road transport depots; roadside stalls; sawmills; service stations; sexual services premises; timber yards; tourist facilities; transport terminals; turf farming; warehouses.

[Amendment #75 – see page xii]

[Amendment #74 – see page xii]

[Amendment #73 – see page xiii]

[Amendment #69 – see page xi]

[Amendment #127 – see page xxvi]

[Amendment #153 – see page xxvii]

[Amendment #235 – see page xlvi]

### **Zone No. 2 (a3) (Residential “A3” Zone)**

1. Objectives of zone

The objectives are to provide for a low density residential environment with a minimum allotment size of 4 000 square metres primarily for detached housing.

2. Without development consent

Nil.

3. Only with development consent

Any purpose other than a purpose for which development is prohibited.

4. Prohibited

Advertising structures; amusement parks; animal boarding establishments; bulk stores; bulky goods premises; car repair stations; caravan parks; clubs; cluster housing; commercial premises; dual occupancy development (other than development resulting in attached dwellings); hotels; industries; intensive animal husbandry; junk yards; liquid fuel depots; mines; motels; motor showrooms; places of assembly; public utility undertakings; residential flat buildings; retail plant nurseries; road transport depots; roadside stalls; sawmills; service stations; sexual services premises; timber yards; tourist facilities; transport terminals; turf farming; warehouses.

[Amendment #75 – see page xii]

[Amendment #74 – see page xii]

[Amendment #73 – see page xiii]

[Amendment #69 – see page xi]

[Amendment #127 – see page xxvi]

[Amendment #153 – see page xxvii]

[Amendment #235 – see page xlvi]

### **Zone No. 2 (a4) (Residential “A4” (Restricted Development) Zone)**

1. Objectives of zone

The objectives are to identify locations in existing urban areas with development problems where special consideration will be required before development can be approved.

2. Without development consent

Nil.

3. Only with development consent

Bed and breakfast accommodation; drainage; dwelling-houses; home activities; open space; roads; utility installations (other than gas holders or generating works).

4. Prohibited

Any purpose other than a purpose for which development may be carried out only with development consent.

[Amendment #70 – see page xi]

### **Zone No. 2 (b1) (Residential “B1” Zone)**

1. Objectives of zone

The objectives are to provide for a variety of life styles by the provision of areas for residential flat buildings and to minimise the conflict with detached housing.

2. Without development consent

Nil.

3. Only with development consent

Any purpose other than a purpose for which development is prohibited.

4. Prohibited

Advertising structures; amusement parks; animal boarding establishments; bulk stores; bulky goods premises; car repair stations; commercial premises (other than clubs); dwelling-houses; hotels; industries; intensive animal husbandry; junk yards; liquid fuel depots; motels; motor showrooms; refreshment rooms; retail plant nurseries; roadside stalls; sawmills; service stations; sexual services premises; shops; tourist facilities; transport terminals; turf farming; warehouses.

[Amendment #75 – see page xii]

[Amendment #147 – see page xxiii]

[Amendment #69 – see page xi]

[Amendment #127 – see page xxvi]

[Amendment #153 – see page xxvii]

[Amendment #235 – see page xlvi]

### **Zone No. 2 (b2) (Residential “B2” Zone)**

1. Objectives of zone

The objectives are to provide for a variety of life styles by the provisions of areas for residential flat buildings to minimise the conflict with detached housing and to identify opportunities for motel development.

2. Without development consent

Nil.

3. Only with development consent

Any purpose other than a purpose for which development is prohibited.

4. Prohibited

Advertising structures; amusement parks; animal boarding establishments; bulk stores; bulky goods premises; car repair stations; commercial premises (other than clubs); dwelling-houses; hotels; industries; intensive animal husbandry; junk yards; liquid fuel depots; motor showrooms; retail plant nurseries; roadside stalls; sawmills; service stations; sexual services premises; shops; tourist facilities; transport terminals; turf farming; warehouses.

[Amendment #75 – see page xii]

[Amendment #147 – see page xxiii]

[Amendment #69 – see page xi]

[Amendment #127 – see page xxvi]

[Amendment #153 – see page xxvii]

[Amendment #235 – see page xlvi]

### **Zone No. 2 (c) (Residential “C” (Living Area) Zone)**

1. Objectives of zone

The objectives are to provide for new residential areas with a range of housing types with provision for urban facilities to serve the local community.

2. Without development consent

Nil.

3. Only with development consent

Any purpose other than a purpose for which development is prohibited.

4. Prohibited

Advertising structures; amusement parks; animal boarding establishments; bulk stores; bulky goods premises; car repair stations; caravan parks; drive-in theatres; industries (other than those specified in Schedule 6); intensive animal husbandry; junk yards; liquid fuel depots; motor showrooms; retail plant nurseries; road transport depots; roadside stalls; sawmills; sexual services premises; timber yards; transport terminals; turf farming; warehouses.

[Amendment #69 – see page xi]

[Amendment #75 – see page xii]

[Amendment #127 – see page xxvi]

[Amendment #153 – see page xxvii]

[Amendment #235 – see page xlvi]

### **Zone No. 2 (d) (Residential “D” Zone)**

1. Objectives of zone

The objectives are to identify land for tourist infrastructure and to encourage tourist accommodation facilities and other compatible residential uses and recreation.

2. Without development consent

Nil.

3. Only with development consent

Amusement parks; bed and breakfast accommodation; boarding-houses; caravan parks; drainage; dwelling-houses; home activities; motels; recreation facilities; roads; tourist facilities; units for aged or disabled persons; unlicensed clubs not exceeding 150 square metres gross floor area; utility installations (other than gas holders or generating works).

4. Prohibited

Any purpose other than a purpose for which development may be carried out only with development consent.

[Amendment #71 – see page xii]

[Amendment #70 – see page xi]

### **Zone No. 2 (e) (Residential “E” (Village) Zone)**

1. Objectives of zone

The objectives are to provide a village lifestyle with a range of residential accommodation and support urban facilities.

2. Without development consent

Nil.

3. Only with development consent

Any purpose other than a purpose for which development is prohibited.

4. Prohibited

Abattoirs; advertising structures; aerodromes; agriculture; airline terminals; animal boarding establishments; bulky goods premises; extractive industries; institutions; intensive animal husbandry; junk yards; mines; offensive or hazardous industries; sawmills; sexual services premises; turf farming.

[Amendment #75 – see page xii]

[Amendment #69 – see page xi]

[Amendment #127 – see page xxvi]

[Amendment #153 – see page xxvii]

[Amendment #235 – see page xlvi]

### **Zone No. 3 (a) (Business “A” (Retail) Zone)**

1. Objectives of zone

The objectives are to allow for retail, commercial and business activities.

2. Without development consent

Nil.

3. Only with development consent

Any purpose other than a purpose for which development is prohibited.

#### 4. Prohibited

Amusement parks; bed and breakfast accommodation; bulk stores; bulky goods premises; car repair stations; cluster housing; dual occupancy development; dwellings (other than those attached to shops and commercial premises); industries referred to in Schedule 5; intensive animal husbandry; junk yards; liquid fuel depots; motels (except where all accommodation is provided above ground floor retail or commercial development); motor showrooms; roadside stalls; sawmills; sexual services premises; timber yards; transport terminals (other than bus stations); turf farming; warehouses.

[Amendment #70 – see page xi]

[Amendment #74 – see page xii]

[Amendment #75 – see page xii]

[Amendment #69 – see page xi]

[Amendment #127 – see page xxvi]

[Amendment #153 – see page xxvii]

[Amendment #235 – see page xlvi]

### **Zone No. 3 (b) (Business “B” (Transitional) Zone)**

#### 1. Objectives of zone

The objectives are to provide for forms of business activities normally located on the fringe of the central business district which require large sites, including retailing of bulky goods.

#### 2. Without development consent

Nil.

#### 3. Only with development consent

Any purpose other than a purpose for which development is prohibited.

#### 4. Prohibited

Bed and breakfast accommodation; boarding-houses; bulk stores; cluster housing; dual occupancy development; dwelling-houses or dwellings (other than those attached to shops or commercial premises); gas holders; generating works; industries referred to in Schedule 5; intensive animal husbandry; junk yards; liquid fuel depots; roadside stalls; sexual services premises; timber yards; transport terminals (other than bus depots and bus stations); turf farming; warehouses.

[Amendment #75 – see page xii]

[Amendment #70 – see page xi]

[Amendment #74 – see page xii]

[Amendment #73 – see page xiii]

[Amendment #69 – see page xi]

[Amendment #127 – see page xxvi]

[Amendment #153 – see page xxvii]

[Amendment #235 – see page xlvi]

### **Zone No. 3 (c) (Business “C1” (Neighbourhood) Zone)**

#### 1. Objectives of zone

The objectives are to provide for neighbourhood retail and business development which is limited in scale to serve the needs of the local community and which is compatible with a residential environment.

#### 2. Without development consent

Nil.

#### 3. Only with development consent

Commercial premises; dwelling-houses and dwellings attached to commercial premises or attached to premises used for the purposes referred to in Schedule 1 or 2; home activities; motels; purposes referred to in Schedule 2; roads; shops (other than bulky goods premises); utility installations (other than gas holders or generating works).

#### 4. Prohibited

Any purpose other than a purpose for which development may be carried out only with development consent.

[Amendment #119 – see page xix]

[Amendment #70 – see page xi]

[Amendment #75 – see page xii]

[Amendment #235 – see page xlvi]

### **Zone No. 3 (d) (Business “D” (Commercial) Zone)**

#### 1. Objectives of zone

The objectives are to provide for professional office and consulting rooms and commercial office development.

#### 2. Without development consent

Nil.

#### 3. Only with development consent

Bed and breakfast accommodation; commercial premises; drainage; dwelling-houses and dwellings attached to and used in conjunction with any purpose specified in this Item; home activities; professional consulting rooms; public buildings; roads; shops and purposes referred to in Schedule 4; utility installations (other than gas holders or generating works);

#### 4. Prohibited

Any purpose other than a purpose for which development may be carried out only with development consent.

[Amendment #70 – see page xi]

### **Zone No. 3 (f) (Business “F” (Village) Zone)**

#### 1. Objectives of zone

The objectives are to provide for village retail and business development to serve the needs of the village community and which is compatible with the village environment.

#### 2. Without development consent

Nil.

#### 3. Only with development consent

Any purpose other than a purpose for which development

is prohibited.

#### 4. Prohibited

Bed and breakfast accommodation; bulky goods premises; caravan parks; cluster housing; dual occupancy development; dwelling-houses and dwellings (other than those attached to shops or commercial premises); industries referred to in Schedule 5; intensive animal husbandry; junk yards; liquid fuel depots; sexual services premises; turf farming.

[Amendment #70 – see page xi]

[Amendment #75 – see page xii]

[Amendment #74 – see page xii]

[Amendment #73 – see page xiii]

[Amendment #69 – see page xi]

[Amendment #67 – see page x]

[Amendment #127 – see page xxvi]

[Amendment #153 – see page xxvii]

[Amendment #235 – see page xlvi]

### **Zone No. 3 (g) (Business “G” (Development Area) Zone)**

#### 1. Objectives of zone

The objectives are to provide a strategic development area providing both for a variety of uses and for varying combinations of such uses including higher density residential, commercial and tourist combinations but not including ordinary retail uses that would compete with the local retail centre. The development is subject to a development control plan which will give guidelines for the type and scale of development.

#### 2. Without development consent

Nil.

#### 3. Only with development consent

Any purpose other than a purpose for which development is prohibited.

#### 4. Prohibited

Abattoirs; bed and breakfast accommodation; bulky goods premises; cluster housing; dual occupancy development; dwelling-houses (except in accordance with, or as ancillary to uses referred to in, the objectives of the zone); intensive animal husbandry; junk yards; liquid fuel depots; mines; sexual services premises; turf farming.

[Amendment #70 – see page xi]

[Amendment #75 – see page xii]

[Amendment #74 – see page xii]

[Amendment #73 – see page xiii]

[Amendment #71 – see page xii]

[Amendment #69 – see page xi]

[Amendment #127 – see page xxvi]

[Amendment #153 – see page xxvii]

[Amendment #235 – see page xlvi]

### **Zone No. 3 (h) (Business “H” (Restricted Development) Zone)**

#### 1. Objectives of zone

The objectives are to identify locations in existing business areas with development problems and where special consideration will be required before development can be approved.

#### 2. Without development consent

Nil.

#### 3. Only with development consent

Any purpose other than a purpose for which development is prohibited.

#### 4. Prohibited

Bed and breakfast accommodation; boarding-houses; bulky goods premises; caravan parks; caravan showrooms; child care centres; cluster housing; dual occupancy development; dwelling-houses and dwellings (other than those attached to and used in conjunction with shops or commercial premises); general stores; hotels; industries referred to in Schedule 4 or 5; intensive animal husbandry; junk yards; liquid fuel depots; motels; public buildings; residential flat buildings; roadside stalls; sexual services premises; timber yards; transport terminals; turf farming; warehouses.

[Amendment #70 – see page xi]

[Amendment #75 – see page xii]

[Amendment #74 – see page xii]

[Amendment #73 – see page xiii]

[Amendment #69 – see page xi]

[Amendment #127 – see page xxvi]

[Amendment #153 – see page xxvii]

[Amendment #235 – see page xlvi]

### **Zone No. 4 (a) (Industrial “A” (General) Zone)**

#### 1. Objectives of zone

The objectives are:

- (a) to provide for a wide range of general industrial development, including warehousing, processing and general service industries;
- (b) to allow non-industrial uses which are ancillary to industry;
- (c) to allow for retailing of bulky goods; and
- (d) to allow other non-industrial uses that do not significantly compromise the existing or potential industrial development of the area.

#### 2. Without development consent

Nil.

#### 3. Only with development consent

Any purpose other than a purpose for which development

is prohibited.

#### 4. Prohibited

Bed and breakfast accommodation; boarding-houses; caravan parks; cluster housing; commercial premises (other than clubs); dual occupancy development; dwellings and dwelling-houses (other than those used in conjunction with industry and situated on land on which such industry is conducted); educational establishments; extractive industries; hospitals; hotels; institutions; intensive animal husbandry; mines; motels; places of assembly; places of public worship; roadside stalls; sexual services premises (other than on land described in Schedule 12); shops (other than those referred to in Schedule 3); stock and sale yards; turf farming.

[Amendment #70 – see page xi]

[Amendment #74 – see page xii]

[Amendment #147 – see page xxiii]

[Amendment #73 – see page xiii]

[Amendment #69 – see page xi]

[Amendment #81 – see page xiii]

[Amendment #127 – see page xxvii]

[Amendment #153 – see page xxvii]

[Amendment #235 – see page xlvi]

### Zone No. 4 (b) (Industrial “B” (Light) Zone)

#### 1. Objectives of zone

The objectives are:

- (a) to provide for a wide range of light industrial development, including warehousing, processing and general light industries but excluding offensive or hazardous industries;
- (b) to allow non-industrial uses which are ancillary to industry;
- (c) to allow for retailing of bulky goods; and
- (d) to allow other non-industrial uses that do not significantly compromise the existing or potential industrial development of the area.

#### 2. Without development consent

Nil.

#### 3. Only with development consent

Any purpose other than a purpose for which development is prohibited.

#### 4. Prohibited

Bed and breakfast accommodation; boarding-houses; caravan parks; child care centres; clubs; cluster housing; commercial premises; dual occupancy development; dwelling-houses and dwellings (other than those used in conjunction with industry and situated on land on which that industry is conducted); educational establishments; hospitals; hotels; industries referred to in Schedule 5; institutions; intensive animal husbandry; junk yards; liquid fuel depots; mines; motels; offensive or hazardous industries; places of

assembly; roadside stalls; sexual services premises; shops (other than those referred to in Schedule 3); stock and sale yards; turf farming.

[Amendment #70 – see page xi]

[Amendment #74 – see page xii]

[Amendment #73 – see page xiii]

[Amendment #75 – see page xii]

[Amendment #69 – see page xi]

[Amendment #81 – see page xiii]

[Amendment #127 – see page xxvii]

[Amendment #153 – see page xxvii]

[Amendment #235 – see page xlvi]

### Zone No. 4 (c) (Industrial “C” (Special) Zone)

#### 1. Objectives of zone

The objectives are:

- (a) to provide special industrial areas to allow a wide range of industrial, warehousing, commercial and retailing of bulky goods activities which by the nature of their operation may require ancillary activities including those for display, commercial, office, servicing or shop purposes;
- (b) to allow other purposes which in the opinion of Council will not prejudice or significantly detract from the operation of existing uses or the amenity of nearby residents;
- (c) to encourage innovative and imaginative design with particular emphasis on integration of buildings and landscaping.

#### 2. Without development consent

Nil.

#### 3. Only with development consent

Any purpose other than a purpose for which development is prohibited.

#### 4. Prohibited

Bed and breakfast accommodation; boarding-houses; caravan parks; child care centres; clubs; cluster housing; dual occupancy development; dwelling-houses or dwellings (other than those used in conjunction with industry and situated on land on which that industry is conducted); educational establishments; general stores; hospitals; hotels; industries referred to in Schedule 5; institutions; intensive animal husbandry; junk yards; liquid fuel depots; mines; places of assembly; roadside stalls; sexual services premises; stock and sale yards; turf farming.

[Amendment #70 – see page xi]

[Amendment #74 – see page xii]

[Amendment #73 – see page xiii]

[Amendment #75 – see page xii]

[Amendment #69 – see page xi]

[Amendment #127 – see page xxvii]

[Amendment #153 – see page xxvii]

[Amendment #235 – see page xlvi]

#### **Zone No. 4 (d) (Industrial “D” (Waterfront) Zone)**

1. Objectives of zone

The objectives are to identify those areas specifically provided for ship and boat building purposes.

2. Without development consent

Nil.

3. Only with development consent

Roads, ship and boat building.

4. Prohibited

Any purpose other than a purpose for which development may be carried out only with development consent.

[Amendment #127 – see page xxvi]

#### **Zone No. 4 (e) (Industrial “E” (Restricted Development) Zone)**

1. Objectives of zone

The objectives are to identify locations in existing industrial areas with development problems where special consideration will be required before development can be approved.

2. Without development consent

Nil.

3. Only with development consent

Any purpose other than a purpose for which development is prohibited.

4. Prohibited

Bed and breakfast accommodation; boarding-houses; bulky goods premises; caravan parks; child care centres; clubs; cluster housing; commercial premises; dual occupancy development; dwellings; dwelling-houses; educational establishments; hospitals; hotels; institutions; intensive animal husbandry; mines; motels; places of assembly; places of public worship; roadside stalls; sexual services premises; shops; turf farming.

[Amendment #70 – see page xi]

[Amendment #75 – see page xii]

[Amendment #74 – see page xii]

[Amendment #73 – see page xiii]

[Amendment #69 – see page xi]

[Amendment #127 – see page xxvi]

[Amendment #153 – see page xxvii]

[Amendment #235 – see page xlvi]

#### **Zone No. 5 (a) (Special Uses “A” Zone)**

1. Objectives of zone

The objectives are to identify land for certain community

facilities and services including areas for off-street parking in private ownership.

2. Without development consent

Nil.

3. Only with development consent

The particular purpose indicated by scarlet lettering on the map; drainage; roads; utility installations (other than gas holders or generating works).

4. Prohibited

Any purpose other than a purpose for which development may be carried out only with development consent.

#### **Zone No. 5 (b) (Special Uses “B” (Railways) Zone)**

1. Objectives of zone

The objectives are to identify land for railway purposes and to allow development authorised under the *Government Railways Act, 1912*, and for certain other compatible land uses to be carried out with the consent of the council.

2. Without development consent

Nil.

3. Only with development consent

Drainage; open space; parking; railways; roads; utility installations (other than gas holders or generating works).

4. Prohibited

Any purpose other than a purpose for which development may be carried out only with development consent.

#### **Zone No. 5 (c) (Special Uses “C” (Reservation) Zone)**

1. Objectives of zone

The objectives are to identify land which is required for certain public purposes, the particular purposes being identified on the map.

2. Without development consent

Nil.

3. Only with development consent

The particular purpose indicated by scarlet lettering on the map; drainage; parking; purposes ancillary to the use of the land as open space; roads; utility installations (other than gas holders or generating works).

4. Prohibited

Any purpose other than a purpose for which development may be carried out only with development consent.

#### **Zone No. 5 (d) (Special Uses “D” (Proposed Arterial Roads Reservation and Widening of Existing Arterial Roads Reservation) Zone)**

1. Objectives of zone

The objectives are to identify lands required for proposed arterial roads or the widening of existing arterial roads.

2. Without development consent

Nil.

3. Only with development consent  
Drainage; parking; purposes ancillary to the use of land as open space; roads; utility installations (other than gas holders or generating works).
4. Prohibited  
Any purpose other than a purpose for which development may be carried out only with development consent.

**Zone No. 5 (e) (Special Uses “E” (Proposed Local Roads Reservation and Widening of Local Roads Reservation) Zone)**

1. Objectives of zone  
The objectives are to identify land required for proposed local roads or the widening of existing local roads.
2. Without development consent  
Nil.
3. Only with development consent  
Drainage; roads; utility installations (other than gas holders or generating works).
4. Prohibited  
Any purpose other than a purpose for which development may be carried out only with development consent.

**Zone No. 6 (a) (Open Space – Recreation “A” (Existing) Zone)**

1. Objectives of zone  
The objectives are to identify land where existing recreation facilities for the general use of the community are provided.
2. Without development consent  
Nil.
3. Only with development consent  
Agriculture; buildings for the purposes of landscaping, gardening or bush fire hazard reduction; caravan parks; community facilities; drainage; drill grounds; forestry; racecourses; roads; showgrounds; sports grounds; uses or buildings associated with those purposes which are under the care, control and management of the council; utility installations (other than gas holders or generating works).
4. Prohibited  
Any purpose other than a purpose for which development may be carried out only with development consent.

[Amendment #70 – see page xi]

[Amendment #119 – see page xix]

**Zone No. 6 (b) (Open Space – Recreation “B” (Private) Zone)**

1. Objectives of zone  
The objectives are to identify land where private

recreation facilities are and may be developed.

2. Without development consent  
Nil.
3. Only with development consent  
Buildings for the purposes of landscaping, gardening or bush fire hazard reduction; caravan parks; clubs; community facilities; public utility installations (other than gas holders or generating works); roads; tourist facilities.
4. Prohibited  
Any purpose other than a purpose for which development may be carried out only with development consent.

[Amendment #70 – see page xi]

[Amendment #147 – see page xxiii]

[Amendment #119 – see page xix]

**Zone No. 6 (c) (Open Space – Recreation “C” (Proposed) Zone)**

1. Objectives of zone  
The objectives are to identify land which will be required to be dedicated as public open space when the land is subdivided to provide for recreation for the general use of the community. The exact boundaries will be fixed at the time of subdivision.
2. Without development consent  
Nil.
3. Only with development consent  
Agriculture; buildings for the purposes of landscaping, gardening or bush fire hazard reduction; caravan parks; community facilities; drainage; drill grounds; forestry; racecourses; roads; showgrounds; uses or buildings associated with those purposes which are under the care, control and management of the Council; utility installations (other than gas holders or generating works).
4. Prohibited  
Any purpose other than a purpose for which development may be carried out only with development consent.

[Amendment #70 – see page xi]

[Amendment #119 – see page xix]

**Zone No. 6 (d) (Open Space – Recreation “D” (Reserve) Zone)**

1. Objectives of zone  
The objectives are to identify land reserved for future acquisition as public open space for the general recreational use of the community.
2. Without development consent  
Nil.
3. Only with development consent  
Agriculture; buildings for the purposes of landscaping, gardening or bush fire hazard reduction; caravan parks; community facilities; drainage; drill grounds; forestry; racecourses; roads; showgrounds; uses or buildings associated with those purposes which are under the care,

control and management of the Council; utility installations (other than gas holders or generating works).

4. Prohibited

Any purpose other than a purpose for which development may be carried out only with development consent.

[Amendment #70 – see page xi]

[Amendment #119 – see page xix]

**Zone No. 7(a) (Environment Protection “A” (Ecology) Zone)**

1. Objectives of zone

The objectives are:

- a) to protect and conserve important elements of the natural environment, including wetland and rainforest environments;
- b) to maintain the intrinsic scientific, scenic, habitat and educational values of natural environments;
- c) to protect threatened species and habitats of endangered species;
- d) to protect areas of high biodiversity value; and
- e) to protect and enhance water quality in the catchment.

2. Without development consent

Nil.

3. Only with development consent

Agriculture; aquaculture (other than development above high water mark); bed and breakfast accommodation; dwelling houses; roads; structures for educational and recreational purposes which assist in promoting and interpreting the area’s ecological values; utility installations (other than gas holders or generating works).

4. Prohibited

Any purpose other than a purpose for which development may be carried out only with development consent.

[Amendment #127 – see page xxvi]

**Zone No. 7 (c) (Environment Protection “C” (Water Catchment Areas) Zone)**

1. Objective of zone

The objective is to protect water quality and ecological integrity within water supply catchment areas.

2. Without development consent

Water catchment.

3. Only with development consent

Any purpose ordinarily incidental or subsidiary to water catchment; agriculture; drainage; dwelling-houses; extractive industries; forestry; generating works (other than wind-powered generators); home activities; mines; parks; playing fields; roads; utility installations (other than gas holders).

4. Prohibited

Any purpose other than a purpose for which development may be carried out without development consent or a purpose for which development may be carried out only with development consent.

[Amendment #127 – see page xxvi]

[Amendment #199 – see page xxxvi]

**Zone No. 7 (d1) (Environment Protection “D1” (Scenic) Zone)**

1. Objectives of zone

The objectives are:

- (a) to conserve and enhance scenic quality;
- (b) to protect natural and cultural features of the landscape which contribute to scenic value; and
- (c) to ensure that development is integrated with the landscape values of the area.

2. Without development consent

Nil.

3. Only with development consent

Agriculture; bed and breakfast accommodation; camping and caravan parks; clearing of trees; dams; drainage; dwelling-houses; generating works (other than wind-powered generators); home activities; refreshment rooms; roads; tourist facilities; turf farming; utility installations (other than gas holders).

4. Prohibited

Any purpose other than a purpose for which development may be carried out only with development consent.

[Amendment #70 – see page xi]

[Amendment #69 – see page xi]

[Amendment #127 – see page xxvi]

[Amendment #195 – see page xxxvii]

**Zone No. 7 (d2) (Environment Protection “D2” (Special Scenic) Zone)**

1. Objective of zone

The objective is to preserve and enhance scenic quality.

2. Without development consent

Nil.

3. Only with development consent

Agriculture; dams; land clearing and cultivation; roads; utility installations (other than gas holders or generating works).

4. Prohibited

Any purpose other than a purpose for which development may be carried out only with development consent.

[Amendment #127 – see page xxvi]

[Amendment #213 – see page xxxix]

### **Zone No. 7 (e) (Environment Protection “E” (Escarpment) Zone)**

#### 1. Objectives of zone

The objectives are:

- (a) to protect scenic, ecological, educational and recreational values of escarpment areas;
- (b) to conserve and, where appropriate, reinstate the natural vegetation so as to protect steep slopes from erosion and slippage; and
- (c) to maintain the role of escarpments as habitat links between conservation areas.

#### 2. Without development consent

Nil.

#### 3. Only with development consent

Agriculture; bed and breakfast accommodation; dwelling-houses; home activities; passive recreation facilities such as walking trails; roads; tourist facilities.

#### 4. Prohibited

Any purpose other than a purpose for which development may be carried out only with development consent.

[Amendment #127 – see page xxvi]

### **Zone No. 7 (f1) (Environment Protection “F1” (Coastal) Zone)**

#### 1. Objectives of zone

The objectives are:

- (a) to protect the scenic value of coastal environments;
- (b) to conserve important coastal habitats and natural environments; and
- (c) to maintain the stability of coastal land forms.

#### 2. Without development consent

Nil.

#### 3. Only with development consent

Agriculture; bed and breakfast accommodation; camping grounds; caravan parks; dams; drainage; dwelling-houses; forestry; golf courses; home activities; public reserves; roads; utility installations (other than gas holders or generating works).

#### 4. Prohibited

Any purpose other than a purpose for which development may be carried out without development consent or a purpose for which development may be carried out only with development consent.

[Amendment #70 – see page xi]

[Amendment #127 – see page xxvi]

### **Zone No. 7 (f2) (Environment Protection “F2” (Coastal Reservation) Zone)**

#### 1. Objectives of zone

The objectives are to identify foreshore areas regarded as being of such importance to the foreshore

environment that they warrant public acquisition.

#### 2. Without development consent

Nil.

#### 3. Only with development consent

Agriculture; dams; drainage; roads; utility installations (other than gas holders or generating works).

#### 4. Prohibited

Any purpose other than a purpose for which development may be carried out without development consent or a purpose for which development may be carried out only with development consent.

[Amendment #127 – see page xxvi]

### **Zone No. 7 (f3) (Environment Protection “F3” (Foreshores Protection) Zone)**

#### 1. Objectives of zone

The objectives are:

- (a) to protect the foreshore environment and the visual amenity; and
- (b) to protect water quality and the ecological values of estuaries and coastal streams.

#### 2. Without development consent

Nil.

#### 3. Only with development consent

Agriculture; caravan parks; dams; drainage; dwelling-houses; forestry; golf courses; home activities; public reserves; roads; utility installations (other than gas holders or generating works).

#### 4. Prohibited

Any purpose other than a purpose for which development may be carried out only with development consent.

[Amendment #127 – see page xxvi]

[Amendment #170 – see page xxix]

### **Zone No. 8 (a) (National Parks and Nature Reserves “A” Zone)**

#### 1. Objectives of zone

The objectives are to identify, preserve and manage national parks and nature reserves for conservation and recreation purposes and any other purpose authorised under the *National Parks and Wildlife Act, 1974*.

#### 2. Without development consent

Nil.

#### 3. Only with development consent

Aboriginal areas; historic sites; national parks; nature reserves; state recreation areas; purposes for which easements or rights of way may be granted under Section 153 of the *National Parks and Wildlife Act, 1974*.

#### 4. Prohibited

Any purpose other than a purpose for which development may be carried out only with development consent.

[Amendment #119 – see page xix]

[Amendment #25 – see page iii]

[Amendment #127 – see page xxvi]

**Zone No. 9 (a) (Natural Hazards “A” (Urban Flooding) Zone)**

1. Objectives of zone

The objectives are to identify land within a floodway in urban areas and because of the potential hazard to restrict the use thereof.

2. Without development consent

Nil.

3. Only with development consent

Agriculture; drainage; forestry; golf courses; public reserves; roads; sporting complexes.

4. Prohibited

Any purpose other than a purpose for which development may be carried out only with development consent.

## Part III – Special Provisions

### Division 1: Subdivision of land

#### 10 Subdivision generally

Land to which this plan applies shall not be subdivided except with the consent of the Council.

[Amendment #127 – see page xxvi]

#### 11 Subdivision - Zones Nos. 1(a), 1(b), 1(d), 1(e), 1(g), 7(a), 7(c), 7(d1), 7(d2), 7(e), 7(f1), 7(f2) and 7(f3)

- (1) This clause applies to land within Zone No. 1(a), 1(b), 1(d), 1(e), 1(g), 7(a), 7(c), 7(d1), 7(d2), 7(e), 7(f1), 7(f2) or 7(f3).
- (2) The Council may consent to a subdivision of land to which this clause applies if each separate allotment of land that will be created by the subdivision:
  - (a) will have an area of not less than 40 hectares;
  - (b) in the opinion of the Council, will allow the objectives of the zone applying to the land to be met;
  - (c) will have a ratio of depth to frontage satisfactory to the Council, having regard to the purpose for which the allotment is or is intended to be used;
  - (d) where the allotment has a frontage to a main or arterial road, will have a frontage to that road of not less than 400 metres; and
  - (e) will have a vehicular access that is practical and lawful.
- (3) The Council may grant consent for a subdivision of land to which this clause applies (except land within Zone No. 7(d2) or 7(f2)) so as to create an allotment of less than 40 hectares if the Council is satisfied that:
  - (a) the allotment proposed to be created is currently lawfully used for a purpose (other than agriculture, forestry, a dwelling-house or dwellings, or tourist accommodation under clause 20) for which it may be used without or only with the consent of the Council, or will be used for such a purpose before the plan of subdivision or strata plan is registered; and
  - (b) the ratio of depth to frontage is satisfactory having regard to the purpose for which the allotment is intended to be used; and
  - (c) only one lot for each use referred to in paragraph (a) is created; and
  - (d) where the allotment has a frontage to a main or arterial road, the frontage is not less than:
    - (i) in the case of land within Zone No. 1(a), 1(b), 1(d), 1(e) or 1(g) - 200 metres; or
    - (ii) in the case of land within Zone No. 7(a), 7(c), 7(d1), 7(e), 7(f1) or 7(f3) - 400 metres; and
  - (e) each lot has a vehicular access that is practical and lawful.

- (3A) The residue of land remaining after the creation of an allotment under subclause (3) may be less than 40 hectares.
- (4) The Council may grant consent pursuant to subclause (3) for a subdivision for the purpose of a tourist facility that will create more than one allotment of less than 40 hectares if:
  - (a) the subdivision is a subdivision of land under the *Community Land Development Act 1989*; and
  - (b) all lots created by the subdivision are in the same community, precinct or neighbourhood scheme within the meaning of the *Community Land Development Act 1989*.
- (5) Despite any other provision of this clause, the Council may consent to a subdivision that will create a lot of less than 40 hectares of land to which this clause applies where the proposed lot:
  - (a) has a lawfully erected dwelling-house situated on it; and
  - (b) adjoins land within a zone to which this clause does not apply which is within the same ownership as the proposed lot immediately before the creation of the proposed lot.
- (6) The Council must not grant consent for a subdivision of land to which this clause applies so as to create an allotment other than an allotment referred to in subclause (2), (3), (4) or (5).

[Amendment #127 – see page xxvi]

[59 – see page xxxv]

#### 11A Subdivision of certain land in Parish of Coolangatta

- (1) This clause applies to land in the Parish of Coolangatta off Backforest Road being Lots 4 and 5 264581, Lots 48 and 48A, DP 5996, and Lot 4, DP 615130.
- (2) The Council shall not consent to an application for consent to subdivide land identified in subclause (1) unless each separate allotment of land created by the subdivision has an area of not less than 80 hectares.

[Amendment #15 – see page viii]

#### 11B Subdivision of certain land at Milton

- (1) This clause applies to land at Milton being Lot 314, DP 873036, part of Portion 198 within the Parish of Ulladulla, County of St. Vincent and parts of roads closed by notifications published in the Government Gazette on 30 September 1899 at page 7443 and on 13 August 1954 at pages 2485-2486, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 151)".
- (2) A person shall not subdivide land referred to in subclause (1) except with the consent of the Council.
- (3) Consent must not be granted for a subdivision of land referred to in subclause (1) unless the Council has assessed the purpose for which each proposed allotment created by the subdivision is intended to be used.
- (4) Consent must not be granted for such a subdivision if the Council is of the opinion that an allotment proposed

to be created by it will include part of Portion 198 or a part of a closed road referred to in subclause (1) and will be:

- (a) a concessional allotment or the residue of land remaining after the creation of such a concessional allotment; or
  - (b) used for the erection of a dwelling-house or for dual occupancy development; or
  - (c) used for any other purpose unless the Council, as a condition of the consent, prohibits the erection of a dwelling-house and the carrying out of dual occupancy development on each allotment created by the subdivision
- (5) The Council may consent to:
- (a) The subdivision of Lot 314, DP 873036 into two lots comprising one lot of about 6 hectares and one lot of about 30 hectares; and
  - (b) the erection of one dwelling-house on each lot referred to in paragraph (a).
- (6) Development consent for a building on the lot of approximately 30 hectares shall not be granted unless the building is contained within the building envelope shown on the map referred to in subclause (1).
- (7) The Council shall not grant a consent pursuant to sub-clause (5)(a):
- (a) until such time as Development (Subdivision) Consents S/F 7553 and S/F 8386 have been revoked or have lapsed pursuant to the *Environmental Planning and Assessment Act, 1979*; or
  - (b) unless it imposes a condition on the consent to the effect that development may be carried out in accordance with the consent only if those consents have been surrendered.

[Amendment #151 – see page xxiv]

[Amendment #195 – see page xxxvii]

### 11C Subdivision – boundary adjustments

- (1) This clause applies to land within Zone 1(a), 1(b), 1(d), 1(e), 1(f), 1(g), 7(a), 7(c), 7(d1), 7(d2), 7(e), 7(f1), 7(f2) or 7(f3).
- (2) Despite any other provision of this plan, a person may subdivide land to which this clause applies with the consent of Council, but only if:
  - (a) no additional allotments will be created by the subdivision, and
  - (b) the area of each allotment created by the subdivision is not more than 50 per cent greater than the area of the corresponding former lot immediately before the subdivision, and
  - (c) a dwelling-house has been lawfully erected, or could be lawfully erected, on each allotment created by the subdivision, and
  - (d) the subdivision will not result in any building contravening the deemed-to-satisfy provisions of the *Building Code of Australia*, and
  - (e) the Council has issued a certificate stating that

the subdivision complies with its requirements regarding water, if such a certificate is required, and

- (f) each allotment to be subdivided has been lawfully created and has an area of less than 40 hectares, and
- (g) the objectives of the zone applying to the land are met, and
- (h) the boundary adjustment will not affect the connectivity of riparian and vegetation corridors, and
- (i) there is no increase in the number of lots with frontage to a watercourse, and
- (j) the land does not encompass, or is not adjacent to, a watercourse or waterbody, and
- (k) in the case of a subdivision involving the adjustment of the boundaries of land that, in the opinion of the Council, is bushfire prone land:
  - (i) the resulting allotments will comply with the *Planning for Bushfire Protection*, ISBN 0 9751033 2 6, prepared by the NSW Rural Fire Service in co-operation with the Department of Planning, dated December 2006, and
  - (ii) any approvals required under *the Rural Fires Act 1997* have been obtained from the NSW Rural Fire Service.

- (3) This clause does not apply to land that has been previously subdivided pursuant to this clause.

[Amendment #206 – see page xl]

[Statute Law Act #82 – see page xlv]

### 12 Subdivision – Zone No. 1(c) (Rural “C” (Rural Lifestyle) Zone)

- (1) This clause applies to land within Zone No. 1(c).
- (2) For the purpose of this clause "environmentally constrained area" includes:
  - (a) steep land (being land within a slope generally in excess of 20% or 1:5);
  - (b) buffer areas to streams;
  - (c) flood liable land;
  - (d) buffer areas to State forests, national parks, nature reserves or any area of native vegetation which is likely to support high intensity bush fire;
  - (e) areas of actual or potential soil instability; and
  - (f) areas of native vegetation which, in the Council's opinion, have significant attributes that should be retained for the purpose of flora or fauna conservation, or landscape or other amenity or which, in the opinion of the Council, have a key role in maintaining environmental quality in the locality.
- (3) In determining an application to subdivide land to which this clause applies, the Council must ensure that:
  - (a) the arrangement, number and density of lots and the design and location of roads, drainage and services will:
    - (i) recognise, protect and provide for the ongoing management of environmentally constrained areas;

- (ii) sustain a rural lifestyle without significant adverse effects on the environmental quality of the area; and
  - (iii) recognise and be compatible with the natural, cultural and landscape features of the locality;
- (b) each separate allotment created by the subdivision:
- (i) contains at least one area of suitable size and physical characteristics for a dwelling, outbuildings and associated service area located within the useable site area;
  - (ii) can employ effluent treatment and disposal and soil and water management which meets the objectives set out in clause 26; and
  - (iii) is not less than 1 hectare in area; and
- (c) where it is proposed to fragment prime crop and pasture land, each lot affected must contain at least 10 hectares of prime crop and pasture land.
- (4) The Council must not consent to any subdivision of Lot 22, DP 804103, Lot 4, DP 262082, Lot 2, DP 818184, Lot 184, DP 861191 and Lot 3, DP 791835 - West Cambewarra after the land identified on the map by a distinctive edge and marked "land to be dedicated for addition to Bangalee Reserve" is transferred into the Council's ownership.

[Amendment #127 – see page xxvi]

#### **12A Subdivision of certain land at Little Forest**

- (1) This clause applies to land at Little Forest, being Portion 1, Parish of Little Forest and Lot 61, DP 732602, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No 176)".
- (2) Notwithstanding clause 12, the Council may consent to the subdivision of the land to which this clause applies so as to create a maximum of 4 lots, comprising 3 small lots of 1 to 3 hectares each and a large lot, and the erection of a dwelling-house of each lot within the building envelope identified on the map referred to in subclause (1).
- (3) The Council may grant consent under subclause (2) only if it imposes as a condition of the consent that any existing consent relating to tourist accommodation on the subject land is to be surrendered.

[Amendment #176 – see page xxxiv]

#### **12B Lot densities – Zone No 1(c)**

[Amendment #189 – see page xxxiv]

- (1) This clause applies to land within Zone No 1(c) as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No 185)".
- (2) Despite clause 12(3)(b)(iii), the Council must not grant consent to the subdivision of land within Zone No 1(c) unless:
  - (a) The proposed subdivision is consistent with the

specific objectives and performance criteria for the relevant land set out in Schedule 13, and

- (b) each lot created by the proposed subdivision has a ratio of depth to frontage that is satisfactory to the Council, and
- (c) there will be practical and legal access to each lot created by the proposed subdivision.

- (3) In Schedule 13, holding means that part of a lot, portion or parcel of land within Zone No 1(c) existing on the date of commencement of City of Shoalhaven Local Environmental Plan 1985 (Amendment No 127) and, where a person owned two or more adjoining lots, portions or parcels of land on that day, the aggregation of those lots, portions or parcels.

[Amendment #185 – see page xxxiv]

#### **13 Subdivision – Zone Nos 2 (a2) and 2 (a3)**

- (1) The Council may consent to an application to subdivide land within Zone No. 2 (a2) or 2 (a3) if each separate allotment to be created thereby has an area of not less than:
  - (a) in the case of land within Zone No. 2 (a2) – 2000 square metres; and
  - (b) in the case of land within Zone No. 2 (a3) – 4000 square metres.
- (2) The consent of the Council to the subdivision of land within Zone No. 2 (a2) or 2 (a3) is not required if the subdivision is for one or both of the following purposes:
  - (a) to open a public road (not involving the creation of an allotment referred to in subclause (1)) or to widen a public road;
  - (b) to make minor adjustments to common property boundaries.

#### **13A Subdivision of certain land at St Georges Basin**

- (1) This clause applies to part of the Nebraska Estate, DP 9699, St. Georges Basin, being land shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 155)".
- (2) Notwithstanding the provisions of clause 13, the Council may consent to a subdivision of the land comprised of Lot 9, Section K, Park Road and Lots 11-15, Section K, The Wool Road, into not more than two allotments for residential purposes, if the Council is satisfied that vehicular access will only be available from Park Road to the two allotments.
- (3) Notwithstanding the provisions of clauses 11 and 13, the Council may consent to a subdivision of the land comprised of Lots 16-20, Section K, The Wool Road, into not more than two allotments for residential purposes, if the Council is satisfied that vehicular access will only be available from Park Road to the two allotments.

[Amendment #155 – see page xxxiii]

[Amendment #193 - see page xxxvi]

### 13B Subdivision for a public utility undertaking

- (1) This clause applies to land within Zone No 1(a), 1(b), 1(c), 1(d), 1(e), 1(f), 1(g), 2(a2), 2(a3), 7(a), 7(c), 7(d1), 7(d2), 7(e), 7(f1), 7(f2) or 7(f3).
- (2) Despite the provisions of Division 1, the Council may consent to the subdivision of land to which this clause applies if the purpose of the subdivision is:
  - (a) to open or widen a public road, or
  - (b) to provide an allotment for a public utility undertaking.
- (3) The residue of land remaining after the creation of an allotment under subclause (2) may be less than 40 hectares.

[Amendment #195 – see page xxxvii]

### 13C Subdivision prohibited – part of Lot 2, DP 714140, Riverview Road, Nowra

- (1) This clause applies to so much of Lot 2, DP 714140, Riverview Road, Nowra, as is within Zone No 2(a4) and shown edged heavy black and lettered “2(a4)” on the map marked “City of Shoalhaven Local Environmental Plan 1985 (Amendment No 208)”.
- (2) Despite any other provision of this plan, the Council must not grant consent to the subdivision of the land to which this clause applies.

[Amendment #208 – see page xxxix]

### 13D Subdivision of dwelling-houses – multiple occupancy

- (1) Despite other provisions of this plan and any State environmental planning policy dealing with multiple occupancy development, the Council may consent to a subdivision of land on which multiple occupancy development has been carried out so that dwelling-houses lawfully erected on the land are each located on a separate lot if:
  - (a) consent for the multiple occupancy development was granted on or before 27 March 2001, and
  - (b) erection of each of the dwelling-houses was lawfully physically commenced before 31 December 2002, and
  - (c) each separate lot is a neighbourhood lot under the *Community Land Development Act 1989*.
- (2) For the purposes of this clause, **multiple occupancy development** means development for which consent was granted pursuant to either *State Environmental Planning Policy No 15 – Multiple Occupancy of Rural Land*, repealed by *State Environmental Planning Policy No 42 – Multiple Occupancy of Rural Land (Repeal)*, or *State Environmental Planning Policy No 15 – Rural Landsharing Communities*.

### 13E Transitional arrangements for certain multiple occupancy development

- (1) A development application made pursuant to *State Environmental Planning Policy No 15 – Rural Landsharing Communities* before the commencement of *Shoalhaven Local Environmental Plan 1985 (Amendment No 223)* that had not been finally determined when that plan commenced is to be determined as if that Policy applies to the City of Shoalhaven.
- (2) However, the Council must not consent to any such development application after the expiration of 2 years from the date of publication in the Gazette of *Shoalhaven Local Environmental Plan 1985 (Amendment No 223)*.

[Amendment #223 – see page xliii]

## Division 2: Dwelling-houses

### 14 Dwelling-houses – Zone Nos 1(a), 1(b), 1(d) and 1(g)

- (1) This clause applies to land within Zone No. 1(a), 1(b), 1(d) or 1(g).
- (2) A dwelling-house may, with the consent of the Council, be erected on land within Zone No. 1(a), 1(b) or 1(d) if the land:
  - (a) has an area of not less than 40 hectares;
  - (b) comprises a 1964 holding of less than 40 hectares and on which no dwelling-house is erected and then only if the Council has taken into consideration:
    - (i) whether or not the land will have an adequate vehicular access that is practical and lawful;
    - (ii) whether or not the erection of the dwelling-house will create or increase the effect of ribbon development along any arterial or main road; and
    - (iii) whether or not adequate utility and other services will be available to the dwelling-house;
  - (c) is a concessional allotment described in paragraph (a), (b), (c) or (e) of the definition of “concessional allotment” in clause 6(1);
  - (d) is a concessional allotment described in paragraph (d) of the definition of “concessional allotment” in clause 6(1) and the Council is satisfied that the dwelling-house will be actually occupied by a person referred to in clause 11(4)(c)(i), (ii) or (iii) as in force immediately before the commencement of City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 127);
  - (e) is the residue of the land remaining after the creation of allotments referred to in clause 11(4), or the residue created under clause 11(5), as in force immediately before the commencement of City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 127), or is a residue lot created in a subdivision in accordance with clause 11 of Interim Development Order No. 1 - Shire of Shoalhaven;
  - (f) is an allotment created before 20 September 1974

in accordance with clause 11(1), (2) or (3) of Interim Development Order No. 1 - Shire of Shoalhaven as in force when the allotment was created; or

(g) is the residue of land remaining after the creation of an allotment under clause 11(7) as in force immediately before the commencement of City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 127) or under clauses 11(3) and 13B(2) and on which a dwelling-house could have been approved by the Council immediately before the subdivision under any of those subclauses.

(2A) A dwelling-house may, with the consent of the Council, be erected on land within Zone No 1 (a), 1 (b) or 1 (d) if:

(a) the land is an allotment created under clause 11 (3) or (4) for the purpose of a tourist facility, and

(b) there is no other dwelling-house or dwelling erected on the allotment, and

(c) the Council is satisfied that the dwelling-house is to provide a residence for a manager of the tourist facility and will otherwise be integral to and essential for the proper and efficient operation of the tourist facility.

(3) Subject to subclause (4), the Council may consent to the erection of a dwelling-house in Zone No.1(g) if the allotment:

(a) has an area of not less than 40 hectares;

(b) is a 1964 holding;

(c) is a concessional allotment described in paragraph (a) of the definition of "concessional allotment" in clause 6(1); or

(d) comprises an allotment created under clause 11(1) of Interim Development Order No. 1— Shire of Shoalhaven before 20 September 1974; or

(e) is the residue of land remaining after the creation of an allotment under clause 13B(2) and on which a dwelling-house could have been approved by the Council immediately before the subdivision under that subclause.

(4) Subject to clause 29, the Council must not grant consent in accordance with this clause to the erection of a dwelling-house on any parcel of land within Zone No. 1(g) unless:

(a) the parcel is predominantly prime crop and pasture land; and,

(b) the Council is satisfied that the dwelling-house is essential for the proper and efficient use of the land for agriculture or turf farming.

(5) Notwithstanding subclauses (3) and (4), the Council may consent to the erection of a dwelling-house on land within Zone No. 1(g) that is a concessional allotment described in paragraph (b), (c) or (d) of the definition of "concessional allotment" in clause 6(1) or is the residue of land remaining after the creation of allotments referred to in clause 11(4), or the residue created under clause 11(5), as in force immediately before the commencement of City of Shoalhaven Local Environmental Plan 1985

(Amendment No.127), subject to the assessments specified in clause 29(3) and may impose conditions of the same kind as specified in clause 29(4).

(6) A dwelling-house may, with the consent of the Council, be erected on an allotment of land to which this clause applies and on which another lawfully erected dwelling-house is erected if the first-mentioned dwelling-house is intended to wholly replace the second-mentioned dwelling-house.

[Amendment #127 – see page xxvii]

[Amendment #170 – see page xxix]

[Amendment #188 – see page xxxv]

[Amendment #195 – see page xxxviii]

## **15 Dwelling-houses, etc. – Zone Nos 7 (a), 7 (c), 7 (d1), 7 (e), 7 (f1) and 7 (f3)**

(1) Subject to subclauses (2) and (3), a dwelling-house may, with the consent of the Council, be erected on an allotment of land within Zone Nos 7 (a), 7 (c), 7 (d1), 7 (e), 7 (f1) or 7 (f3) if the allotment:

(a) has an area of not less than 40 hectares;

(b) is a 1964 holding;

(c) is a concessional allotment described in paragraph (a), (b), (c) or (e) of the definition of "concessional allotment" in clause 6(1);

(d) is a concessional allotment described in paragraph (d) of the definition of "concessional allotment" in clause 6(1) and the Council is satisfied that the dwelling-house will be actually occupied by a person referred to in clause 11(4)(c)(i), (ii) or (iii) as in force immediately before the commencement of City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 127);

(e) is the residue of the land remaining after the creation of allotments referred to in clause 11(4), or the residue created under clause 11(5), as in force immediately before the commencement of City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 127), or is a residue lot created in a subdivision in accordance with clause 11 of Interim Development Order No. 1 – Shire of Shoalhaven;

(f) is an allotment created before 20 September 1974 in accordance with clause 11(1), (2) or (3) of Interim Development Order No. 1 – Shire of Shoalhaven as in force when the allotment was created; or

(g) is the residue of land remaining after the creation of an allotment under clause 11(7) as in force immediately before the commencement of City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 127) or under clauses 11(3) and 13B(2) and on which a dwelling-house could have been approved by the Council immediately before the subdivision under any of those subclauses.

(1A) Subject to subclauses (2) and (3), a dwelling-house may, with the consent of the Council, be erected on an allotment of land within Zone No 7(a), 7(c), 7(d1), 7(e), 7(f1) or 7(f3) if:

(a) the allotment is created under clause 11 (3) or (4) for the purpose of a tourist facility, and

(b) there is no other dwelling-house or dwelling erected on the allotment, and

(c) the Council is satisfied that the dwelling-house is to provide a residence for a manager of the tourist facility and will otherwise be integral to and essential for the proper and efficient operation of the tourist facility.

(2) The Council must not consent to the erection of a dwelling-house or to the addition or alteration of a building or the establishment of a caravan park on land within Zone No. 7(d1) or 7(f1) unless it has considered:

(a) the extent to which the development would affect the scenic qualities of the landscape;

(b) whether the development would result in degradation of or restriction of access to recreation areas; and

(c) any plan, code, policy or design adopted by resolution of the Coastal Council of New South Wales for the purpose of the protection of coastal lands

(3) The Council must not consent to the erection of buildings on the following land: Callala Bay, Griffin Street area – land shown as being within Zone No. 7(a) and edged heavy black on the map marked “City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 170)”.

(4) Notwithstanding the other provisions of this plan, the Council must not consent to the erection of a dwelling-house on the following land shown edged heavy black on the map marked “City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 175)”.

[Amendment #127 – see page xxvi]

[Amendment #170 – see page xxix]

[Amendment #175 – see page xxxii]

[Amendment #188 – see page xxxv]

[Amendment #195 – see page xxxvii]

### **15A Dwelling-houses on certain land in Parish of Coolangatta**

(1) This clause applies to land in the Parish of Coolangatta off Backforest Road being Lots 4 and 5, DP 264581, Lots 48 and 48A, DP 5996, and Lot 4, DP 615130.

(2) The Council shall not consent to an application for consent to the erection of a dwelling-house or the carrying out of dual occupancy development (only where the development results in attached dwellings); on a lot within the area identified in subclause (1) unless that lot has an area of not less than 80 hectares.

(3) If such an application proposes that the dwelling-house or dual occupancy development will be located on that part of the land within Zone No. 7(f1), then the concurrence provisions of clause 15 will apply in the same way as they apply in relation to consent for the erection of a dwelling-house in accordance with that clause.

[Amendment #15 – see page viii]

[Amendment #73 – see page xiii]

### **15B Dwelling-houses within Zone No 7 (d2)**

Despite any other provision of this plan, a dwelling-house may, with the consent of the Council, be erected on an allotment of land within Zone No 7(d2) on which another lawfully erected dwelling-house is or has been erected if the first-mentioned dwelling-house is to wholly replace the second-mentioned dwelling-house.

[Amendment #195 – see page xxxvii]

### **16 Dwelling-houses – Zone Nos. 1(c), 2(a2) and 2(a3)**

(1) A dwelling-house may be erected on an allotment of land within Zone No. 1(c), 2(a2) or 2(a3), being an allotment which was lawfully created after the appointed day, or lawfully created prior to that day under the provisions of Interim Development Order No. 1 – Shire of Shoalhaven as in force immediately before its repeal or, subject to subclause (2), which was created in a plan of subdivision registered in the office of the Registrar-General prior to 28 February 1964.

(2) Despite any other provision of this plan, the Council must not grant consent for a dwelling-house on the following individual lots unless and until they have been amalgamated to form lots of at least one hectare - Lots 520 to 579 in DP 8399 and Lots 706 to 708 in DP 8399, bounded by Clarendon Crescent, Grange Road and Lusitania Avenue, Basin View.

[Amendment #127 – see page xxvi]

### **16A Cluster housing – Zone Nos. 2(b1), 2(b2), 2(c) and 2(e)**

Despite any other provision of this plan, development for the purpose of cluster housing may be carried out on land within Zone No. 2(b1), 2(b2), 2(c) or 2(e), but only with the consent of the Council.

[Amendment #74 – see page xii]

### **16AA Dwelling-houses within Zone No. 2(b1) or 2(b2) in conjunction with medium density development.**

The Council may consent to the erection of a dwelling-house on land within Zone No. 2(b1) or 2(b2), but only if it is satisfied:

(a) that the dwelling-house will form an integral part of a medium density housing development; and

(b) that the dwelling-house will maintain or enhance the streetscape or residential amenity of surrounding land.

[Amendment #143 – see page xxii]

### **16AB Restriction on subdivision**

Any land on which a dwelling-house is erected in conjunction with medium density residential development must not be subdivided to create a separate legal title for the dwelling-house except under the *Strata Schemes (Freehold Development) Act 1973* or the *Community Land Development Act 1989*.

**16B Dwelling-houses of part of the Nebraska Estate, St Georges Basin**

- (1) This clause applies to part of the Nebraska Estate, DP 9699, St. Georges Basin, being land shown edged heavy black on the map marked “City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 155)”.
- (2) Despite clause 16, the Council must not consent to the erection of a dwelling-house on Lot 9, Section K, Park Road and Lots 11-20, Section K, The Wool Road, except as provided by this clause.
- (3) The Council may consent to the erection of one and only one dwelling-house on each of not more than 2 allotments which together comprise the whole of the land in Lot 9, Section K, and Lots 11-15, Section K, The Wool Road, but only if the Council is satisfied that the only vehicular access to each of the dwelling-houses will be from Park Road.
- (4) The Council may consent to the erection of one and only one dwelling-house on each of not more than 2 allotments which together comprise the whole of the land in Lots 16-20, Section K, The Wool Road, but only if the Council is satisfied that the only vehicular access to each of the dwelling-houses will be from Park Road.

## Division 3: Dual occupancy development

[Amendment#200 – see page xxxvii]

### 18 Dual occupancy development

The Council shall not grant consent to dual occupancy development on an allotment of land within Zone No. 2(b1) or 2(b2) unless the area of the allotment is less than 800 square metres and the Council is satisfied that amalgamation of the allotment with other land in that zone is not feasible.

[Amendment #73 – see page xiii]

[Amendment #106 – see page xvi]

## Division 4: Business and commercial uses

### 19 Minimum requirements for hotels, motels and caravan parks

- (1) A person shall not erect a hotel:
  - (a) on an allotment of land within Zone No. 1 (d) having an area of less than 2 hectares and, where that allotment has frontage to a main or arterial road, a frontage to the road of less than 120 metres; or
  - (b) on an allotment of land within Zone No. 1 (b) having an area of less than 4 hectares and, where that allotment has frontage to a main or arterial road, a frontage to that road of less than 200 metres.
- (2) A person shall not erect a motel:
  - (a) on an allotment of land within Zone No. 1(d) having an area of less than 2 hectares and, where that allotment has a frontage to a main or arterial road, a frontage to that road of less than 120 metres; or
  - (b) on an allotment of land within Zone No. 1 (b) having an area of less than 4 hectares and, where that allotment has a frontage to a main or arterial road, a frontage to that road of less than 200 metres.
- (3) A person shall not erect a caravan park on any allotment of land within Zone No. 1 (d) which has an area of less than 4 hectares and, where the site has frontage to a main road, a frontage of less than 200 metres.

[Amendment #127 – see page xxvii]

### 19A Zone No. 3 (g) objectives for certain land at Princes Highway/Cambewarra Road, Bomaderry

- (1) This clause applies to land situated in the City of Shoalhaven, being part of Lot 16, DP 707327, Princes Highway, Cambewarra Road, Bomaderry, in the Parish of Bunberra and County of Camden, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 67)"
- (2) Despite the general objectives for land within Zone

No. 3 (g) set out in item 1 to the Table to clause 9, the objectives of that zone for the land to which this clause applies are:

- (a) to provide a strategic development area; and
  - (b) to prevent inappropriate uses, being industrial, retail or significant traffic-generating development, motor showrooms or tourist facilities on that land; and
  - (c) to allow for unobtrusive commercial office development or the like on that land; and
  - (d) to allow for buildings which, through the use of good design, materials and colours, are appropriate to the strategic location of that land and are in sympathy with the local environment; and
  - (e) to require appropriate landscaping so as to significantly improve the appearance of the locality which serves as an important gateway to the Nowra urban area; and
  - (f) to ensure that vehicular access to the land is limited to Cambewarra Road at the western boundary of the land.
- (3) A person must not erect a building on the land to which this clause applies that is within 15 metres of the southern or eastern boundary of the land, as identified by the building lines on the map referred to in subclause (1).
  - (4) Subclause (3) does not prevent minor encroachments on the land within 15 metres of the southern or eastern boundary if they are necessary to accommodate an exceptional building design feature.

[Amendment #67 – see page x]

[Amendment #126 – see page xx]

### 19B Development in Zone No 3(b) – certain land at Princes Highway/North Street/Moss Street, Nowra

- 1) This clause applies to land shown edged heavy black on the map marked "Shoalhaven Local Environmental Plan 1985 (Amendment No 215)".
- 2) The Council must not consent to development of land to which this clause applies that provides direct vehicular access to or from the Princes Highway and Moss Street, or to or from either of those streets.
- 3) The Council must not consent to development of land to which this clause applies unless it is satisfied that:
  - (a) the nature and scale of the proposed development is satisfactory in terms of the likely traffic generation and that no impacts on public safety or on the efficiency of the Princes Highway and associated arterial road network will result from it, and
  - (b) the traffic impact associated with the development is appropriately managed and vehicular access to the land from North Street is minimised and appropriately located, and
  - (c) any buildings (and associated landscaping) are appropriate for the strategic location of the

subject land through the use of good design, materials and colours and significantly improve the appearance of the locality which serves as an important gateway to the Nowra CBD.

[Amendment #215 – see page xli]

## 20 Tourist accommodation

The Council may consent to development (other than subdivision) for the purpose of providing accommodation for tourists on any land used for agriculture that is greater than 10 hectares in area where such a use is prohibited by clause 9, but only in conjunction with the principal and continuing use of that land for the purpose of agriculture.

[Amendment #127 – see page xxvi]

### 20A Bed and breakfast accommodation

The Council shall not grant consent to development for the purpose of bed and breakfast accommodation unless it is satisfied that the development will not have a significant adverse impact on the amenity of the immediate neighbourhood.

[Amendment #70 – see page xi]

### 20B Permanent occupation of tourist facilities

(1) Despite any other provision of this plan, the Council may consent to development of land described in Schedule 14 only for the purpose of:

- (a) a tourist facility, or
- (b) a use or activity that is an integral part of a tourist facility.

(2) Despite any other provision of this plan (including subclause (1)), the Council may grant consent to development of land described in Schedule 14 for the purposes of permanent residential occupation if:

- (a) the development is part of development referred to in subclause (1), and
- (b) no more than 25% of units within the development referred to in subclause (1) are to be used for the purposes of permanent residential occupation.

(3) The Council may grant consent for the purposes of permanent residential occupation of a maximum of one unit under subclause (2), where the development involves less than four units.

[Amendment #195 – see page xxxvii]

### 20BA Development of land in the Ulladulla and Huskisson commercial areas

(1) This clause applies to:

- (a) land in the Ulladulla commercial area, being Lot 1, DP 792523, Lot 11, DP 791198, Lot 2, DP 717433, part of Lot 12, Section 2, DP 759018, part of SP 69933 and part of Lot 10, DP 791198, as shown edged heavy black and lettered “3 (a)” on the map marked “Shoalhaven Local Environmental Plan 1985 (Amendment

No 226)”, and

(b) land in the Huskisson commercial area, being Lot B, DP 348180 and Lots 1 and 23, DP 7169, as shown edged heavy black and lettered “3 (f)” on that map.

(2) Despite any other provision of this plan, the Council must not consent to the carrying out of development on the land to which this clause applies unless it is satisfied that the proposed development adequately addresses car parking for, and service vehicle access to, that land and the adjoining land.

[Amendment #226 – see page xliii]

### 20BB Short-term accommodation

Despite any other provision of this plan, development consent is not required for the use of a dwelling as short-term rental accommodation for visitors (except bed and breakfast accommodation).

[Amendment #230 – see page xlv]

## Division 4A: Heritage conservation

[Amendment #212 – see page xlv]

### 20C Definitions

In this Division:

**Aboriginal object** means any deposit, object or material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of the area that comprises New South Wales, being habitation either or both before or concurrent with the occupation of that area by persons of non-Aboriginal extraction, and includes Aboriginal remains.

**adaptation**, in relation to a building or work, means the modifying of a building or work to suit a proposed compatible use.

**alteration**, in relation to a building or work, means:

- (a) the making of structural changes to the inside or outside of the building or work, or
- (b) the making of non-structural changes to the detail, fabric, finish or appearance of the outside of the building or work, other than changes resulting from the maintenance of the building or work.

**archaeological site** means the site of one or more relics.

**compatible use**, in relation to a building or work, means a use which involves sympathetic change to the culturally significant fabric of the building or work.

**conservation**, in relation to a building or work, means the preservation, restoration, reconstruction, adaptation or maintenance of the building or work in such a manner as to retain the cultural significance of the building or work.

**conservation management plan** means a document prepared in accordance with the requirements of the NSW Heritage Office that establishes the heritage significance of an item, place or heritage conservation area and identifies conservation policies and management mechanisms that are appropriate to enable that significance to be retained.

**demolish** a heritage item, or a building, work, relic, archaeological site, tree or place within a heritage conservation area, means wholly or partly destroy, dismantle or deface the heritage item or the building, work, relic, archaeological site, tree or place.

**heritage conservation area** means land described as a heritage conservation area in Part 2 of Schedule 7 and shown edged heavy black with stippled open sawtooth on the heritage map and includes buildings, works, relics, archaeological sites, trees and places situated on or within the land.

**heritage conservation area of State significance** means a heritage conservation area identified by an asterisk in Part 2 of Schedule 7.

**heritage impact statement** means a document consisting of:

- (a) a statement demonstrating the heritage significance of a heritage item or heritage conservation area, or of a building, work, relic, archaeological site, tree or place within a heritage conservation area, and
- (b) an assessment of the impact that proposed development will have on that significance, and
- (c) proposals for measures to minimise that impact.

**heritage item** means a building, work, relic, tree or place or a component of a building work, relic tree or place specified in an inventory of heritage items that is available at the office of the Council and the site of which is described in Part 1 of Schedule 7 and shown on the heritage map.

**heritage item of State significance** means a heritage item identified by an asterisk in Part 1 of Schedule 7.

**heritage map** means the series of maps marked "Shoalhaven Local Environmental Plan 1985 (Amendment No 212)", as amended by the maps or, if any sheets of the maps are specified, by the specified sheets of the maps, marked as follows:

**heritage significance** means historic, scientific, cultural, social, archaeological, architectural, natural or aesthetic value.

**maintenance** means the ongoing protective care of a heritage item, a place of Aboriginal heritage significance or a building, work, archaeological site, tree or place within a heritage conservation area, including but not limited to the following:

- (a) repairs to the components of a place where this involves replacing missing or deteriorated fabric to match the existing fabric,
- (b) repainting previously painted surfaces in colour schemes to the period of construction,
- (c) repairs to services where this does not involve alterations to or opening up of existing early or significant fabric,
- (d) excavation of services where this does not impact on areas that, in the opinion of the consent authority, are archaeologically significant,
- (e) restoration of the components of a place by returning existing fabric to a known earlier location or configuration, by removing accretions or by reassembling existing components without the introduction of new material,
- (f) gardening where major structural alteration to the garden layout is not involved,

but does not include alterations, such as carrying out extensions or additions, or the introduction of new

materials or technology.

**place of Aboriginal heritage significance** means:

- (a) the site of one or more Aboriginal objects or a place that has the physical remains of pre-European occupation by, or is of contemporary significance to, Aboriginal people. It can (but need not) include items and remnants of the occupation of the land by Aboriginal people, such as:
  - (i) burial places, and
  - (ii) engraving sites, and
  - (iii) rock art, and
  - (iv) midden deposits, and
  - (v) scarred and sacred trees, and
  - (vi) sharpening grooves, or
- (b) a natural Aboriginal sacred site or other sacred feature. It includes:
  - (i) a natural feature such as a creek or mountain of long-standing cultural significance, or
  - (ii) an initiation, ceremonial or story place, or
  - (iii) an area of more contemporary cultural significance.

**relic** means any deposit, object or material evidence:

- (a) that relates to the settlement of the City of Shoalhaven not being Aboriginal habitation, and
- (b) that is more than 50 years old.

**vicinity of a heritage item** means the extent of land that has a physical or visual relationship to the heritage item and its setting or to the heritage conservation area.

## 20D Objectives

The objectives of this plan in relation to heritage conservation are:

- (a) to identify and conserve the environmental heritage of the City of Shoalhaven, and
- (b) to conserve the heritage significance of existing significant fabric, relics, settings and views associated with the heritage significance of heritage items and heritage conservation areas, and
- (c) to ensure that archaeological sites and places of Aboriginal heritage significance are conserved, and
- (d) to ensure that the heritage conservation areas throughout the City of Shoalhaven retain their heritage significance.

## 20E Protection of heritage items and heritage conservation areas

### (1) When is consent required?

The following development may be carried out only with development consent:

- (a) demolishing or moving a heritage item or a building, work, relic, tree or place within a heritage conservation area,
- (b) altering a heritage item or a building, work, relic, tree or place within a heritage conservation area by making structural or non-structural changes to its

exterior, such as to its detail, fabric, finish or appearance,

- (c) altering a heritage item by making structural changes to its interior,
- (d) disturbing or excavating a place of Aboriginal heritage significance or an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will, or is likely to, result in a relic or Aboriginal object being discovered, exposed, moved, damaged or destroyed,
- (e) moving the whole or a part of a heritage item,
- (f) erecting a building on, or subdividing, land on which a heritage item is located or that is within a heritage conservation area.

## (2) What exceptions are there?

Development consent is not required by this clause if:

- (a) in the opinion of the consent authority:
  - (i) the proposed development:
    - (A) is of a minor nature or consists of maintenance to the heritage item, place of Aboriginal heritage significance or archaeological site or of a building, work, relic, tree or place within a heritage conservation area, and
    - (B) would not adversely affect the significance of the heritage item, place of Aboriginal heritage significance, archaeological site or heritage conservation area, or
  - (ii) the proposed development consists of conservation works in accordance with a conservation policy or strategy contained in a conservation management plan endorsed by the consent authority, and
- (b) the proponent has notified the consent authority in writing of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development will comply with this subclause and that development consent is not otherwise required by this plan.

## (3) Development consent is not required by this clause for the following development in a cemetery or burial ground if there will be no disturbance to human remains, to relics in the form of grave goods or to a place of Aboriginal heritage significance:

- (a) the creation of a new grave or monument, or
- (b) an excavation or disturbance of land for the purpose of carrying out conservation or repair of monuments or grave markers.

## (4) What must be included in assessing a development application?

The consent authority must not grant consent to development on land on which a heritage item is located, within the vicinity of a heritage item, or within a heritage conservation area, unless it has assessed the impact of the proposed development

on the heritage significance of the relevant heritage item or of the heritage conservation area and is satisfied that impact is acceptable.

**Note:** The website of the Heritage Branch of the Department of Planning has publications that provide guidance on assessing the impact of proposed development on the heritage significance of items (for example, *Statements of Heritage Impact*).

[SEPP – see page xlv]

## (5) What extra documentation is needed?

The assessment must include consideration of a heritage impact statement that addresses at least the following issues (but is not to be limited to assessment of those issues, if the heritage significance concerned involves other issues). The consent authority may also decline to grant such a consent until it has considered a conservation management plan endorsed by the consent authority, if it considers the development proposed should be assessed with regard to such a plan.

## (6) The issues to be addressed by the heritage impact statement must include:

- (a) for development that would affect a heritage item:
  - (i) the heritage significance of the item as part of the environmental heritage of the City of Shoalhaven, and
  - (ii) the impact that the proposed development will have on the heritage significance of the item and its setting, including any landscape or horticultural features, and
  - (iii) the measures proposed to conserve the heritage significance of the item and its setting, and
  - (iv) whether any archaeological site would be adversely affected by the proposed development, and
  - (v) the extent to which the carrying out of the proposed development in accordance with the consent would affect any historic subdivision pattern, and
- (b) for development that would be carried out in a heritage conservation area:
  - (i) the heritage significance of the heritage conservation area and the contribution which any building, work, relic, tree or place affected by the proposed development makes to this heritage significance, and
  - (ii) the impact that the proposed development would have on the heritage significance of the heritage conservation area, and
  - (iii) the compatibility of the proposed development with any nearby original buildings and the character of the heritage conservation area, taking into account the size, form, scale, orientation, setbacks, materials and detailing of the proposed development, and
  - (iv) the measures proposed to conserve the significance of the heritage conservation

area and its setting, and

(v) whether any landscape or horticultural features would be affected by the proposed development, and

(vi) whether any archaeological site would be affected by the proposed development, and

(vii) the extent to which the carrying out of the proposed development in accordance with the consent would affect any historic subdivision pattern, and

(viii) the issues raised by any submission received in relation to the proposed development in response to the notification or advertising of the application.

## **20F Advertised development**

The following development is identified as advertised development:

(a) the demolition of a heritage item or a building, work, relic, archaeological site, tree or place in a heritage conservation area, and

(b) the carrying out of any development allowed by clause 20L.

## **20G Development in the vicinity of a heritage item**

(1) Before granting consent to development in the vicinity of a heritage item, the consent authority must assess the impact of the proposed development on the heritage significance of the heritage item and of any heritage conservation area within which it is situated.

(2) This clause extends to development:

(a) that may undermine or otherwise cause physical damage to a heritage item, or

(b) that will otherwise have any adverse impact on the heritage significance of a heritage item or of any heritage conservation area within which it is situated.

(3) The consent authority may refuse to grant any such consent unless it has considered a heritage impact statement that will help it assess the impact of the proposed development on the heritage significance, visual curtilage and setting of the heritage item.

(4) The heritage impact statement should include details of the size, shape and scale of, setbacks for, and the materials to be used in, any proposed buildings or works and details of any modification that would reduce the impact of the proposed development on the heritage significance of the heritage item.

(5) Before granting consent to development that, in the opinion of the consent authority, is likely to have an impact on significant views associated with heritage items, the consent authority must consider a statement addressing the visual impact of the proposed development, including associated landscaping, on the preservation of significant views.

## **20H Notice of demolition to the Heritage Council**

[SEPP – see page xlv]

## **20I Development affecting places of Aboriginal heritage significance**

Before granting consent to development required by clause 20E that will be carried out in a place of Aboriginal heritage significance, the consent authority must:

(a) consider the effect on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place, and

(b) except where the proposed development is integrated development, notify the local Aboriginal communities (in such a way as it thinks appropriate) of the development application and take into consideration any comments received in response within 21 days after the relevant notice is sent.

[SEPP – see page xlv]

## **20J Development affecting archaeological sites**

(1) Before granting consent to development required by clause 20E that will be carried out on an archaeological site (whether or not it is also the site of an Aboriginal object), the consent authority must:

(a) consider the effect on the heritage significance of any relic known or reasonably likely to be located at the site, and

(b) be satisfied that any necessary excavation permit required by the *Heritage Act 1977* has been granted.

(2) This clause does not apply to land which is listed on the State Heritage Register or to which an interim heritage order applies.

[SEPP – see page xlv]

## **20K Development in heritage conservation areas**

Before granting consent to the erection of a building within a heritage conservation area, the consent authority must be satisfied that the features of the proposed building will be compatible with the heritage significance of the heritage conservation area, having regard to the form of, and materials used in, buildings that contribute to the heritage significance of the heritage conservation area.

## **20L Conservation incentives**

The consent authority may grant consent to the use for any purpose of a building that is a heritage item, or of the land on which such a building is erected, even though the use would otherwise not be allowed by this plan, if:

(a) the consent authority is satisfied that the retention of the heritage item depends on the granting of consent, and

(b) the proposed development is in accordance with a conservation management plan that has been endorsed by the consent authority, and

(c) the conditions of consent to the proposed development would ensure that all necessary conservation work identified in the conservation

management plan is carried out, and

- (d) the proposed development would not adversely affect the heritage significance of the heritage item or its setting, and
- (e) the proposed development would not significantly adversely affect the amenity of the surrounding area, and
- (f) conditions of consent to the proposed development would enable the general public to have increased access to the heritage item.

## **20M Milton streetscape**

- (1) This clause applies to land at Milton, being Lot 5, DP 78484, Lot 1, DP 112309, Lot 2, DP 153993, Lots C and D, DP 160290, Lot 5, DP 160292, Lots 2, 4, 6, 7, 8, 9 and 10, Section B, DP 975074 and Lot 7, DP 556082, Princes Highway.
- (2) The objectives of this clause are to maintain and enhance the heritage character of the streetscape and to ensure that any development is compatible with the heritage significance of heritage items.
- (3) In deciding whether to grant consent to development of land to which this clause applies, the consent authority must take into account the adequacy of the measures proposed by the applicant to ensure the proposed development will meet the objectives of this clause.

[Amendment #212 – see page xlvi]

## **Division 5: Environmental management**

[Amendment #127 – see page xxvii]

### **21 Land of ecological sensitivity**

- (1) This clause applies to land shown on the map by distinctive hatching. That land is taken to be land of ecological sensitivity.
- (2) The objective of this clause is to minimise adverse impacts of development on natural features, including flora, fauna, landforms and other physical features, and ecological processes.
- (3) Despite clause 9, the consent of the Council is required for any development, including forestry and agriculture, on land to which this clause applies.
- (4) In deciding whether to grant consent, the Council must take into account:
  - (a) the objectives of this clause; and
  - (b) the adequacy of the measures proposed by the applicant to avoid, mitigate or remedy any adverse effects of the proposed development on the ecological values of the land and other land in its vicinity.

[Amendment #127 – see page xxvii]

### **21A Vegetation linkage**

- (1) This clause applies to land bounded by a broken black line on the map and lettered “Vegetation Linkage” but does not apply to land within a

Residential 2 zone, a Business 3 zone, an Industrial 4 zone or a Special Uses 5 zone.

- (2) Development of land to which this clause applies must be designed to enhance the retention and augmentation of vegetation native to the area.

[Amendment #195 see page xxxvii]

### **22 Activities in Zone No. 1(c), 7(a), 7(c), 7(d1), 7(d2), 7(e), 7(f1), 7(f2) and 7(f3)**

- (1) A person must not, without the consent of the Council, ringbark, cut down, top, lop, or otherwise destroy any tree having a height of 3 metres or more on land within Zone No. 1(c), 7(a), 7(c), 7(d1), 7(d2), 7(e), 7(f1), 7(f2) or 7(f3).
- (2) A person must not, without the consent of the Council, on land within Zone No. 7(a):
  - (a) clear the land of trees;
  - (b) place fill upon such land;
  - (c) alter the level of the surface of such land; or
  - (d) clear or remove vegetation from such land

[Amendment #127 – see page xxvii]

### **23 Protection of streams**

- (1) This clause applies to any perennial water course within Zone No. 1(a), 1(b), 1(c), 1(d), 1(e) or 1(g).
- (2) For the purposes of this clause, a “perennial water course” means land shown by a continuous blue line on the latest version 1:25,000 scale topographic map for the land to which this clause applies produced by the NSW Land Information Centre and available for public inspection at the office of the Council.
- (3) The objectives of this clause are:
  - (a) to protect water quality;
  - (b) to protect aquatic habitats and riparian communities;
  - (c) to protect and enhance the function of perennial water courses and their associated vegetation as habitat corridors;
  - (d) to protect the scenic and recreational values of perennial water courses and their associated vegetation communities; and
  - (e) to protect perennial water courses from erosion and sedimentation.
- (4) Despite clause 9, the consent of the Council is required for any development within 50 metres from the centre line of a perennial water course or, where the perennial water course is greater than 20 metres in width, from the bank of the perennial water course.
- (5) In deciding whether to grant consent, the Council must take into account:
  - (a) the objectives of the clause; and
  - (b) the adequacy of the measures proposed by the applicant to avoid, mitigate or remedy any adverse effects of the proposed development on the ecological and aesthetic values of the perennial water course concerned and of land in its vicinity.

[Amendment #127 – see page xxvii]

[Amendment #195 – see page xxxvii]

## 24 Water catchment areas

- (1) This clause applies to land bounded by a broken line on the map and lettered "Water Catchment Area".
- (2) The objective of this clause is to protect the quality of stored water that is to be used for drinking.
- (3) In determining an application for consent to development on or of land to which this clause applies, the Council must take into account the objective of this clause and the adequacy of measures proposed by the applicant to avoid or mitigate any adverse effects of the proposed development on the quality of stored water that is to be used for drinking.

[Amendment #127 – see page xxvii]

### 24A Development within the hydrological catchment comprising intensive plant growing

- (1) This clause applies to the hydrological catchment within the meaning of *Drinking Water Catchments Regional Environmental Plan No 1*.
- (2) The objective of this clause is to ensure that development with the potential to adversely impact on water quality in the hydrological catchment requires development consent.
- (3) For the purposes of this clause, **intensive plant growing** on land means market gardening, fungi growing, fruit growing, flower growing, viticulture or the like for commercial purposes, but does not include growing field crops (such as wheat, oats, oilseed or legumes) or any species of plant for pastures.
- (4) Despite clause 9 or any other provision of this plan, the consent of the Council is required for development that comprises intensive plant growing.

[REP – see page xlv]

## 25 Steep lands

- (1) This clause applies to land within Zone No. 1(a), 1(b), 1(c), 1(d) or 1(e) which has a slope in excess of 20% (1:5).
- (2) The objectives of this clause are:
  - (a) to protect soils from erosion;
  - (b) to protect the water quality of surface waters; and
  - (c) to protect the visual amenity.
- (3) Despite clause 9, the consent of the Council is required for any development, including land clearing and forestry, on land to which this clause applies.
- (4) In deciding whether to grant consent, the Council must take into account:
  - (a) the objectives of this clause; and

- (b) the adequacy of any measures proposed by the applicant to avoid, mitigate or remedy any adverse effects on soils, water quality or the visual amenity.

[Amendment #127 – see page xxvii]

## 26 Soil, water and effluent management

- (1) A person must not carry out development that relates to the habitation of land by humans unless and until arrangements satisfactory to the Council have been made by the applicant (and if the applicant is not the owner, the owner also) for the provision of a water supply, facilities for the removal of sewage, and for the drainage of stormwater and other surface water from the land.
- (2) In deciding whether arrangements for drainage of stormwater and other surface water and the treatment and disposal of effluent are satisfactory, the Council must take into account whether the proposed systems can be accomplished in a manner which meets the following objectives:
  - (a) economical feasibility and practicality in terms of design, installation and maintenance;
  - (b) protection of public health;
  - (c) protection of surface water;
  - (d) protection of ground water;
  - (e) encouragement of the utilisation of wastewaters as a resource rather than a waste for disposal;
  - (f) protection of community amenity.
- (3) Despite any other provision of this plan, except clauses 2, 9(3) and 21 and the objectives of the zone in which development the subject of this clause is proposed, the Council may consent to the construction of devices which, in the opinion of the Council, are to be used principally for the purpose of soil and water management or water pollution control.
- (4) The Council must not consent to the carrying out of development on the following land involving the need for effluent disposal unless it is satisfied that any habitable building erected or to be erected on that land will be connected to a reticulated sewerage system linked to an operating sewage treatment plant for the locality:

Callala Beach, Griffin Street area - Land shown as being within Zone No. 2(c) on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 77)".

[Amendment #127 – see page xxvii]

## 27 Development on acid sulfate soils

- (1) This clause applies to land identified as having high probability to be affected by acid sulfate soils on the map prepared by the Department of Land and Water Conservation entitled "Acid Sulfate Soil Risk Map" dated December 1997 and available for public inspection at the office of the Council.
- (2) Despite any other provision of this plan, the consent of the Council is required for any development which involves or is likely to involve, through drainage, earthworks, or any other means, the exposure to the atmosphere of any part of soil which contains iron

pyrites within land to which this clause applies.

- (3) The Council must not consent to development described in subclause (2) unless it is satisfied that measures can and will be taken to avoid or mitigate the actual or potential contamination of waterways in the vicinity of the land concerned by acid from acid sulfate soils.

[Amendment #127 – see page xxvi]

[Amendment #195 – see page xxxvii]

## 28 Danger of bush fire

- (1) The Council must not grant consent to the carrying out of development on bush fire prone land if it is of the opinion that:
- (a) the development may have a significant adverse effect on the implementation of:
    - (i) any strategies for bush fire hazard reduction or risk management adopted by the Council, or
    - (ii) any relevant provisions of the Act or the *Rural Fires Act 1997*, and
  - (b) the development, including the arrangements for access to and from the development, may constitute a significant threat to the lives of residents, visitors or emergency services personnel, and
  - (c) the development may give rise to an increased demand for emergency services during bush fire events that will result in a significant decrease in the ability of the emergency services to effectively control major bush fires.

**Note.** Section 146 of the Act provides that bush fire prone land is land recorded by the Council as such on a map certified by the Commissioner of the NSW Rural Fire Service as a bush fire prone land map for the area of the Council.

- (2) The Council must not grant consent to the carrying out of development on bush fire prone land unless it is satisfied that adequate measures are proposed to avoid or mitigate the threat from bush fire, having regard to:
- (a) the siting of the development, and
  - (b) the design of, and the materials used in, any structures involved in the development, and
  - (c) the clearing of vegetation, and
  - (d) the provision of asset protection zones, landscaping and fire control aids (such as roads and water supplies).
- (3) Before deciding to grant consent to any development on bush fire prone land, the Council:
- (a) must have regard to the requirements set out in *Planning for Bushfire Protection*, ISBN 0 9751033 2 6, prepared by the NSW Rural Fire Service in co-operation with the Department of Planning, dated December 2006, and
  - (b) must be satisfied that those requirements will be met as far as is practicable in the circumstances.
- (4) The Council must not consent to the erection of any building on the following land within the set-backs

identified by building lines on the map describing that land:

Callala Beach, Griffin Street area - land shown as being within Zone No 2(c) on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No 77)".

[Amendment #218 – see page xli]

[Statute Law Act #82 – see page xlv]

## 29 Development of flood liable land

- (1) Subject to subclause (2), the Council must not consent to the carrying out of development on land which, in its opinion, is flood liable.
- (2) the Council may consent to the carrying out of development on flood liable land if:
- (a) the development is for a purpose ancillary or incidental to the use of land for the purpose of agriculture; or
  - (b) the development comprises the extension or alteration of an existing dwelling-house; or
  - (c) the land is in any urban zone under this plan; or
  - (d) the Council has received a flood assessment report, in relation to the land, that addresses each of the matters referred to in subclause (3), and the Council is of the opinion that the development is feasible despite the land being flood liable.
- (3) In considering an application to which subclause (2) applies, the Council must make an assessment of:
- (a) the likely levels, velocity, sedimentation and debris carrying effects of flooding;
  - (b) the structural sufficiency of any building the subject of the application and its ability to withstand flooding;
  - (c) the effect which the development, if carried out, will or is likely to have on the flow characteristics of floodwaters;
  - (d) whether or not access to the site will be possible during a flood; and
  - (e) the likely increased demand for assistance from emergency services during a flood.
- (4) In granting consent to a development application made pursuant to subclause (2), the Council may impose conditions that set floor levels, require filling, structural changes or additions or require other measures to mitigate the effects of flooding or assist in emergency situations.

[Amendment #127 – see page xxvi]

[Amendment #170 – see page xxix]

## 30 Structures in Zones Nos. 2(a4), 3(h) and 4(e)

In respect of an application for consent to erect a structure on land within Zone No. 2 (a4), 3(h) or 4(e), the Council must make an assessment of:

- (a) the likelihood of floodwaters entering the structure;
- (b) the effect of soil instability; and
- (c) the likelihood of damage due to coastal erosion,

and may attach to any consent conditions which, in the opinion of the Council, will prevent or reduce the incidence of flooding or instability.

[Amendment #127 – see page xxvi]

### 33 Height of buildings

A building must not be erected to a height greater than 2 storeys, including any parking space, above natural ground level, without the consent of the Council.

#### 33A Vehicular access to the St. Georges Basin By-pass

- (1) This clause applies to a development application which proposes use of an existing or new vehicular access to the St Georges Basin By-pass from land which has a frontage to the St Georges Basin By-pass as shown on the map marked “City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 168)” deposited in the office of the City of Shoalhaven.
- (2) The Council shall not consent to a development application referred to in subclause (1) unless it is satisfied that the nature and scale of the proposed development is satisfactory in terms of likely traffic generation, that no alternative access way is feasible, and that no adverse impact to public safety or the efficiency of the St Georges Basin By-pass has been identified.

[Amendment #168 – see page xxix]

#### 33B Vehicular access to the Princes Highway (Murramerang Street), Ulladulla

- (1) This clause applies to Portion 213, Parish of Ulladulla, County of St Vincent and Lots 1, 2, 3, 4 and 5, DP 21356, Princes Highway (Murramerang Street), Ulladulla.
- (2) The Council must not consent to the development of land to which this clause applies that involves vehicular access to the Princes Highway unless the Council is satisfied:
  - (a) that, having regard to the nature and scale of the proposed development, likely traffic generation will not be excessive, and
  - (b) that there is no feasible alternative access way for vehicles, and
  - (c) that there will be no significant adverse impact to public safety or the efficiency of the Princes Highway in the area.

[Amendment #195 – see page xxxvii]

### 34 Building lines along main roads

A person must not, on an allotment of land which is within Zone No. 1(b), 7(a), 7(c), 7(d1), 7(e), 7(f1), 7(f2) or 7(f3) and which has a frontage to a road:

- (a) erect a building for the purpose of a caravan park:
  - (i) where the road is a main road not less than 40 metres in width - closer than 90 metres to the nearest alignment of the road; or

- (ii) where the road is a main road less than 40 metres in width - closer than 110 metres to the centre line of the road;

- (b) erect a building for the purpose of a hotel or motel:

- (i) where the road is a main road not less than 40 metres in width - closer than 45 metres to the nearest alignment of the road; or

- (ii) where the road is a main road less than 40 metres in width - closer than 65 metres to the centre line of the road;

- (c) erect a building for the purpose of a rural or extractive industry:

- (i) where the road is a main road not less than 40 metres in width - closer than 30 metres from the nearest alignment of the road; or

- (ii) where the road is a main road less than 40 metres in width - closer than 50 metres to the centre line of the road; or

- (d) erect a building for any other purpose:

- (i) where the road is a main road not less than 40 metres in width - closer than 20 metres from the nearest alignment of the road; or

- (ii) where the road is a main road less than 40 metres in width - closer than 40 metres from the centre line of the road.

[Amendment #127 – see page xxvi]

#### 34A Foreshore building lines

- (1) The objectives of this clause are:

- (a) the preservation and enhancement of the natural features and vegetation of the area near where land meets water, and
- (b) the restoration of the land below the foreshore building line, so far as practicable, to a natural state, with a minimum intrusion of artificial structures, and
- (c) the restriction of development below the foreshore building line to development specified in this clause, and
- (d) the significant reduction in the number of structures below the foreshore building line, particularly on redevelopment of foreshore land, and
- (e) the conservation and enhancement of waterfront development of heritage value, and
- (f) the avoidance of pollution of, or adverse ecological effects on, waterways.

- (2) A person must not erect a building or carry out a work on land between a foreshore building line and the tidal water in respect of which the foreshore building line is fixed.

- (3) The Council must not consent to development on an allotment of land having a foreshore building line, unless it is satisfied that:

- (a) any building or works on the allotment between the foreshore building line and the mean high water mark at the date of commencement of this clause will be

removed before, or within a reasonable time after, the development is carried out, or

- (b) it would be inconsistent with any of the objectives of this clause to require the removal of any building or works on the allotment between the foreshore building line and the mean high water mark.

(4) Subclauses (2) and (3) do not apply to:

- (a) single storey boat sheds, or
- (b) boat launching and slipping facilities, or
- (c) below-ground swimming pools, or
- (d) works, including mechanical works, to enable pedestrian access, or
- (e) landscaping, or
- (f) barbeque facilities, or
- (g) jetties, or
- (h) swimming enclosures.

(5) To avoid doubt, *State Environmental Planning Policy No 1 – Development Standards* applies to subclause (2) in the same way as it applies to a development standard.

(6) In this clause:

**foreshore building line** means the line shown on the map by a broken black line on an allotment of land, that is parallel to (and at the distance specified in the map from) the mean high water mark of tidal water as at the date of commencement of this clause, regardless of any reclamation, other works or changes occurring since that date.

[Amendment #195 – see page xxxvii]

### 35A Buffers

- (1) This clause applies to land within a buffer area identified on the map.
- (2) The Council must not consent to any development on land to which this clause applies which in the opinion of the Council would lead:
- (a) in relation to a quarry – to the sterilisation of the resource that is extracted at the quarry, or
  - (b) in relation to any other matter – to an impediment to the particular purpose indicated by scarlet lettering on the map.

[Amendment #127 – see page xxvi]

[Amendment #195 – see page xxxvii]

## Division 5A: Other Development

[Amendment #127 – see page xxvi]

### 36 Development of land shown uncoloured on the map

- (1) Development, including the clearing of vegetation and trees, shall not be carried out on any land shown uncoloured on the map without the consent

of the Council.

- (2) Notwithstanding subclause (1), a public authority does not require Council's consent to clear vegetation or trees within road reserves shown uncoloured on the map.

[Amendment #70 – see page xi]

### 37 Suspension of covenants, agreements and instruments

- (1) This clause applies to development on land within any zone.
- (2) For the purpose of enabling development to which this clause applies to be carried out in accordance with this plan or with a consent granted under the Act, any agreement, covenant or instrument that restricts the carrying out of that development shall not apply to the extent necessary to serve that purpose.
- (3) Nothing in subclause (2) affects the rights or interests of any public authority under any registered instrument.

### 37A Notification of certain development

- (1) All development applications require notification to be given by the Council, except those for consent to development that the Council considers to be of a minor nature.
- (2) The form and extent of any such notification are to be determined by the Council with regard to the circumstances in each case.
- (3) Nothing in this clause affects the giving of notice in respect of designated development.

[Amendment #102 – see page xix]

### 38 Community use of school facilities and sites

- (1) Where land to which this plan applies is used for the purposes of an educational establishment, the site and facilities of the establishment may, with the consent of the Council, be used for the purposes of meeting rooms, public halls, public libraries, entertainment, sport or recreation or for community purpose, whether or not any such use is a commercial use of the land.
- (2) Nothing in this clause requires development consent to be granted for the carrying out of development on any land if that development could, but for this clause, be carried out on that land pursuant to an environmental planning instrument without development consent.

### 38A Fair trading option

Nothing in this plan prevents a person, with the consent of Council, from carrying out development on land referred to in Schedule 8 for a purpose specified in that Schedule in relation to that land, subject to such conditions, if any, as are so specified notwithstanding that such development may be otherwise prohibited by or inconsistent with other provisions of this plan, providing the Council is satisfied that:

- (a) the development proposed will result in the dedication of land to Council, at no cost to Council, which will serve the public interest; and

- (b) the development proposed is not excessive, balanced against the public interest gained by dedication of the land to Council; and
- (c) the development proposed will not result in a significantly adverse effect on the environment.

[Amendment #141 – see page xxii]

### **39 Development for certain additional purposes**

Nothing in this plan prevents a person, with the consent of the Council, from carrying out development on land referred to in Schedule 9 for a purpose specified in that Schedule in relation to that land, subject to such conditions, if any, as are so specified, notwithstanding that such development may be inconsistent with the provisions of this plan.

### **39A Development of certain land at West Nowra**

- (1) This clause applies to the land coloured yellow and lettered “Aboriginal Community Housing Purposes” on the map marked “City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 52)”, being part lot 432, DP 723151, Yalwal Road, West Nowra.
- (2) Development for the purpose of Aboriginal community housing on land to which this clause applies shall be limited to a total of 16 dwellings.
- (3) Any application made for development of the land to which this clause applies shall be accompanied by a soil erosion and sediment control plan.

[Amendment #52 – see page vi]

[SEPP – see page xlv]

### **39B Development of certain land at Sussex Inlet**

- (1) This clause applies to land shown by heavy black edging on the map marked “City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 57)” being lot 104, DP 26638, Sussex Inlet Road, Parish of Farnham, County of St. Vincent.
- (2) The land to which this clause applies may, with the consent of the Council, be subdivided into a maximum of 6 lots and developed for the purposes of a caravan park (with not more than 5 sites for long-term residents (within the meaning of Ordinance No. 71 under the *Local Government Act 1919*)), retail plant nursery, Australiana Village/Reception area and associated tourist facilities, including a souvenir shop and mini-golf course.
- (3) Access to the proposed development referred to in sub-clause (2) shall be by way of an extension of Flood Avenue.
- (4) The Council shall not consent to development referred to in sub-clause (2) after the expiration of 4 years from the date of publication in the Gazette of City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 57).

[Amendment #57 – see page vii]

### **39BA Development of certain land at Princes Highway, Bomaderry**

- (1) This clause applies to land shown edged heavy black on the map marked “City of Shoalhaven Local Environmental Plan 1985 (Amendment No.97)”.
- (2) The Council shall not consent to any subdivision of land to which this clause applies unless the Council has taken into consideration a landscape plan that is of a standard satisfactory to the Council. The landscape plan must show how the visual quality of the land as an important gateway to the Nowra urban area is to be improved and protected through the retention of existing vegetation, extensive supplementary planting of appropriate trees and shrubs and must include a scheme for the implementation and maintenance of appropriate works.

[Amendment #97 – see page xiv]

### **39BB Development of certain land at Seven Mile Beach**

- (1) This clause applies to land shown edged heavy black on the map marked “City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 166)”.
- (2) The Council shall not consent to an application to subdivide or otherwise carry out development of land to which this clause applies unless:
  - (a) it has considered plans and documentation showing how pollution is to be controlled which might arise from carrying out development on the allotments to be created by the proposed subdivision or from carrying out the other development; and
  - (b) if the proposed subdivision or other development is of , or on, an allotment abutting Seven Mile Beach National Park – it has considered plans and documentation showing the measures to be introduced to protect the natural values of that National Park; and
  - (c) subdivision of Lot 4, DP 713138 does not exceed twenty-eight lots plus one lot of approximately 13 hectares to be transferred to the Minister administering the *National Parks and Wildlife Act 1974* in accordance with subclause (4); and
  - (d) subdivision of Lot 4, DP 604218 does not exceed fourteen lots plus one lot of approximately 53 hectares to be transferred to the Minister administering the *National Parks and Wildlife Act 1974* in accordance with subclause (4).
- (3) The provisions of clause 12(3)(c) of this plan do not apply to land subject to this clause.
- (4) Development Consent for any subdivision of Lot 4, DP 713138 or Lot 4, DP 604218 shall not be granted unless the Council is satisfied that arrangements have been made for the transfer to the Minister administering the *National Parks and Wildlife Act 1974* under Part 11 of that Act, at no cost to that Minister, of the land identified on the map referred to in clause (1) as “area to be transferred for addition to Seven Mile Beach

National Park”.

- (5) Until development consent to the subdivision of the land to which this clause applies is granted in accordance with subclauses (2)-(4), development may be carried out on the land in accordance with this plan as if the land had continued to be zoned Rural “A” (Agricultural Production), notwithstanding the amendments made to this plan by City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 166).

[Amendment #166 – see page xxxi]

[SEPP – see page xlv]

### **39BC Development of certain land at Lake Conjola**

- (1) This clause applies to Lot 26, DP 1016153, as shown edged heavy black on the map marked “City of Shoalhaven Local Environmental Plan 1985 (Amendment No 207)”.
- (2) The Council must not consent to the carrying out of development on land to which this clause applies for the purpose of camping grounds, caravan parks, dwelling-houses or golf courses.

[Amendment #207 – see page xxxviii]

### **39C Temporary use of land**

- (1) Notwithstanding any other provision of this plan, the Council may grant consent to the temporary use of any land for any purpose (not being designated development or development prohibited by the provisions of any other environmental planning instrument applying to the land) for a maximum period of 28 days (whether or not the days are consecutive) in any one year.
- (2) In determining whether to grant consent as referred to in subclause (1), the Council shall take into consideration:
  - (a) the protection of the environment and the amenity of the locality during and immediately after the carrying out of the proposed use;
  - (b) whether appropriate arrangements will be made for the provision of utility services, vehicular and pedestrian access, parking and restoration of the site to the condition prevailing immediately before the carrying out of the proposed use; and
  - (c) whether the period for the carrying out of the proposed use is reasonable in the circumstances or whether a lesser period would be more appropriate.

[Amendment #70 – see page xi]

### **39D Transitional arrangement for certain concessional allotments**

An application for consent to subdivide land in accordance with clause 11(4), as in force immediately before the commencement of City of

Shoalhaven Local Environmental Plan 1985 (Amendment No. 127), that had not been finally determined when that plan commenced is to be determined as if that plan had not been made.

[Amendment #127 – see page xxvii]

### **39E Development of certain land at Princes Highway, Nowra**

- (1) This clause applies to land at Nowra, as shown edged heavy black on the map marked “City of Shoalhaven Local Environmental Plan 1985 (Amendment No 202)” deposited in the office of the Council.
- (2) The Council must not consent to the development of land to which this clause applies, unless:
  - (a) the council is satisfied that the nature of the development will complement the role of Nowra as a sub-regional centre, and
  - (b) a stormwater management strategy to minimise stormwater pollution has been submitted to the Council and the Council is satisfied that the strategy identifies the following:
    - (i) average annual pollutant loads from the proposed development,
    - (ii) suitable source controls to minimise the generation of excessive runoff and pollution,
    - (iii) means of reusing stormwater where possible,
    - (iv) use of stormwater infiltration.
- (3) The Council must not consent to the development of land to which this clause applies if the development provides for direct access from the development to the Princes Highway.
- (4) The Council must not consent to the development of land North of Junction Street, Nowra, as shown hatched on the map marked “City of Shoalhaven Local Environmental Plan 1985 (Amendment No 202)” deposited in the office of the Council of the City of Shoalhaven, unless the Council is satisfied that adequate provision will be made to enable access for vehicles and services from North Street to Lot 3, DP 625710.
- (5) The Council must not consent to the development of land to which this clause applies, on the section of Junction Street, Nowra that is east of the Princes Highway, unless the Council is satisfied:
  - (a) that adequate arrangements have been made for the relocation of public utility services, and
  - (b) that adequate links will be made for vehicles and services between the proposed development and the proposed East Nowra Sub-Arterial Road, and
  - (c) that the proposed development’s impact on the Princes Highway will be acceptable.

[Amendment #202 – see page xi]

[SEPP – see page xli]

### **39F Development on certain land at Yalwal**

- (1) This clause applies to land shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No 186)".
- (2) The Council must not grant consent to development for the purpose of a dwelling (including a tourist accommodation unit) on land that is within 40 metres of Danjera Dam or any natural watercourse measured as the shortest distance between the boundary of the development site and:
  - (a) the top of the high bank, if present, or
  - (b) if no high bank is present, then:
    - (i) the mean high water mark in tidal waters, or
    - (ii) the mean water level in non-tidal waters.
- (3) The Council may consent to development for the purpose of a tourist related use (other than a tourist accommodation unit) on land that is within 40 metres of Danjera Dam or any natural watercourse measured in accordance with subclause (2), but only if the Council is satisfied that the proposed use:
  - (a) is ancillary to a tourist facility, and
  - (b) is passive in nature, and
  - (c) will not have a detrimental effect on water quality in Danjera Dam.
- (4) The Council must not grant consent to the carrying out of development involving the disposal of effluent directly into the ground water system unless the Council is satisfied that the disposal will not have a detrimental effect on the water quality of Danjera Dam.

[Amendment #186 – see page xxxv]

### **40 Restriction on development in respect of certain road proposals**

Where, on the map, a proposed new road is shown by broken black lines, the Council may not consent to the development of land of which the proposed road forms part unless the proposed development makes provision for the opening of a road in reasonable conformity with the proposed road.

[Amendment #195 – see page xxxvii]

### **40A Development in the vicinity of regional services corridor**

The Council must not consent to the excision of an allotment from land within or in the vicinity of a regional services corridor, if the creation of the allotment is for a purpose which in the opinion of the Council is, or is likely to be, adversely affected by the regional services corridor.

[Amendment #127 – see page xxvi]

### **40B Special Requirements in respect of**

### **Expansion of Culburra Urban Area**

- (1) This clause applies to land situated in the City of Shoalhaven, being part of the Parish of Wollumboola, County of St. Vincent, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 41)".
- (2) Notwithstanding the provisions of clause 9, the Council may consent to an application for the use of areas, which in the opinion of the Council are of minor importance, for passive recreation and the construction of ancillary facilities on land to which this clause applies within Zone No. 7(a) subject to the consideration by the Council of a statement, provided by the applicant, of the environmental effects of the proposed development.
- (3) The Council shall not consent to an application to subdivide land to which this clause applies unless:
  - (a) plans and documentation showing the development staging have been submitted to the Council which assess the real extent of soils exposed at any one time; and
  - (b) plans and documentation showing the proposals for erosion and sedimentation controls satisfactory to the Council are submitted to the Council with the application; and
  - (c) designs for surface drainage works and proposals for isolation of potential contaminants during the construction phase are submitted to the Council with the application.

[Amendment #41 – see page x]

[Amendment #127 – see page xxvi]

### **40C Development in the vicinity of Mount Coolangatta**

- (1) This clause applies to land in the Parish of Coolangatta off Bolong Road being Lot 14, DP 624221, and Lot 1, DP 520211.
- (2) The Council shall not consent to an application for consent to the erection of extension of a tourist facility, motel or caravan park other than in accordance with clause 46.
- (3) Nothing in clause 9 prevents the Council from granting consent to development on land to which this clause applies for the purposes of outdoor recreational facilities.

[Amendment #15 – see page viii]

### **40D Development of certain land – Princes Highway and Dolphin Point Road, Dolphin Point**

- (1) This clause applies to part of Lots 1 and 2, DP 330177, part of Lot 100, DP 817218, Lot 9, DP 807320, part of Part Portion 82, part of R 25300 for water supply and part of Part R 68058 for public recreation and resting place, Parish of Woodburn, Dolphin Point, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 66)".
- (2) Council shall not consent to an application to subdivide land to which this clause applies unless plans and documentation have been submitted to the Council with

the application, showing:

- (a) the intended staging of the proposed development, the relationship of that staging to the capacity of the sewerage system to adequately cope with the proposed development and the measures proposed to overcome any inadequacies; and
- (b) the measures proposed for ongoing soil and water management, including sedimentation, erosion and pollution control, to ensure maintenance of water quality in the wetland and in Burrill Lake and including rehabilitation of existing drains to and through the wetland; and
- (c) designs of surface drainage works and proposals for isolation of potential contaminants and sedimentation during the construction phase; and
- (d) existing vegetation and proposed additional planting which will enhance the value of the wetland and any artificial wetlands proposed, assist in maintaining water quality and enhance the role of streams as habitat corridors.

[Amendment #66 – see page xii]

#### **40E Special requirements in respect of expansion of Vincentia urban area**

- (1) This clause applies to land situated in the Parish of Bherwerre, County of St Vincent, as shown edged heavy black on the map marked “City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 131)”.
- (2) The Council shall not consent to an application to subdivide land to which this clause applies, unless the Council has taken into consideration the following:
  - (a) plans and other documentation showing the proposed development staging which assess the extent of soils that will be exposed at any one time;
  - (b) plans and other documentation showing the proposals for erosion and sedimentation controls;
  - (c) designs for surface drainage works and proposals for isolation of potential contaminants during the construction phase; and
  - (d) designs for surface drainage work and proposals for the maintenance of the existing hydrology of the wetlands.

[Amendment #131 – see page xxviii]

#### **40F Vincentia urban area – reticulated sewerage system for certain land**

- (1) This clause applies to land situated in the Parish of Bherwerre, County of St Vincent, as shown edged heavy black on the map marked “City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 131)”, but not land within Zone No. 2 under Interim Development Order No. 1 – Shire of Shoalhaven or Zone No. 2(e) under this plan as at 17 May 1985.
- (2) In relation to land to which this clause applies, the

Council shall not consent to the carrying out of development, including the subdivision of land, that creates or that the Council believes will allow a land use that will create, a need for water supply and effluent disposal, unless it is satisfied that any habitable building erected or to be erected on that land will be connected to a reticulated water supply and sewerage system linked to an operating sewage treatment plant for the locality.

- (3) Excluded from the requirements of subclause (2) is development, including the subdivision of land:
  - (a) for the purpose of a community facility; or
  - (b) for the purpose of creating a maximum of 5,000 square metres of gross commercial floor space on land within Zone No. 3(a) to which this clause applies.

[Amendment #131 – see page xxviii]

#### **40G Development of certain land at Vincentia**

- (1) Notwithstanding the provisions of clause 9(3) and the objectives stated in the Table to clause 9 in Item 1 of the matter relating to Zone No. 3(a), the Council may grant consent to the carrying out of retail uses on so much of the land shown on the map marked “City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 131)” as is within Zone No. 3(a).

[Amendment #131 – see page xxviii]

#### **40H Special requirements in respect of expansion of Bomaderry urban area**

- (1) This clause applies to land situated in the Parish of Bunberra, County of Camden, as shown edged heavy black on the map marked “City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 152)”.
- (2) The Council shall not consent to a subdivision of land to which this clause applies unless the Council has taken into consideration whether adequate flood free access will be provided from that land to the adjoining urban area.
- (3) In this clause “flood free access” means access by use of land that is above the 1 in 100 year flood level.

[Amendment #152 – see page xxvii]

#### **40I Development of certain land at Mollymook**

- (1) This clause applies to that part of Lot 621, DP 804355, Maisie Williams Drive, Mollymook within Zone No 3(g).
- (2) Despite clause 9(3) and the objectives stated in the Table to clause 9 in Item 1 of the matter relating to Zone No 3(g), the Council must not grant consent to the carrying out of development on land to which this clause applies unless it is satisfied the development is compatible with a higher density residential or tourist facility or both.

[Amendment #195 see page xxxvii]

#### **40J Development of certain land at Mollymook Beach**

- (1) This clause applies to Lot 27, DP 224117, Mitchell Parade, Mollymook Beach.

- (2) Despite clause 9(3) and the objectives stated in the Table to clause 9 in Item 1 of the matter relating to Zone No 3(g), the Council must not grant consent to the carrying out of development on land to which this clause applies unless it is satisfied the development is for a tourist facility.
- (3) Despite subclause (2), in any development consent under this clause the Council may grant consent for up to a maximum of 25% of units within the development for the purpose of permanent residential occupation.

[Amendment #195 – see page xxxvii]

#### **40K Development of certain land in Nowra**

- (1) This clause applies to land shown edged heavy black on Sheet 2 of the map marked “Shoalhaven Local Environmental Plan 1985 (Amendment No 220)”.
- (2) Before any development of the land to which this clause applies is carried out, a development control plan that applies to the land, and that complies with this clause, must be prepared.
- (3) A development control plan complies with this clause if it contains or deals with all of the following:
  - (a) urban design principles to apply to the development in relation to the built form, character and siting of buildings, building envelopes (including heights and setbacks), landscaping, the interface between buildings and the existing and proposed public domain, views, privacy, solar access and security, and other design elements, with an explanation of how they relate to an analysis of the land to which this clause applies and its context,
  - (b) proposals for the distribution of the major land uses, including public and private access and open space,
  - (c) proposals relating to the mitigation of environmental impacts, including noise attenuation, flood mitigation, water and soil management, remediation of contaminated land, solar access, energy efficiency and environmental sustainability,
  - (d) proposals for access, including public transport, pedestrian, cycle and road access and circulation networks, as well as local traffic and parking management,
  - (e) proposals for the enhancement of, and integration with, the existing and proposed public domain,
  - (f) proposed patterns of amalgamation of lots and subdivision,
  - (g) proposals for landscaping (including any tree retention or removal),
  - (h) concept plans showing the indicative layout, form and scale of proposed buildings,
  - (i) proposals regarding heritage conservation.
  - (j) any other matter required in writing by the Council.
- (4) This clause does not prevent development being

carried out before a development control plan is prepared if, in the opinion of the Council, the development is of a minor nature.

- (5) Any development application lodged with respect to any of the land to which this clause applies, but not finally determined before the commencement of *Shoalhaven Local Environmental Plan 1985 (Amendment No 220)*, is to be assessed and determined as if that plan had not been made.

[Amendment #220 – see page xlv]

#### **40L Development of land in the Sussex Inlet commercial centre, Jacobs Drive, Sussex Inlet**

- (1) This clause applies to land in the Sussex Inlet commercial centre on the northern and southern side of Jacobs Drive, Sussex Inlet, as shown edged heavy black and lettered “3(a)”, “3(f)” or “3(g)” on the map marked “Shoalhaven Local Environmental Plan 1985 (Amendment No 224)”.
- (2) Despite any other provision of this plan, the Council must not consent to:
  - (a) the carrying out of development on the land to which this clause applies for the purpose of dwellings, dwelling-houses or motels, or
  - (b) the carrying out of any other development on that land, unless the Council is satisfied that the proposed development adequately addresses car parking and service vehicle access to that land and the adjoining land.

[Amendment #224 – see page xliii]

#### **40M Development of certain land at Ulladulla**

- (1) This clause applies to certain land at Ulladulla that is within Zone No 4 (b) (Industrial “B” (Light) Zone), as shown edged heavy black on Sheet 2 of the map marked “Shoalhaven Local Environmental Plan 1985 (Amendment No 235)”.
- (2) Despite any other provision of this plan, development that may be carried out with development consent on land in Zone No 6 (a) (Open Space – Recreation “A” (Existing) Zone) may also be carried out with development consent on this land.
- (3) Despite clause 9 (3), in determining an application for development consent for development pursuant to subclause (2), the Council must take into account the aims and objectives of this plan and the objectives of Zone No 6 (a) (Open Space – Recreation “A” (Existing) Zone).

[Amendment #235 – see page xlvi]

#### **40N Development of land - Seascapes Close, Narrawallee**

- (1) This clause applies to part of Lot 29, DP 874275, Seascapes Close, Narrawallee, as shown distinctively coloured and identified as “2(a1)” and “7(d2)” on the map marked “Shoalhaven Local Environmental Plan 1985 (Amendment No 191)”.

(2) Consent must not be granted to the subdivision or other development of land to which this clause applies unless:

- (a) the Council has considered a plan of management for the land showing how bush fire management issues are addressed by the design of any proposed subdivision, and will be addressed in carrying out development on the lots to be created by the proposed subdivision or in carrying out other development, and
- (b) the Council has considered a landscape plan of management for the land that is of a standard satisfactory to the Council, showing how the visual quality of the land is to be protected through the retention of existing vegetation, and
- (c) the Council is satisfied that issues relating to visual quality, drainage control, building bulk and scale, threatened species and habitat and control of erosion are adequately addressed and provided for in the development proposal, and
- (d) any buildings to be erected on the land within Zone No 2(a1) above the 35 metre contour will be no higher than 8.5 metres above natural ground level, and
- (e) a road suitable to protect the land within Zone No 2(a1) from bush fires will be located on the western edge of the land within Zone No 2(a1), and
- (f) each lot on which a dwelling-house is to be erected will have an adequate area within Zone No 2(a1) for the dwelling-house and for ancillary development, including vehicular access to the dwelling-house and works for water quality control and drainage.

(3) Land to which this clause applies may be subdivided with development consent:

- (a) to create one lot that is comprised partly of land on which a dwelling-house will be able to be erected within Zone No 2(a1) and all of the land within Zone No 7(d2) that is situated to the west of the land within Zone No 2(a1), but only if the Council is satisfied that adequate measures will be taken to preserve vegetation on the land within Zone No 7(d2), and
- (b) to create other lots within Zone 2(a1) that are of a size that will enable the erection of a single dwelling-house on each lot.

(4) Except as provided by subclause (3), the land within Zone No 7(d2) to which this clause applies may not be subdivided.

[Amendment #191 - see page xlvi]

## **Division 6: Development in scenic preservation areas**

### **41 Land to which Division applies**

This Division applies to all land in a scenic preservation area as shown hatched on the map.

### **42 Interpretation**

In this Division:

“external surfaces”, in relation to a building or work, includes the external walls and cladding (if any) thereon, external doors, external door and window frames, columns, roofs, fences and any other surface of the building or work visible from the exterior of that building or work;

“prescribed materials” means dark toned or dark coloured materials of low reflective quality or materials which are painted or similarly treated with dark toned or dark coloured paint or pigment of low reflective quality.

### **43 Consent required for certain development**

Notwithstanding any other provision of this plan, a person shall not, without the consent of the Council, carry out any development on land within a scenic preservation area or clear any such land of vegetation or trees.

### **43A Scenic preservation area surrounding village of Cambewarra**

- (1) Despite any other provision of this plan, consent is not required for the carrying out of development for the purpose of agriculture or in accordance with clause 54A on the land shown edged heavy black and hatched on the map marked “Shoalhaven Local Environmental Plan 1985 (Amendment No 229)”, being land surrounding the village of Cambewarra that is designated as a scenic preservation area.
- (2) Any development application lodged with respect to the land referred to in subclause (1), but not finally determined before the commencement of *Shoalhaven Local Environmental Plan 1985 (Amendment No 229)*, is to be assessed and determined as if that plan had not been made.

[Amendment #229 – see page xlv]

### **44 Assessment of certain matters**

Before giving its consent to the erection of a building on land to which this Division applies, the Council shall make an assessment as to whether it should impose conditions relating to:

- (a) the use on the external surfaces of the building of prescribed materials;
- (b) the number, type and location of existing trees and shrubs which are to be retained and the extent of landscaping to be carried out on the site; and
- (c) the siting of the proposed buildings.

## **Division 7: Special Rural Lifestyle Areas**

[Amendment #127 – see page xxvi]

### **45 Land to which Division applies**

This Division applies to all land in a Special Rural Lifestyle Area.

[Amendment #23 – see page iii]

[Amendment #127 – see page xxvi]

## **46 Consent required for certain development**

- (1) Notwithstanding any other provision of this plan, a person shall not carry out development on land within a Special Rural Lifestyle Area or clear any of the land of vegetation or trees without the consent of the Council.
- (2) When considering an application to develop land within a Special Rural Lifestyle Area, the Council shall take into account the objectives of the Special Rural Lifestyle Area contained in Schedule 10.
- (3) Notwithstanding any other provision of this plan (subclause (4) excepted), the Council may consent to an application for consent to subdivide land for development or to carry out development on land within a Special Rural Lifestyle Area provided the Council is satisfied that the subdivision or development is in accordance with the objectives of that Special Rural Lifestyle Area.
- (4) The Council shall not consent to an application to subdivide land within a Special Rural Lifestyle Area unless –
  - (a) a contour survey satisfactory to the Council has been carried out in respect of the whole of the land proposed to be subdivided which also shows existing buildings, vegetation, water courses, dams, roads and public utility services; and
  - (b) an environmental impact report has been submitted to the Council which assesses the land's capability and whether the proposed development is contrary to the public interest; and
  - (c) the ratio of depth to frontage of the proposed lots is satisfactory to the Council; and
  - (d) it has been demonstrated that the objectives set out in Schedule 10 for the Special Rural Lifestyle Area have been met in any proposal for subdivision and any other development.
- (4A) The Council must not consent to the subdivision of, or to the carrying out of other development on, land within Special Rural Lifestyle Area 11 or 12 (Tallow Wood Road, West Burrill Lake) unless:
  - (a) it has taken into consideration a proposed plan, prepared by or on behalf of the applicant for consent, for the control of pollution which might arise from carrying out development on the allotments to be created by the proposed subdivision or from carrying out the other development; and
  - (b) if the proposed subdivision or other development appears to require vehicular access over any slope having a gradient greater than 1:5, it has taken into consideration any comment made by the Director-General of the Department of Conservation and Land Management within 28 days of the submission by the Council of particulars of the proposed development to that Director-General with a request for comment.
- (5) The objectives of a Special Rural Lifestyle Area are set out in Schedule 10 under the heading "Objectives of Special Rural Lifestyle Area" appearing opposite the number of the Special Rural Lifestyle Area shown on the map.

[Amendment #15 – see page viii]

[Amendment #23 – see page iii]

[Amendment #65 – see page xi]

[Amendment #127 – see page xxvii]

[SEPP – see page xlv]

## **Division 8: Miscellaneous**

[Amendment #127 – see page xxvii]

### **47 Acquisition of land in Zones Nos. 5(c), 5(e), 6(d), and 7(f2)**

- (1) The owner of land within Zone No. 5(c), 5(e), 6(d), or 7(f2) may, by notice in writing, require –
  - (a) in the case of land within:
    - (i) Zone No. 5(c) and marked on the map "Community purposes", "Car park", or "Civic purposes"; or
    - (ii) Zone No. 5(e) or 6(d),  
The Council;
  - (b) in the case of land within Zone No. 5(c) and marked on the map "School" or "Technical college", the Minister for Education; or
  - (c) in the case of land within Zone No. 7(f2), the Corporation constituted by section 8(1) of the Act, to acquire the land.
- (2) A person required to acquire the land by such a notice must acquire the land.

[Amendment #127 – see page xxvii]

### **48 Development in Zone No. 5(a)**

- (1) A person may develop land within Zone No. 5(a), being land that is not immediately required for the use designated on the map, for a purpose that is permissible on land within an adjoining or adjacent zone, but only with the consent of the Council.
- (2) The Council must not give consent to development referred to in subclause (1) unless:
  - (a) in the opinion of the Council, the proposed development is compatible with the character and amenity of existing or potential development in any zone adjoining or adjacent to the land on which the development is to be carried out; and
  - (b) the likely effect of the proposed development on the future use for which the land is designated has been taken into account.

[Amendment #127 – see page xxvii]

### **49 Development in Zones Nos. 5(c), 5(e), 6(d), and 7(f2)**

- (1) Until land referred to in clause 47 is acquired by the public authority concerned, development for any purpose may, with the consent of the Council, be carried out on that land.
- (3) In determining whether or not to grant consent under subclause (1), the Council must take into consideration:

- (a) the effect of the proposed development on the costs of acquisition;
- (b) the imminence of acquisition; and
- (c) the costs of reinstatement of the land for the purpose for which the land is to be acquired.

[Amendment #127 – see page xxvi]

[Amendment #170 – see page xxix]

[SEPP – see page xlv]

## **50 Acquisition and development of land in Zone No. 5(d)**

**Note:** Nothing in this clause is to be construed as requiring a public authority to acquire land – see section 27 (3) of the Act.

- (1) The owner of any land within Zone No. 5(d) may, by notice in writing, require the Roads and Traffic Authority (“the RTA”) to acquire the land.
- (2) On receipt of such a notice, the RTA must acquire the land if:
  - (a) the land is vacant; or
  - (b) the land is not vacant, but:
    - (i) the land is included in the five-year works program of the RTA current at the time of the receipt of the notice; or
    - (ii) the RTA has decided not to give concurrence to an application for consent to the carrying out of development on the land; or
    - (iii) the RTA is of the opinion that the owner of the land will suffer hardship if the land is not acquired within a reasonable time,

but the RTA is not required to acquire the land if it might reasonably be required to be dedicated for a public road.

- (3) A person may, with the consent of the Council, carry out development on land within Zone No. 5(d):
  - (a) for the purpose for which development may be carried out on land in an adjoining zone; or
  - (b) for any other purpose which is compatible with development which may be carried out on land in an adjoining zone.
- (5) Land acquired under this clause may be developed, with the consent of the Council, for any purpose, until such time as it is required for the purpose for which it was acquired.
- (6) In this clause:
 

“vacant land” means land on which, immediately before the day on which a notice under subclause (1) is given, there were no buildings other than fences.

[Amendment #127 – see page xxvi]

[SEPP – see page xlv]

## **51 Development within open space zones and on public reserves or other public land**

The Council must not consent to the carrying out of development on land within Zone No. 6(a), 6(b), 6(c) or 6(d), or on public reserves or on land owned or controlled by the Council, unless it has considered:

- (a) the need for the proposed development on the land;
- (b) the impact of the proposed development on the land; and
- (c) the need to retain the land for its existing or likely future use.

[Amendment #127 – see page xxvi]

## **51A Development without consent on public reserves or other public land**

Despite any other provision of this plan, development consent is not required for the carrying out of development for the purpose of a community event that is open to the general public on a public reserve or on other public land owned or controlled by the Council, unless:

- (a) the community event includes the use of an adjoining body of water, or
- (b) the community event includes the use of air space by fireworks, aeroplanes, helicopters, hot air balloons, skydivers or the like, or
- (c) the community event includes or comprises a market or auction, or
- (d) the public reserve or other public land will be occupied for longer than 48 hours, including the set up and removal of any temporary structures or equipment, or
- (e) the community event is likely to cause interference with the amenity of neighbouring properties because of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil or otherwise.

[Amendment #235 – see page xlv]

## **52 Roads**

- (1) Except as provided by subclause (2), nothing in this plan restricts or prohibits a public authority from carrying out development required in connection with the construction, reconstruction, improvement, maintenance or repair of a road within an existing road reserve.
- (2) Subclause (1) does not apply to any widening, realignment or relocation of an existing physically constructed road which involves works which may have a significant environmental impact.
- (3) A person (other than a public authority) must not carry out any work referred to in this clause without the consent of the Council, except for the maintenance or repair of an existing physically constructed road and where the agreement of the owner of the land concerned has been obtained.

[Amendment #127 – see page xxvi]

### **53 Residential development within RANAS Nowra airport buffer area**

- (1) This clause applies to the land situated in the vicinity of the naval air base known as RANAS Nowra and shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 126 - Sheet 1)".
- (2) the Council must not consent to subdivision of land to which this clause applies for residential purposes if the Council is satisfied that the subdivision would result in more dwellings being situated on that land than were on that land on 18 April 1997 (the day on which City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 126) commenced.
- (3) the Council must not consent to development for residential purposes on land to which this clause applies unless it has taken into consideration an assessment of the effect on the proposed development of noise from aircraft using RANAS Nowra.

[Amendment #127 – see page xxvi]

### **54 Caravan parks prohibited**

- (1) Despite any other provision of this plan, a person must not carry out development for the purpose of a caravan park on land fronting Inyadda Drive, Manyana, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 136)".
- (1A) Despite any other provision of this plan, a person must not carry out development for the purpose of a caravan park or dwelling on land within Zone No 7(f1), shown on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No 193)".
- (2) For the purposes of this clause "caravan park" means land which is used or intended to be used for the parking of a moveable dwelling or the erection of camps, or both.

[Amendment #127 – see page xxvi]

[Amendment #136 – see page xxi]

[Amendment #193 – see page xxxvi]

[Amendment #213 – see page xxxix]

### **54A What is exempt and complying development?**

- (1) Development listed in Schedule 1 to Development Control Plan No. 89 Exempt and Complying Development as adopted by the Council on 23 June 2003 is exempt development, despite any other provision of this plan.
- (2) Development listed in Schedule 2 to Development Control Plan No. 89 Exempt and Complying Development as adopted by the Council on 23 June 2003 is complying development if:
  - (a) it is local development of a kind that can be carried out with consent on the land on which it is proposed; and
  - (b) it does not involve the carrying out of alterations

or extensions to or the rebuilding of a building or work being used for an existing use; and

- (c) it does not involve the change of an existing use to another use; and
  - (d) it does not involve the enlargement or expansion of intensification of an existing use.
- (3) Development is exempt or complying development only if it complies with the development standards and other requirements applied to the development by Development Control Plan No. 89 Exempt and Complying Development as adopted by the Council on 23 June 2003.
  - (4) A complying development certificate issued for any complying development shall be subject to the conditions for the development specified in Development Control Plan No. 89 Exempt and Complying Development adopted by the Council, as in force when the certificate is issued.

[Amendment #164 – see page xxviii]

[Amendment #206 – see page xl]

### **54B Subdivision – exempt development**

A subdivision that is exempt development listed in Development Control Plan No. 89 Exempt and Complying development as adopted by the Council on 23 June 2003 is identified as being a subdivision in respect of which an accredited certifier may be a certifying authority.

[Amendment #164 – see page xxviii]

[Amendment #206 – see page xl]

### **54C Development without consent**

Notwithstanding clause 9, development consent is not required for:

- (a) the erection or installation of bins, bus shelters, fencing, lighting (excluding of sportsgrounds), minor shelters, park and street furniture, seats or viewing platforms (not exceeding 25m<sup>2</sup> in area); or
- (b) the erection in public parks, recreation areas and reserves of barbecues, buildings or structures for the purpose of bridges, boardwalks or staircases, picnic tables or playground equipment; or
- (c) the erection or installation of goal posts, sight screens and similar ancillary sporting structures on sporting or playing facilities (excluding grandstands, dressing sheds and the like); or
- (d) the construction of pedestrian paths and cycleways; or
- (e) the erection or installation of signs (including name, directional, interpretative and regulatory warning signs in parks, foreshores and natural areas),

by or on behalf of the Council.

[Amendment #164 – see page xxviii]

### **54D Certain development by public authorities**

If, in the absence of this clause, development by or on behalf of a public authority, being:

- (a) the construction of water storage dams; or
- (b) sewage treatment works; or
- (c) electricity transmission lines,

may be carried out with development consent, the development may be carried out without that consent.

[Amendment #164 – see page xxviii]

#### 54E Development in National Park areas

- (1) This clause applies to development carried out on land dedicated or reserved under the *National Parks and Wildlife Act 1974* as an Aboriginal area, historic site, national park, nature reserve, State game reserve, regional park or State recreation area.
- (2) If, in the absence of this clause, development to which this clause applies may be carried out with development consent, the development may be carried out without that consent.
- (3) A nominated authority must not carry out development to which this clause applies that is prescribed development, or cause or permit any such development to be carried out unless the nominated authority:
  - (a) has given notice in writing to the Council or the area of its intention to carry out the development or cause or permit the development to be carried out; and
  - (b) has given consideration to any matters requested by the Council, within 30 days after the Council is given notice under paragraph (a), to be taken into account before the development is carried out, being matters related to the fact that the intended development will be prescribed development.
- (4) In subclause (3):

nominated authority means the person or body having the care, control and management of the land under the *National Parks and Wildlife Act 1974*

prescribed development means development which is likely:

- (a) to generate traffic to an extent that will:
  - (i) strain the capacity of the road system in the locality of the land on which the development is proposed to be carried out; or
  - (ii) otherwise adversely affect the movement of traffic on that road system; or
- (b) to otherwise have a significant environmental effect on other land in that locality.

[Amendment #164 – see page xxviii]

#### 54F Erection and use of portable classrooms

- (1) If, in the absence of this clause, the erection or use of a portable classroom on land on which a government school or a non-government school is situated may be carried out only with development consent, the development may be carried out without that consent.
- (2) Nothing in this clause authorises:

- (a) the erection of a portable classroom having a height exceeding 1 storey; or
- (b) the use of a portable classroom for more than 5 years after the date of its erection.

- (3) In this clause, government school and non-government school have the same meanings as in the *Education Act 1990*.

[Amendment #164 – see page xxviii]

#### 54G Classified roads and toll works

- (1) If, in the absence of this clause, development for the purpose of a classified road or tollway, or a proposed classified road or tollway, may be carried out with development consent, the development may be carried out without that consent.
- (2) In this clause:
 

classified road means a classified road within the meaning of the *Roads Act 1993*.

tollway means a work declared to be a tollway under section 52 of the *Roads Act 1993*.

[Amendment #164 – see page xxviii]

#### 54H Bush fire hazard reduction

- (1) If, in the absence of this clause, development for the purpose of bush fire hazard reduction is prohibited or may be carried out with development consent, the development may be carried out without that consent if:
  - (a) the development is consistent with a bush fire management plan referred to in section 52 of the *Rural Fires Act 1997* that applies to the area or locality in which it is proposed to carry out that development; and
  - (b) the development does not include the clearing, within the meaning of clause 7 of State Environmental Planning Policy No. 14 – Coastal Wetlands, of land to which that Policy applies.
- (2) In this clause:
 

bush fire hazard reduction means a reduction or modification (by controlled burning or by mechanical, chemical or manual means) of material that constitutes a bush fire hazard.

[Amendment #164 – see page xxviii]

### Division 9: Classification of public land

#### 55 Classification and reclassification of public land as operational land

- (1) The public land described in Schedule 11 is classified, or reclassified, as operational land for the purposes of the *Local Government Act 1993*, subject to this clause.
- (2) The amendments made by the *Local Government Amendment (Community Land Management) Act 1998* to section 30 of the *Local Government Act 1993* do not apply to the land described in Part 1 of Schedule 11.
- (3) Land described in Part 2 of Schedule 11:
  - (a) to the extent (if any) that the land is a public

reserve, does not cease to be a public reserve, and

(c) continues to be affected by any trusts, estates, interests, dedications, conditions, restrictions or covenants by which it was affected before its classification, or reclassification, as operational land.

(6) Land described in Columns 1 and 2 of Part 3 of Schedule 11, to the extent (if any) that it is a public reserve, ceases to be a public reserve on the commencement of the relevant amending plan and, by the operation of that plan, is discharged from all trusts, estates, interests, dedications, conditions, restrictions and covenants affecting the land or any part of the land except those (if any) specified opposite the land in Column 3 of Part 3 of Schedule 11.

(7) In this clause, *the relevant amending plan*, in relation to land described in Part 3 of Schedule 11, means this plan or, if the description of the land is inserted in that Part by another local environmental plan, that plan.

(8) Before the relevant amending plan inserted a description of land into Part 3 of Schedule 11, the Governor approved of subclause (4) applying to the land.

[Amendment #196 – see page xxxvii]

## Schedule 1

(Clause 9)

Agency offices other than T.A.B. agency offices.

Butcher's shop.

Chemist's shop.

Clothing shop.

Confectionery shop.

Crockery shop.

Delicatessen.

Drapery shop.

Electrical appliances shop.

Finance and property company premises.

Florist's shop.

Footwear shop.

Friendly and benefit society premises.

Fruit and vegetable shop.

Furniture shop.

Gas appliances shop.

Gift shop.

Grocery and health food shop.

Hardware shop.

Insurance offices.

Jewellery and watchmaker's shop.

Leathergoods and travel goods shop.

Musical instruments shop.

Optical goods shop.

Philatelist's shop.

Photographic apparatus and material shop.

Professional chambers.

Smallarms and ammunition shop.

Smallgoods shop.

Sports requisites shop.

Stationery shop (books and newspapers).

Tobacconist's and hairdresser's shop.

Wine and spirit merchant's shop.

## Schedule 2

(Clause 9)

Beauty salon.

Boot and shoe repairing.

Bread, cake and pastry manufacture.

Dressmaking.

Dry-cleaning and dyeing agency.

Hairdressing salon.

Home activities.

Lending library.

Maintenance and repair of electrical appliances and fittings.

Professional consulting rooms.

Photographic studio.

Refreshment rooms.

Self service coin operated laundry.

Tailoring.

## Schedule 3

(Clause 9)

Chemist's shop.

Confectionery shop and milk bar.

Fish and chip shop.

Fruit shop.

Newsagent's shop.

Smallgoods and sandwich shop.

Tobacconist's and hairdresser's shop.

## Schedule 4

(Clause 9)

Agency offices other than T.A.B. agency offices.

Beauty salon.

Chemist's shop.

Clothing shop.

Confectionery shop.  
 Crockery shop.  
 Delicatessen.  
 Drapery shop.  
 Florist's shop.  
 Footwear shop.  
 Gift shop.  
 Hairdressing salon.  
 Jewellery and watchmaker's shop.  
 Leathergoods and travel goods shop.  
 Lending library.  
 Motels.  
 Musical instruments shop.  
 Optical goods shop.  
 Philatelist's shop.  
 Photographic apparatus and material shop.  
 Professional chambers.  
 Professional consulting rooms.  
 Refreshment rooms.  
 Smallgoods shop.  
 Stationery shop (books and newspapers).  
 Tobacconist's and hairdresser's shop.

#### **Schedule 5**

**(Clause 9)**

Abattoirs.  
 Asbestos cement products manufacture.  
 Bag and sack (textile) manufacture.  
 Boiler manufacture.  
 Boiling down works.  
 Brick, tile, pipe manufacture.  
 Cement manufacture.  
 Electrical machinery manufacture (heavy).  
 Electric battery manufacture.  
 Extractive industry.  
 Fellmongery.  
 Fibrous plaster manufacture.  
 Fireclay products manufacture.  
 Grain milling.  
 Hardboard manufacture.  
 Heavy engineering.  
 Hotmix (bitumen) manufacture.  
 Lime storage.  
 Machinery manufacture (heavy).  
 Match manufacture.

Metal founding.  
 Motor body building.  
 Motor vehicle manufacturing and assembly.  
 Motor vehicle wrecking.  
 Offensive or hazardous industry.  
 Paint and varnish manufacture.  
 Plastics manufacture.  
 Ready mix concrete manufacture.  
 Rope and twine manufacture.  
 Rubber products manufacture.  
 Rubber reclamation.  
 Sawmilling.  
 Steel products manufacture (heavy).  
 Stone cutting and crushing.  
 Sugar refining.  
 Veneer manufacture.  
 Wallboard manufacture.  
 Wheel manufacture.  
 Wool scouring.

#### **Schedule 6**

**(Clause 9)**

Aerated water and cordial manufacture.  
 Boot and shoe repairing.  
 Cabinet making.  
 Cycle repairing.  
 Dressmaking.  
 Electrical appliance repairing.  
 Furniture storage and repairing.  
 Ice works.  
 Joinery workshop.  
 Laundry.  
 Lawn mower repairing.  
 Musical, surgical and scientific instrument and apparatus repairing.  
 Printing (Jobbing) Radio and television repairing.  
 Signwriting.  
 Tailoring.  
 Toy making.  
 Upholstering.

#### **Schedule 7 Heritage conservation**

**(Clause 20C)**

##### **Part 1 Heritage items**

**Note.** An asterisk (\*) identifies a heritage item of State significance

Heritage item	Address	Description	Heritage item	Address	Description
<b>BACK FOREST</b>			* "Murramarang"— (former Colonial Estate House)	226 Murramarang Road	Lot 23 DP 571930
Victorian Weatherboard Farmhouse	235A Back Forest Road	Lot 1 DP 629802	Bawley Point Sawmill and Wharf (former)	Tingira Drive	Lots 120–129 DP755961
Berry Estate former Pumping Station	255 Back Forest Road	Lot 221 DP 858302			Lot 7004 DP1057514
Federation Weatherboard Farmhouse and Outbuildings	37 Bailleul Lane (private)	Lot 5 DP 883117	<b>BEAUMONT</b>		
<b>BAMARANG</b>			Cambewarra Lookout Manager's Residence and garden	182 Cambewarra Lookout Road	Lot 2 DP 849185
"Bamarang" – Homestead Cemeteries and "Bamarang" – Victorian Sandstone Homestead	72 Bamarang Road	Lot 20 DP 746233	<b>BEECROFT PENINSULA</b>		
<b>BANGALEE</b>			Wreck of the "Merimbula"	Currarong Road	Lot 7004 DP 1030104
"Weir"—Family Graves	Bangalee Scout Camp Road	Lot 48 DP 751273	* Point Perpendicular Lighthouse Group	Lighthouse Road	Lot 52 DP 837775
<b>BARRENGARRY</b>			<b>BELLAWONGARAH</b>		
"Cavan"—Dairy Farm Complex	26B Cavan Road	Lot 8 DP 869740	Former Bellawongarah Church	869 Kangaroo Valley Road	Lots 9 and 10 DP 113374
Barrengarry Store, Post Office and Residence	2167 Moss Vale Road	Lot 11 DP 3237	Bellawongarah Cemetery	Kangaroo Valley Road	2 hectares of land east of Lot 3 DP 719565
"Rosedale"— Victorian Farmhouse and Outbuildings	2240 Moss Vale Road	Lot 101 DP 623325	<b>BENDALONG</b>		
* Former Barrengarry School and Schoolmaster's Residence	2565 Moss Vale Road	Part Lot 86 DP 751262	Archaeological Site— Red Head Timber Mill and Wharf	1 Waratah Street	Lot 187 DP 755923
"Ascot"—Dairy FarmComplex	49 Upper Kangaroo River Road	Lot 18 DP 773481	<b>BERRY</b>		
"Oakleigh"—(former gatehouse to Barrengarry House)	89 Upper Kangaroo River Road	Lot 1 DP 746459	* Federation Weatherboard Cottage and garden	21 Albany Street	Lot 4 DP 375126
* "Barrengarry House"—two storey Victorian Estate Complex, including tree-lined drive and approaches	171 Upper Kangaroo River Road	Lot 1 DP 259769  Part Lot 1 DP195569	Inter-war Federation style Weatherboard Cottage and fence	23 Albany Street	Lot B DP 350396
<b>BAWLEY POINT</b>			Victorian Georgian style Weatherboard Cottage	25 Albany Street	Lot 61 DP 826592
Relocated Bawley Point Mill Worker's Cottage	10 Johnston Street	Lot A DP 380422	Victorian Georgian style Weatherboard Cottage	19 Albert Street	Lot A DP 408003
Bawley Point Guesthouse and trees	21 Johnston Street	Lot 43 DP 1038219	Federation Weatherboard Cottage	54 Albert Street	Lot 17 DP 8058 Sec 10
1830s Colonial Road	Johnston.Street	Lot 7003 DP 1054711	Victorian Carpenter Gothic style Hall	69 Albert Street	Lot 1 DP 725934
			Former Federation Brick Butcher's Shop	14 Alexandra Street	Lot 1 DP 513688
			Berry School of Arts	19 Alexandra Street	Lot 8 DP 924675
			* Berry Showground Group and trees, including:	35 Alexandra Street	Lot 1 DP 940561
			Victorian Agricultural		

Heritage item	Address	Description	Heritage item	Address	Description
Pavilion,			cunninghamii (Hoop Pine)	Street	reserve adjacent to Lot A DP 411591
Rotunda,					
Poultry Shed,			Harley Hill Cemetery	Beach Road	Lot 1 DP 723973
Wood chopping Arena,			Coomanderry Swamp Drainage Channel	190 Coolangatta Road	Lot 5 DP 860111 Lot 2 DP 836097
Cattle yards,					Lot 6 DP 786106 Lot 12 DP 630628 Part Lot 2 DP 517528 Lot 12 DP 1047067 Lot 3 DP 805443 Lot 1 DP 706777 drainage reserve Lots 21 and 22 DP 1028714
Alexandra Street entrances,					
Sir John Hay Memorial Fountain,					
Former Berry Municipal Chambers,					
Araucaria cunninghamii (Hoop Pines),					
Ficus sp (Figtree),					
Erythrina sp (Coral trees),			* Inter-war Group of Institutional Brick and Weatherboard Buildings and trees	660 Coolangatta Road	Lot 1 DP 131859
Eucalyptus sp (Eucalyptus trees),					
Magnolia sp (Magnolias),			Remnant old growth Eucalypts	George Street	Road reserve of George Street
Photinia serratifolia (Photinia),			Eucalyptus pilularis (Blackbutt)	42 Kangaroo Valley Road	Lot 2 DP 773489
Callitris macleayana (Cypress),			* Berry General Cemetery	Kangaroo Valley Road	Lot 71 DP 4468
Cinnamomum camphora (Camphor Laurels),			Syncarpia glomulifera (Turpentine Tree)	10 King Street	Lot 23 DP 375126
Camellia sp (Camellias)			Calodendrum capense (Cape Chestnut)	King Street	On the corner of King Street and Victoria Street in the road reserve adjacent to Lot 1 DP 710284
Agathis robusta (Kauri Pine)	Alexandra Street	Road reserve in front of Lot 2 DP 17926			
Sandstone War Memorial	Alexandra Street	Lot 26 DP 8058 Sec 5	Roman Catholic Church, including:	80 North Street	Lot 1 DP 86897
Avenue of Remembrance (tree-lined)	Alexandra Street	Road reserve in front of Lot 26 Sec 5 DP 8058	Grounds,		
Berry War Memorial Park	Alexandra Street	Lot 26 DP 8058 Sec 5	Two storey Brick Convent		
David Berry Memorial Park, including:	Alexandra Street	Part Lot 10 DP 751268	Federation Weatherboard Cottage, including:	10 Prince Alfred Street	Lot 1 DP 572830
David Berry Memorial Column and pedestal			Brick Stables,		
Araucaria	Alexandra	In the road	Hedge		
			Apex Park	12 Prince Alfred Street	Lot 2 DP 572830

Heritage item	Address	Description	Heritage item	Address	Description
Liriodendron tulipifera (Tulip Tree)	20 Prince Alfred Street	Lot 11 DP 816490	"Wyndree"— Victorian Georgian style Weatherboard Cottage and garden	A15 Princes Highway	Lot 5 DP 600374
Former Federation Weatherboard Shop	21 Prince Alfred Street	Lot 16 DP 8058 Sec 3	* "Mananga"—Berry Estate Manager's Farm Complex	A40 Princes Highway	Lot 101 DP1057897
Former Berry Estate Bakery and Residence	23 Prince Alfred Street	Lot 2 DP 532935	Inter-war Weatherboard Californian Bungalow	52 Princess Street	Lot 1 DP 304729
Federation Weatherboard Cottage	25 Prince Alfred Street	Lot A DP 380097	Inter-war Weatherboard and Fibro Cottage	54 Princess Street	Lot 18 DP 8058 Sec 8
Federation Weatherboard Cottage and trees	31 Prince Alfred Street	Lot 3 DP 932362	Inter-war Brick Residence, including:	65 Princess Street	Lot 8 DP 8058 Sec 3
Federation Weatherboard Cottage and garden	32 Prince Alfred Street	Lot 1 DP 970121	Doctor's Surgery,  Garden		Lot 9 DP 8058 Sec 4
Araucaria heterophylla (2) (Norfolk Island Pines)	40 Prince Alfred Street	Lot 1 DP 950717	* Former two storey Anglican Rectory and garden	68 Princess Street	Lot 20 DP 840778
Georgian style Weatherboard Cottage	43 Prince Alfred Street	Lot 17 DP 8058 Sec 5	* St Luke's Anglican Church, including:	68A Princess Street	Lot 21 DP 840778
Federation Weatherboard Cottage	47 Prince Alfred Street	Lot 19 DP 8058 Sec 5	Memorial Gates,  Trees, including Araucaria heterophylla (Norfolk Island Pine)		
Victorian Georgian style Weatherboard Cottage and trees, including:	53 Prince Alfred Street	Lot 56 DP 701877	Quercus virginiana (American Live Oak)	Princess Street	Lot 1012 DP 872963
Araucaria cunninghamii (2) (Hoop Pines),			* Colonial style Weatherboard Store (former Wilson and Co Store)	1 Pulman Street	Lot 1 DP 724944
Brachychiton acerifolius (3) (Illawarra Flame Trees)			* Araucaria heterophylla (2) (Norfolk Island Pines)	1 Pulman Street	Lot 1 DP 724944
Victorian Georgian style Gatekeeper's Cottage	66 Prince Alfred Street	Lot 1 DP 1022140	* Colonial Weatherboard Cottage (former Curate's Cottage)	3 Pulman Street	Lot 23 DP 1017132
Bill's Concrete Horse Trough	Prince Alfred Street	Road reserve on the corner of Prince Alfred Street and the Princes Highway adjacent to Lot 2 DP 572830	* "Lynstowe"— Colonial Style Weatherboard Cottage	11 Pulman Street	Lot 20 DP 5270
* James Wilson Memorial Fountain	Prince Alfred Street	Road reserve on the corner of Prince Alfred Street and the Princes Highway adjacent to Lot 11 DP 816490	Farmhouse and Broughton Creek Grist Mill (former Tindal's Farm)	13 Pulman Street	Lot 1 DP 629875
			* Pulman's	30 Pulman Street	Lot 21

Heritage item	Address	Description	Heritage item	Address	Description
Weatherboard Farmhouse		DP 772051	including: Fence, Trees		DP 742700
Federation Weatherboard Cottage	50 Queen Street	Lot 1 DP 530751	Federation Weatherboard Shop	131 Queen Street	Lot 1 DP 1009635
* Mid-twentieth Century Residence, including:  Pool,  Garden	60–62 Queen Street	Lots 3 and 4 DP 355525	* Former E S and A Bank and garden  * Victorian Free Classical style Post Office	135 Queen Street  137 Queen Street	Lot 1 DP 221105  Lot 64 DP 751268
Relocated Federation Weatherboard Cottage	65 Queen Street	Lot 10 DP 8058 Sec 10	* Two storey Victorian Rendered Brick Shop	Queen Street	Lot 7 DP 825542
Inter-war Spanish Mission style Bungalow and garden	66 Queen Street	Lot 1 DP 619195	Toona australis (Australian Red Cedar)	11 Station Road	Lot 55 DP 701877
Victorian Georgian style Weatherboard Residence	78 Queen Street	Lot 2 DP 270250	* Berry Railway Station Group, including:  Victorian Georgian style Stationmaster's Cottage,  Ilex cornuta (Chinese Holly),  Gardenia thunbergia (Gardenia)	34 Station Road	Lot 2 DP 1001740
Federation Weatherboard Cottage	81 Queen Street	Lot A DP 369043			
Former Federation Blacksmith's Shop, including:  Cinnamomum camphora (Camphor Laurel)	83 Queen Street	Lot B DP 369043	* David Berry Hospital Complex, including:  Gatehouse,  Stained glass window,  Garden,  Trees,  Remnant rainforest	85 Tannery Road,	Part DP 924054
Two storey Federation Residence and garden	89 Queen Street	Lot B DP 400209			
Inter-war Art Deco style Shop	102 Queen Street	Lot 1011 DP 872963			
Two storey Victorian Italianate style Shop	105 Queen Street	Lot 1 DP 778335	* "Woodside Park"—Dairy Farm Complex and Gatehouse	94A Tannery Road	Lot 2 DP 731117 Lots 1 and 2 DP 1038647
Two storey Victorian Free Classical style Shop	110 Queen Street	Lot 2 DP 209665			
Inter-war Weatherboard Shop	114–118 Queen Street	Lot 1 DP 121360 Lot X DP 418264	Populus nigra italica (23) (Lombardy Poplars)	Tannery Road	Road reserve
Two storey Victorian Hotel and Detached Kitchen, including:  Acmena smithii (2) (Lilly Pilly)	120 Queen Street	Lot 1 DP 578257	Inter-war Georgian style Weatherboard Cottage  * Former Presbyterian Manse and garden	23 Victoria Street  36 Victoria Street	Lot 2 DP 519970  Lot B DP 163935
* Former CBC Bank,	122 Queen Street	Lot 1	Inter-war	40 Victoria Street	Lot 11

Heritage item	Address	Description	Heritage item	Address	Description
Schoolmaster's Residence		DP 882716	<b>BEWONG</b>		
Melaleuca decora (2) (Paper Barks)	51 Victoria Street	Lot 1 DP 513697	Federation weatherboard Farmhouse (McDonalds)	Princes Highway	Lot 3 DP 209048 Lot 1 DP 200251
Victorian Georgian style Police Residence and Lockup	56 Victoria Street	Lot 1 DP 199995	<b>BOLONG</b>		
* Victorian Classical Academic style Court House, including:	58 Victoria Street	Lot 2 DP 199995	Berry Estate Vertical Timber Slab Cottage and Outbuildings	459 Bolong Road	Lot 10 DP 1052770
Cinnamomum camphora (Camphor Laurel)			"Beuna Vista"—Dairy Farm Complex, including:	490 Bolong Road	Lot 1 DP 655442 Lot 1 DP 1034357
Federation Weatherboard Cottage	65 Victoria Street	Lot 11 DP 8058 Sec 8	Berry Estate Vertical Timber Slab Barn		
Federation Weatherboard Cottage and trees	71 Victoria Street	Lot 2 DP 327819	Former Bolong Public School, including: Shelter shed,	8 Jennings Lane	Lot 2 DP 550908
Relocated Colonial Weatherboard School (former Broughton Creek School)	79 Victoria Street	Lot 4 DP 8058 Sec 8	Relocated Bolong Carpenter Gothic style Union Church		
Inter-war Gothic style Brick Church and fence	83 Victoria Street	Lot 2 DP 8058 Sec 8	"Iolanthe"—Dairy Farm Complex	100 Jennings Lane	Lots 16, 17 and 19 DP 4266
* Victorian School and trees	Victoria Street	Lot 12 DP 882716	Berry Estate Timber Stud Framed Flood Boatshed	Jennings Lane	Lot 1 DP 872745
Mark Radium Park	Victoria Street	Lot 1 DP 925241	<b>BOMADERRY</b>		
Berry Estate Salt Wall	Wharf Road	Lot 1 DP 568280	Former Bomaderry Primary School and trees	5 Birriley Street	Lot 2 DP 568955
Windsor Drive Park	Windsor Drive	Lot 24 DP 248248	* "Greenleaves"—Federation Queen Anne style Residence and grounds	59 Bolong Road	Lot 5 DP 2886 Sec 32
Populus nigra italica (9) (Lombardy Poplars)	Woodhill Mountain Road	Road reserve	Federation Brick and Asbestos Tile Residence	67 Bolong Road	Part Lot 2 DP 324484
<b>BERRY MOUNTAIN</b>			Milk Factory (former)	Bolong Road	Lot 1 DP 189450
"Cobbadah"—Dairy Farm Complex, including:	Ben Dooley Road	Lot 12 DP 1035084	Group of Detached Batten Fibro Buildings (former United Aboriginal Mission)	Brinawarr Street	Lot 4 DP 2886 Sec 27 Lot 5 DP 2886 Sec 28 Lot 6 DP 2886 Sec 29
Garden, Dry stone walls, Survey marks			Federation Weatherboard Residence	10 Coomea Street	Lot 16 DP 2886 Sec 9
* "Glenworth"—two storey Residence and Grounds	466 Kangaroo Valley Road	Lots 4, 7 and 8 DP 1037100	Federation Weatherboard	14 Coomea Street	Lot 14 DP 2886 Sec 9

Heritage item	Address	Description	Heritage item	Address	Description
Residence			Residence		
Inter-war Weatherboard Californian Bungalow	21 Coomea Street	Lot 5 DP 2886 Sec 24	<b>BROOMAN</b> Timber Cottage Group, including:	1295 Brooman Road	Lot 67 DP 755912
Victorian Weatherboard Residence	37 Coomea Street	Lot 1 DP 613536	Former School, Mill workers' cottages,		
* "Lynburn"—Timber Federation Residence and garden	Mattes Way	Lot 23 DP 793122	Mill manager's residence (Old Booman Town)		
Bomaderry Presbyterian Church	7 Meroo Street	Lot 6 DP 2886 Sec 9	<b>BROUGHTON</b> "Glenvale"—Colonial Vertical Timber Slab Cottage and Farm Complex	A371 Princes Highway	Lot 2 DP 602354
Brick and Asbestos Tile Federation Bungalow	13 Meroo Street	Lot 9 DP 2886 Sec 9	<b>BROUGHTON VALE</b> Drawing Room Rocks	Brogers Creek Road	Barron Grounds Nature Reserve
* Railwaymen's Barracks	16 Meroo Street	Lot 1 DP 854131	Broughton Vale Cemetery	350A Broughton Vale Road	Lot 1 DP 797498
Weatherboard Cottage (formerly Mrs Pallett's Residence)	77 Meroo Street	Lot 1 DP 506705	<b>BRUNDEE</b> "Berry Estate"—Vertical Timber Slab Barn (former)	695A Greenwell Point Road	Lot 5 DP 632857
* Bomaderry Railway Station and yard Group, including:	Meroo Street	Lot 3 DP 802440	<b>BUANGLA</b> Grassy Gully Mine Site	Yalwal Road	State Forest
Nowra-Bomaderry Railway Station and "original bar holder",			<b>BUNDEWALLAH</b> Victorian Georgian style Farmhouse	218 Bundewallah Road	Lot 1 DP 706470
Bomaderry Stationmaster's House,			<b>BURRIER</b> * Burrier Ford	Burrier Road	Shoalhaven River in the vicinity of Lot 51 DP 862458 and Lot 2 DP 226584
Bomaderry Railway Siding Group, including: Turntable, Weighbridge, Goods Crane, Water Pump			<b>BURRILL LAKE</b> Agathis robusta (Kauri Pine) Ficus sp (Figtree) Araucaria heterophylla (Norfolk Island Pine)	4 Kendall Crescent, 2-4 McDonald Parade and McDonald Parade	Lots 307-309 DP 15648 and in the McDonald Parade road reserve adjacent to land in DP 15648
* "Illowra"—Federation Timber Berry Estate Residence and garden	472 Princes Highway	Lot 2 DP 792770	Post-war Pseudo Stone Burrill Lake Community Hall	Princes Highway	Lot 273 DP 415059
Federation Georgian style Worker's Cottage	9 Tanang Street	Lot 15 DP 2886 Sec 7	<b>CAMBEWARRA</b>		
Victorian Weatherboard Residence	6 Tarawara Street	Lot 3 DP 775937			
Victorian Weatherboard	8 Tarawara Street	Lot 1 DP 552899			

Heritage item	Address	Description	Heritage item	Address	Description
Colonial Vertical Timber Slab Cottage	94 Barfield Road	Lot 1 DP 573197	Residence, including:  Garden,  Former Weatherboard Berry Estate School		
Cambewarra Rainforest Reserve	Cambewarra Lookout Road	Reserve No 57023			
Evison's Dairy Farm Complex	49 Hockeys Lane	Lot 2 DP 621553			
<b>CAMBEWARRA VILLAGE</b>			Victorian Georgian style Farmhouse	1220 Bolong Road	Lot 1001 DP 836951
* "Llanthony Lodge"— two storey Victorian Weatherboard Residence	1 Kalinga Street	Lot 101 DP 788323	* Coolangatta Estate Group, including:	Bolong Road	Part Lot 1 DP 390622 Lot 10 DP 580917 Lots 1, 3 and 4 and part Lot 2 DP 15290 Lot 1 DP 525517 Lot A DP 33346 Lot 1 and part Lot 2 DP 223278 Lot 64B DP 7851
Corrugated Iron Community Hall	75 Main Road	Lot 1 DP 725937			
Federation Georgian style Residence (former Post Office)	77 Main Road	Lot 2 DP 240571			
Weatherboard Gothic Carpenter Style Union Church	80 Main Road	Part Lot 170 DP 751273			
Former Weatherboard School	Main Road	Lot 2 DP 839145	* "Coolangatta Park"— Victorian Federation Filigree style Residence and garden	1320 Bolong Road	Part Lot 1 DP 390622
* Former Schoolmaster's Brick Residence and garden	Tannery Road	Lot 1 DP 850699	* Colonial Weatherboard Cottage (former Coolangatta Estate Convict Quarters)	1335 Bolong Road	Lot 1 DP 223278
<b>COMBERTON</b>			* Colonial Weatherboard Building (former Coolangatta Estate Billiard Rooms)	1335 Bolong Road	Lot A DP 33346
Comberton Grange (former Dairy Farm Complex)	Comberton Grange Road	Lot 1 DP 550098	* Colonial Brick Building (former Coolangatta Estate Office)	Bolong Road	Part Lot 2 DP 223278
Lone Grave of Thomas Speechley	Forest Road	Lot 101 DP 755928	* Colonial Brick Building (former Coolangatta Estate Coachman's Quarters)	Bolong Road	Lot A DP 33346
<b>COMERONG ISLAND</b>			* Colonial Brick Building (former Coolangatta Estate Stables)	Bolong Road	Lot 3 DP 15290
Archaeological Site (former Coal Wharf Site)	Comerong Island Road	Comerong Island	* Colonial Brick Building (former Coolangatta Estate Harness Room)	Bolong Road	Part Lot 2 DP 15290
<b>CONJOLA</b>			* Archaeological Site (Berry Estate)	Bolong Road	Lot A DP 33346
Murray Family Cemetery	40 Murrays Road	Lot 4 DP 864378			
Conjola Timber Trestle Bridge	Murrays Road	Road reserve			
Conjola Cemetery	Princes Highway	Lot 7037 DP 93024			
<b>COOLANGATTA</b>					
Victorian Georgian style Farmhouse and trees	1165 Bolong Road	Lot 3 DP 565593			
Former Berry Estate Brick Schoolmaster's	1180 Bolong Road	Lot 1 DP 657639			

Heritage item	Address	Description	Heritage item	Address	Description
homestead ruins)			Site		
* Colonial Brick Hall (former Coolangatta Estate Community Hall)	Bolong Road	Part Lot 2 DP 223278	Penguin Head Geological Site	Penguins Head Road	Lot 630 DP 221746
* Colonial Weatherboard Cottage (former Coolangatta Estate Worker's Cottage)	Bolong Road	Part Lot 1 DP 223278	* Crookhaven Lighthouse Complex	Prince Edward Avenue	Lot 7004 DP 1059066
			<b>CURRARONG</b>		
* Colonial Weatherboard Building (former Coolangatta Estate Blacksmith's Shop)	Bolong Road	Part Lot 2 DP 15290	Early Fibro Cottage	5 Beecroft Parade	Lot 41 DP 755903
* Colonial Brick and Timber Building (former Coolangatta Estate Tinsmith's Shop and Residence)	Bolong Road	Part Lot 2 DP 15290	Mark Foys Worker's Holiday Cottage	37 Beecroft Parade	Lot 11 DP 755903
* Coolangatta Estate Gardens (remnants)	Bolong Road	Lot 1 DP 223278	Inter-war Fibro Cottage	14 Fishery Road	Lot 30 DP 16854
* Berry-Hay Private Cemetery	Bolong Road	Lot 64B DP 7851	Dolphin Reserve Rotunda	2 Piscator Avenue	Lot 222 DP 16854
Archaeological Site	Bolong Road	Lot 12 DP 28128	<b>CURROWAN</b>		
* "Coomanderry Park" – (former Estate Manager's Residence)	100 Coolangatta Road	Lot 2 DP 805443	* Brimbramalla Gold Mining Area	Bimberamala River	
			"Black Diamond"—Gold Mine (former)	Currowan Road	
<b>CROOBYAR</b>			<b>ENDRICK</b>		
Warden Family Cemetery	Croobyar Road	Part Lot 192 DP 755967	"Rixons"—(former Coal Mine)	Clyde River	Lot 8 DP 755935
* "Sunny Vale"—Dairy Farm Complex	Croobyar Road	Lot 1 DP 725999	<b>EROWAL BAY</b>		
* Old Croobyar Farm and tree-lined access (former Dairy Farm Complex)	46 Ringland Lane	Lot 32 DP 734992	Erowal Bay Guesthouse	99 Naval Parade	Lot 20 DP 7984 Sec 2
Former Victorian Brick Gatehouse to Mount Airlie, including:  Elm trees,  Orchard	32 Woodstock Road	Lot 4 DP 589195	<b>FALLS CREEK</b>		
			Falls Creek School	26 Vidler Road	Lots 62 and 63 DP 755965
<b>CUDMIRRAH</b>			<b>GREENWELL POINT</b>		
Errol Bond Memorial	Collier Drive	Reserve No 78638	Greenwell Point Brick School	75 Greenwell Point Road	Lot 1 DP 869305
<b>CULBURRA BEACH</b>			Greenwell Point Progress Hall	83 Greenwell Point Road	Lot 3 DP 24007 Sec B
Moongate to former Culburra Guesthouse	196 Penguins Head Road	Lot 657 DP 12278	Colonial Weatherboard Cottage (former Greenwell Point Schoolhouse)	91 Greenwell Point Road	Lot 8 DP 4071 Sec A
			"Houshta"—(former Berry Estate Worker's Cottage)	93 Greenwell Point Road	Lot 7 DP 4071 Sec A
			* Archaeological Site— Greenwell Point Wharf and surrounds	Greenwell Point Road	R86354
			Greenwell Point Union Church	Jervis Street	Lot 2 DP 869305

Heritage item	Address	Description	Heritage item	Address	Description
<b>HUSKISSON</b>			Bushfire Station		DP 755907
Lone Grave of Robert Johnson	2 Beach Street	Lot 139 DP 861123	<b>ILLAROO</b>		
* Tapalla Point Geological Rock Platform	Beach Street	Lot 7012 DP 1021163	* "Bundanon"- Homestead, including:	533 Bundanon Road	Lot 118 DP 751273
Lady Denman Heritage Complex, including:	11 Dent Street	Lot 138 DP 720912	Outbuildings,		
* Lady Denman Ferry,			Natural landscape		
Former relocated St Georges Basin School Buildings,			<b>JASPERS BRUSH</b>		
Relocated former Woollamia Union Church			Colonial style Weatherboard Farmhouse, including:	Croziers Road	Lot 148 DP 3059
Inter-war Holiday Cottage and trees	7 Fegen Street	Part Lot 9 DP 758530 Sec 6	Outbuildings,		
Weatherboard and Fibro Boat Builder's Cottage	13 Field Street	Lot 2 DP 775346	Trees		
Victorian Georgian Weatherboard Cottage	40 Hawke Street	Lot 2 DP 323393	Former Jaspers Brush School Complex and gardens	4 O'Keeffes Lane	Lot 1 DP 872572
Jervis Bay Hotel	75 Owen Street	Lot 2 DP 209436	<b>JERRAWANGALA</b>		
Victorian Weatherboard Residence	8 Park Street	Lot 8 DP 528319	Colonial Road— Remnants (former Wool Road)	The Wool Road	Lot 100 DP 787610 Lot 33 DP 651186 Lot 1 DP 100976 Lot 1 DP 725967 Lot 1 DP 197079 Road reserve
Huskisson Literary Institute (former)	19 Sydney Street	Lot 7 DP 758530 Sec 19	<b>KANGAROO VALLEY</b>		
<b>HYAMS BEACH</b>			* "Clinton Park"— Dairy Farm Complex	Clinton Park Road	Lot 4 DP 535456
The Green Cabins (Inter-war Holiday Cabins)	53 Cyrus Street	Lot 1 DP 570194	Federation Weatherboard Cottage and Shop	116 Moss Vale Road	Lot 1 DP 828529
Inter-war Weekend Cabin	57 Cyrus Street	Lot 2 DP 285458	Federation Weatherboard Cottage	118 Moss Vale Road	Lot 6 DP 2159
"Pacific House" (former), including:	58–60 Cyrus Street	Lots 7 and 8 DP 550787	Federation Weatherboard Cottage	120 Moss Vale Road	Lot 1 DP 883219
Sandstone Monument,			Federation Weatherboard Cottage	124 Moss Vale Road	Lot 101 DP 840159
Tree			"St Joseph's" Catholic Brick Church and Hermitage	130 Moss Vale Road	Lot 1 DP 724070
Inter-war Weekend Cabin	59 Cyrus Street	Lot 3 DP 285458	Relocated Victorian Weatherboard School (former Beaumont School)	138 Moss Vale Road	Lot A DP 409799
Hyams Beach	Rose Street	Part Lot 78			

Heritage item	Address	Description	Heritage item	Address	Description
Kangaroo Valley School and former Schoolmaster's Residence	140 Moss Vale Road	Lot 1 DP 122562 Part Lot 127 DP 751264	Cottage		
* Anglican Church of the Good Shepherd, including:	143 Moss Vale Road	Lot 1 DP 724064	"Ellerslie"—Cottage and Garden	1747 Moss Vale Road	DP 980875
Graveyard,			* "Pioneer Farm"—Historic Village, including Slab Cottage	2029 Moss Vale Road	Reserve No 88460
Trees,			Kangaroo Valley Soldiers Memorial	Moss Vale Road	Lot 1 DP 169083
Fence			* "Hampden Bridge"—Sandstone Suspension Bridge	Moss Vale Road	Road reserve
Kangaroo Valley Post Office	148 Moss Vale Road	Lot 2 DP 926830	Kangaroo Valley General Cemetery	Moss Vale Road	Lot 7007 DP 1019606
Victorian Georgian style Bank (former ANZ Bank)	158 Moss Vale Road	Lot 2 DP 559041	"Scanzi"—Colonial Timber Farmhouse and Outbuildings	770 Mt Scanzi Road	Lot 4 DP 1016737
"Friendly Inn"—two storey Victorian Masonry Hotel	159 Moss Vale Road	Lot 4 DP 11616	"Hilltop"—Federation Weatherboard Residence	20 Quirk Street	Lot 20 DP 2159
Victorian Weatherboard Shop and Residence	170 Moss Vale Road	Lot 8 DP 1940	* Anglican Church of the Good Shepherd Rectory (former)	Rectory Park Way	Lot 9 DP 285133
Federation Weatherboard Cottage	172 Moss Vale Road	Lot 9 DP 1940	<b>KIOLOA</b>		
Weatherboard Bakery (former)	174 Moss Vale Road	Lot 10 DP 1940	* "Kiola"—Federation Weatherboard Residence (former Post Office)	496 Murramarang Road	Lot 1 DP 782318
* Federation Sandstone Courthouse, including:	175 Moss Vale Road	Lot 4 DP 589396	Kioloa Sawmill and Wharf (former)	Murramarang Road	Lot 24 DP 755941
Police Station,			<b>LAKE CONJOLA</b>		
Stables			Whitaker's Island View Resort (former)	2 Aney Street	Lot 441 DP 755923
Federation Weatherboard Community Hall	177 Moss Vale Road	Lot 1 DP 1003243	Trehearne Resort Holiday Cabin	37 Carroll Avenue	Lot 41 DP 221956
Kangaroo Valley Showground Complex—"Osborne Park"	177 Moss Vale Road	Lot 1 DP 1003243 Lots 1 and 2 DP 210368 Lots A and B DP 376259 Lot D DP 409219 Part Lot 127 DP751264	<b>LITTLE FOREST</b>		
Federation Baker's Residence and Garage (former)	178 Moss Vale Road	Lot 1 DP 576156	* "Mimosa Farm"—Dairy Farm Complex	40 Little Forest Road	Lot 11 DP 596370
Federation Weatherboard	1705 Moss Vale Road	Lot 7 DP 1986	* "Woodlands"—Dairy Farm Complex	98 Little Forest Road	Lot 42 DP 777515
			<b>LONGREACH</b>		
			"Longreach Farm"—former Dairy Farm Complex	501B Longreach Road	Lot 102 DP 710389
			* "Wogamia"—two storey Colonial Sandstone Homestead and Outbuildings	170 Wogamia Road	Lot 3 DP 865094

Heritage item	Address	Description	Heritage item	Address	Description
<b>MAYFIELD</b>			<b>Manse)</b>		
Graham Family Grave	88 Mayfield Road	Lot 24 DP 755953	* Victorian Gothic Style Church and Graveyard (former Methodist Church)	71 Croobyar Road	Lot 1 DP 730746
"Monaghan's House"—Colonial Georgian Brick Cottage	Mayfield Road	Lot 23 DP 755953	"Claydon Park"—Dairy Farm Complex	75 Croobyar Road	Lot 111 DP 825096
<b>MEROO MEADOW</b>			<b>"Mudge's Corner"—Federation Weatherboard Residence, including:</b>		
Meroo Meadow Union Church	8 Boxsells Lane	Lot 4 DP 249776	Outbuildings,	Croobyar Road	Lot 1 DP 192188 Sec B
Federation Georgian style Farmhouse	55 Fletchers Lane	Lot 8 DP 1007274	Garden,		
"Pomona"—Dairy Farm Complex	C360 Princes Highway	Lot 2 DP 620160	Fence		
Former Meroo Meadow School and Schoolmaster's Residence	C385 Princes Highway	Lot 1 DP 716569	"Wynella"—Victorian Weatherboard Residence	6 Gordon Street	Lot 4A DP 192832
<b>MILTON</b>			Federation Weatherboard Residence	17 Myrtle Street	Lot A DP 384864
Victorian Weatherboard Residence and garden	45 Church Street	Part Lot 10 DP 531839	"Times Past"—(former Federation Weatherboard Farmhouse)	51 Princes Highway	Lot 1 DP 558698
Victorian Georgian Worker's Cottage	47 Church Street	Part Lot 10 DP 957744	* Federation rendered Masonry Courthouse and Police Station	64 Princes Highway	Lot 1 DP 199555
Federation Weatherboard Residence	64 Church Street	Lot A DP 164647	Two storey Rendered Masonry Post Office	66 Princes Highway	Lot 1 DP 557669
Remnant rainforest	Church Street	Part Lot 1 DP861814 Lot 2 DP 861814 Lot 1 DP 737627 Lot 1 DP 230083	Victorian Georgian style Residence and Bakehouse	67 Princes Highway	Lot 4 DP 631087
Federation Gothic Brick Catholic Church, including	Corks Lane	Lot 1 DP 230083	Inter-war rendered Masonry and Fibro Hall	69 Princes Highway	Lot 1 DP 736273
Presbytery,			* Victorian Classical style rendered Masonry Town Hall	71 Princes Highway	Lot 2 DP 151179
Grounds,			"The Star Hotel"—two storey rendered Masonry building	82 Princes Highway	Lot 1 DP 872508
Araucaria cunninghamii (HoopPine)			Two storey Victorian Bakery and Residence	92 Princes Highway	Lot 11 DP 594775
Milton Church of England Cemetery	12 Croobyar Road	Lot 100 DP 1033797	"The Settlement", including:	93–97 Princes Highway	Lots 1 and 2 DP 980292
Victorian Gothic Revival Rubblestone Church (former Congregational Church), including:	38 Croobyar Road	Lot 1 DP 781179	Row of Victorian Masonry Shops,		Lot 1 DP 741976
Victorian Georgian Brick Manse (former Congregational					

Heritage item	Address	Description	Heritage item	Address	Description
"Frederick Halls"— Weatherboard Shop and Residence,			Army Hall)		
"H C Blackburn and Sons"—two storey Commercial Building,			Federation Weatherboard Residence	145 Princes Highway	Lot 9 DP 975074 Sec B
Tree			Inter-war Californian Bungalow	147 Princes Highway	Lot 10 DP 975074 Sec B
Victorian Weatherboard Residence and Shop	94 Princes Highway	Lot 16 DP 1064376	Inter-war Federation style Timber Residence and grounds	148 Princes Highway	Lot 10 DP 32536
Federation Weatherboard Residence and Well	102 Princes Highway	Lot 6 DP 975074 Sec A	"Melrose"—(former Dairy Farm Complex)	150 Princes Highway, 73 and 83B Garrads Lane	Lot 32 DP 707677 Part Lot 5 DP 260771 Part Lot 7 DP 848894
"Garrad House"— Federation Period Farmhouse	106 Princes Highway	Lot 8 DP 975074 Sec A			
* Victorian Italianate style Bank Building (former CBC Bank)	107 Princes Highway	Lot 21 DP 825276	"Hillside"—Victorian Georgian Residence and garden	156 Princes Highway	Lot 1 DP 737774
Milton Anglican Church Group, including:	109 Princes Highway	Lot 1 DP 780778	"Candlemakers Cottage"—Colonial rendered Brick Cottage	176 Princes Highway	Lot 2 DP 543122
St Peter and St Paul Victorian Gothic Revival style Anglican Church,			Two storey Victorian rendered Masonry Store	197 Princes Highway	Lot 1 DP 37905
Inter-war Carpenter Gothic style Anglican Hall,			Late Victorian Brick Residence	Princes Highway	Lot 4 DP 975074 Sec B
Ulmus parvifolia (Chinese Elm)			* Ficus obliqua (Small leaved figtree)	Princes Highway	Lot 3 DP 548705
Relocated Victorian Rendered Masonry Lighthouse Keeper's Cottage	122 Princes Highway	Lot 1 DP 85425	Rendered Masonry Commercial Store, including:	Princes Highway	Lots 1–4 SP 66659 Lot CP SP 66659
"Eyrie Bowrie"—two storey Victorian Regency Residence	130A Princes Highway	Lot 20 DP 1001781	Residence,  Trees		
Victorian Georgian Residence and former Dispensary	131 Princes Highway	Lot 7 DP 556082	Granite Obelisk— War Memorial	Princes Highway	Lot 1 DP 150104
Federation Weatherboard Residence and garden	137 Princes Highway	Lot 5 DP 78484	* "Narrawilly"—Dairy Farm Complex, including:	Princes Highway	Lots 1 and 2 DP 1018899 Lot 198 DP 755967
Inter-war Federation style Cottage	138 Princes Highway	Lot 4 DP 32536	Garden,  Rainforest,		
Victorian Weatherboard Hall (former Salvation	141 Princes Highway	Lot 7 DP 975074 Sec B	Convict road		
			Avenue of Ficus macrocarpa	35 Stony Hill Lane	Lot 104 DP 1043266
			Two storey Victorian	1 Thomas Street	Lot 55

Heritage item	Address	Description	Heritage item	Address	Description
former Manse and Graveyard		DP 703805	Outbuildings,		
Victorian rendered Masonry School and Schoolmaster's Cottage	11 Thomas Street	Lot 1 DP 861814	Trees,		
"Donovans Cottage"—Victorian Weatherboard Cottage and Detached Kitchen	42 Wason Street	Lot 1 DP 875432	Cisterns		
"King House"—two storey Victorian Georgian style Residence	48 Wason Street	Lot A DP 155412	Milton Congregational Cemetery	Woodstock Road	Lot 1 DP 781178
Inter-war Californian Style Bungalow	60 Wason Street	Part DP 907077	<b>MOLLYMOOK</b>		
Victorian Weatherboard Corner Store	61 Wason Street	Lot A DP 159214	Sandridge General Cemetery	Ocean Street	5.4 hectares of land located on the corner of Ocean Street and Mitchell Parade
Colonial Timber Slab Cottage	66 Wason Street	Lot 2 DP 331628	<b>MOLLYMOOK BEACH</b>		
"Priaulx Villa"—late Victorian Weatherboard Residence	69 Wason Street	Lot 81 DP 577186	Silica Wharf and Railway (remnants)	Mitchell Parade	Public recreation reserve, Mitchell Parade
Victorian Weatherboard Worker's Cottage	70 Wason Street	Lot 3 DP 192188 Sec A			Public recreation reserve, Matron Porter Drive
Late Victorian Weatherboard Residence	73 Wason Street	Lot 6 DP 931843	<b>MONDAYONG</b>		
"Pine View"—Federation Farmhouse Complex and trees	65 Wilfords Lane	Lot 3 DP 785757	Rubble Sandstone Memorial (Wreck of the Walter Hood)	Bendalong Road	Lot 35 DP 755927
* "Applegarth"—Dairy Farm Complex, including:	140 Wilfords Lane	Lot 15 DP 605477	<b>MORTON</b>		
Garden,			* Weatherboard and Vertical Slab Timber Farm Complex	Woodburn Road	Lot 5 DP 755972
Cheese press			<b>MYOLA</b>		
Victorian Georgian style Sandstone Schoolhouse (former Burrill Lake School)	270 Wilfords Lane	Lot 1 DP 726013	Weatherboard Holiday Cottage and Outbuildings	13 Catherine Street	Lot 26 DP 19900
"Riverview"—Victorian Georgian style Farm Complex	299 Wilfords Lane	Lot 2 DP 702500	<b>NARRAWALLEE</b>		
"Loch Leven"—Dairy Farm Complex, including:	300 Wilfords Lane	Lot 2 DP 975557	Silica Wharf and Tramway	Matron Porter Drive	Lot D DP 221281 Part of Reserve No 91246 Part of reserve land between Lot 83 DP 233504 and Lot 69 DP 224117
			<b>NOWRA</b>		
			Pressed Metal Clad Industrial Building (former Barnes Garage)	1 Berry Street	Lot 111 DP 997750
			"The Peoples Emporium"—two storey Victorian Shop	26 Berry Street	Part Lot 1 DP 81072

Heritage item	Address	Description	Heritage item	Address	Description
and Residence			Residence and trees		
* Inter-war Art Deco style Cinema and Footpath	41 Berry Street	Lot 51 DP 625969	"Cudgerie" Federation Weatherboard Residence	108 East Street	Lot 11 DP 2607
Former Victorian Weatherboard Residence	76 Berry Street	Part DP 938363	"Moss" - Cottage (former Moss Central Hotel)	1 Ferry Lane	Part Lot 5 DP 755952
* "Hampden Villa"—Victorian Weatherboard Residence, including:	110 Berry Street	Part Lot 1 DP 758794 Sec 34	Victorian Georgian style Timber Slab Cottage	19 Ferry Lane	Lot 1 DP 193881
Stables, Garden			* Victorian Italianate Residence and garden	22 Jervis Street	Lot 11 DP 2624
* Mechanics Institute and School of Arts	Berry Street	Lot 20 DP 801794	"Trelawney"—Victorian Georgian Weatherboard Residence	69 Jervis Street	Lot 1 DP 998589
"Kilsyth"—Federation Weatherboard Residence	33 Bridge Road	Lot 1 DP 152217	"Roseville"—Federation Weatherboard Residence and figtree	49–51 Journal Street	Lots 1 and 2 DP 2607
"Uuna"—late Victorian Weatherboard Cottage and garden	35 Bridge Road	Lot A DP 161648	Federation Weatherboard Residence and trees	1 Junction Street	Lot 1 DP 21682
Victorian Brick Residence	45 Bridge Road	Lot 10 DP 601874	Federation Weatherboard Residence	2 Junction Street	Lot W DP 405938
Late Victorian Weatherboard Cottage	49 Bridge Road	Lot 8 DP 549249	Araucaria cunninghamii (Hoop Pine)	12 Junction Street	Lot 4 DP 237126
Inter-war Weatherboard Californian Bungalow	63 Bridge Road	Lot 2 DP 203275	Araucaria cunninghamii (Hoop Pine)	14 Junction Street	Lot 3 DP 237126
"Rodway's Cottage"—Inter-war Federation Style Residence and garden	86 Bridge Road	Lot 1 DP 737840	Two storey Federation Timber Convent (former Sisters of the Good Samaritan Convent), including:	22 Junction Street	Lot 9 DP 237126
"The Bridge" Hotel—two storey Victorian Masonry Hotel	87 Bridge Road	Lot 2 DP 843396	Fence, Grounds		
Former Numbaa Red Cedar Flood Boat and Captain Cook Bicentennial Memorial	Bridge Road	Lot 5 DP 262460 Part Lot 96 DP 755952	"The White House"—two storey Timber Inter-war Guesthouse	30 Junction Street	Lot 13 DP 654893
Sandstone Landscape Monument (Batt's Folly)	Intersection of Bridge Road and North Street	Road reserve, between Lot 2 DP843396 and Lot 1 DP 737840	"Hillcrest"—two storey Timber Federation Residence	53 Junction Street	Lot 1 DP 580440
"The Pines"—late Victorian Weatherboard	76 East Street	Lot 1 DP 115881	Former Nowra Fire Station	55 Junction Street	Lot 1 DP 81794

Heritage item	Address	Description	Heritage item	Address	Description
Mafeking Boer War Memorial	60 Junction Street	Lot 3 DP 363266	Graham Family Cemetery	Lyrebird Drive	Lot 3 DP 328915
Nowra Post Office (former)	72 Junction Street	Lot 1 DP 884212	Two storey Victorian Masonry Terrace House	1 Moss Street	Lot 38 DP 1607 Sec 1
Two storey Victorian Commercial Building	76 Junction Street	Lot 1 DP 512886	Inter-war Weatherboard Cottage and trees	2 Moss Street	Lot B DP 335109
Inter-war Art Deco Commercial Building	80 Junction Street	Lot 1 DP 321055	Victorian Weatherboard Store (former Iron Store)	3 Moss Street	Lot 37 DP 1607 Sec 1
"P. Walsh & Sons"—two storey Victorian Commercial Building	90 Junction Street	Lot 1 DP 732396	"Hazelmere"—Victorian Georgian Masonry Residence	7–11 Moss Street	Lot C DP 410954 Lot 34 DP 1607 Sec 3 Lot 35 DP 1607 Sec 4
Junction Street Heritage Streetscape	Junction Street between Berry and West Streets		Federation Weatherboard Residence	13–15 Moss Street	Lots 31 and 32 DP 1607 Sec 1
* Nowra General Cemetery	Kalandar Street	Lot 1 DP 724120 Part Lot 336 DP755952 Lots 1–6 Sec CEM Lots 8–10 Sec CEM Closed road	Late Victorian Weatherboard Residence	21 Moss Street	Lot 1 DP 862764
Two storey Victorian Gothic style Manse	3 Kinghorne Street	Lot 11 DP 130904	Late Victorian Weatherboard Residence	29 Moss Street	Lot 24 DP 1607 Sec 1
* St Andrew's Presbyterian Church and Federation Gothic Style rendered Brick Hall (former Church)	5 Kinghorne Street	Lot 2 DP 567876	Late Victorian Weatherboard Cottage	31 Moss Street	Lot 23 DP 963328
"Roslyn Court"—Inter-war Art Deco style rendered Shops and Offices	21 Kinghorne Street	Lot 1 DP 225562	Two storey Victorian Presbytery and grounds	20 North Street	Lot 14 DP 758794 Sec 3
Victorian Commercial Bank Stables (former)	56 Kinghorne Street	Lot 1 DP 817564	Two storey Victorian Shop and Residence (former Armstrong's Saddlery)	83 North Street	Lot B DP 386390
Victorian Weatherboard Residence	192 Kinghorne Street	Lot B DP 157265	St Michael's Roman Catholic Church	North Street	Lot 13 DP 758794 Sec 3
* Federation Police Residence and Lockup (former)	Kinghorne Street	Part Lot 11 DP 758794 Sec 26	St Michael's Roman Catholic Cemetery	North Street	Lot 1 DP 1047729
* Nowra Courthouse	Kinghorne Street	Lot 701 DP 1024854	* Uniting Church (former Methodist Church)	54 Osborne Street	Lot 1 DP 714910
**Retort" and "Gasometer" components of the Federation period Gasworks and Gas Storage Facility	Lamonds Lane	Lot 3 DP 868373	Wesley Centre (former Wesleyan Parsonage)	54 Osborne Street	Lot 1 DP 714910
			Victorian Georgian rendered Masonry Residence	91 Osborne Street	Lot 91 DP 847151
			Mid-Victorian Timber Residence, including:	93 Osborne Street	Lot 8 DP 758794

Heritage item	Address	Description	Heritage item	Address	Description
Detached Kitchen, Well, Red Cedar tree		Sec 17	Brick Californian Bungalow (former Policeman's quarters)	87 Plunkett Street	Lot 3 DP 10492
Two storey mid-Victorian Weatherboard Residence	95 Osborne Street	Lot 3 DP 601332	Federation Weatherboard Residence	89 Plunkett Street	Lot A DP 401567
Victorian Georgian Rendered Masonry Residence	97 Osborne Street	Lot 4 DP 601332	"Wernick Cottage"—Georgian style Weatherboard Cottage	102 Plunkett Street	Lot 3 DP 329271
Late Victorian Weatherboard Residence	105 Osborne Street	Lot 1 DP 986393	"Myambah"—Federation Weatherboard Bungalow and garden	134 Plunkett Street	Lot 1 DP 124486
Victorian Georgian style Timber Residence	109 Osborne Street	Lot 11 DP 545053	* "Shoalhaven River Bridge"—Victorian Wrought Iron Bridge	Princes Highway	Road reserve
* Graham Lodge (former Greenhills Estate Homestead) and grounds	10 Pleasant Way	Lot 1 DP 1010062	* "Nowra Park"—early Victorian Masonry Residence and garden	Wallace Street	Lot 4 DP 542656
Victorian Brick Anglican Rectory	66 Plunkett Street	Lot 1 DP 1047926	* "Meroogal"—Victorian Timber Residence, including: Outbuildings, Garden	35 West Street	Part Lot F DP 403286
All Saints Anglican Church, including: Memorial Lychgate, Trees,	70 Plunkett Street	Lot 2 DP 1047926	Nowra Showground and Sportsground Complex, including: Federation Brick Pavilion, Victorian Masonry Gate, Toilet, Hanging Rock Lookout, Inter-war Castellated Sandstone Memorial Gateway, Sculpture, "Monaghan's"—Victorian Memorial Cast Iron Fountain	West Street	Lot 374 DP 755952 Lot 702 DP 1024852 Crown Reserve D580011
Victorian Gothic style Hall (former St John's Church)					
* Victorian rendered Brick School and grounds	74 Plunkett Street	Lot 2 DP 863880			
Victorian Weatherboard Residence	75 Plunkett Street	Lot 3 DP 213471			
Victorian Georgian Weatherboard Residence	77 Plunkett Street	Lot 4 DP 213471			
* Victorian rendered Brick Residence (former Schoolmaster's Residence)	82 Plunkett Street	Lot 1 DP 863880			
* Police Sergeant's Residence and grounds (former Nowra Courthouse)	84 Plunkett Street	Lot 429 DP 823259			
"Karinga"—Inter-war Weatherboard Residence	85 Plunkett Street	Lot 2 DP 10492	Ben's Walk, including: Suspension Bridge,	West and Worrigeer Streets	Lots 701, 703 and 704 DP 1024852 R70802 R67547

Heritage item	Address	Description	Heritage item	Address	Description
Aboriginal Art Sites		Part Lot 7018, DP 1024840 Lot 7036 DP 1068935 Lot 7005 DP 1023875 Lot 3 DP 585626 Part Lots 94 and 95 DP 755952	Iron Presbyterian Church		
			Numbaa Catholic Presbytery (former)	601 Comerong Island Road	Lot 1 DP 933179
			"Chinaman's Cottage"—Victorian Weatherboard Cottage (former Berry Estate Cottage)	655 Comerong Island Road	Lot 14 DP 5487
Inter-war Weatherboard Building and Timber Wharf	Wharf Road	Lot 7012 DP 1002643	Numbaa Schoolmaster's Residence (former)	766 Comerong Island Road	Lot 1 DP 550305
Federation Weatherboard Residence	26 Worrigea Street	Part Lot 2 DP 156142	Numbaa School (former)	770 Comerong Island Road	Lot 2 DP 550305
Inter-war Californian Bungalow	31 Worrigea Street	Lot 1 DP 62072	* "Prairievale"— (former Berry Estate Manager's Residence)	835 Comerong Island Road	Lot 14 DP 4332
Inter-war Federation Style Residence	42 Worrigea Street	Lot 1 DP 912561	* Numbaa Cemetery (former)	Comerong Island Road	Lot 10 DP 2812
Inter-war Weatherboard Bungalow	47 Worrigea Street	Part Lot 1 DP 152694	* Lower Numbaa Barn (Berry Estate Slab Barn)	Comerong Island Road	Lot 9 DP 2812
Federation Weatherboard Residence	49 Worrigea Street	Lot 1 DP 199922	* Berry Estate Canal and Ferry	Comerong Island Road	
Victorian Weatherboard Residence	54 Worrigea Street	Lot 14 DP 976539	Numbaa Council Chambers (former) and Well	Comerong Island Road	Lot K DP 979245
Victorian Weatherboard Residence	56 Worrigea Street	Lot 13 DP 976539	Ficus macrophylla (Figtree)	Comerong Island Road	Road reserve between Lot K DP 979245 and Lot 13 DP 5487
Victorian Georgian Weatherboard Residence	57 Worrigea Street	Lot 1 DP 780982	"Edinglassie Lodge" — Federation Weatherboard Farmhouse	175 Jindy Andy Lane	Lot 1 DP 208292
Victorian Weatherboard Residence	58 Worrigea Street	Lot 12 DP 976539	* Concrete Tub Silo	251 Jindy Andy Lane	Lot 2 DP 556830
Victorian Weatherboard Residence	59 Worrigea Street	Lot 1 DP 710860	* Berry Estate Slab Barn	Jindy Andy Lane	Lot 26 DP 2813
Victorian Weatherboard Residence	63 Worrigea Street	Lot 2 DP 736763	War Memorial Tree (Lophostemon confertus)	Corner of Jindy Andy Lane and Comerong Island Road	Road reserve
<b>NOWRA HILL</b>					
* RANS Albatross— Military Defence Complex and Aviation Museum	489A Albatross Road	Lot 102 DP 842713 Lot 2 DP 1002996	"Caffery's"— Roadside Tree Planting (Lophostemon confertus)	Corner of Jindy Andy Lane and Greenwell Point Road	Road reserve
<b>NUMBAA</b>					
* Former Prefabricated Cast	591 Comerong Island Road	Part Lot 2 DP 755953	* Colonial Farm Complex, including:	68 Smiths Lane	Lot 26A DP 2813

Heritage item	Address	Description	Heritage item	Address	Description
Berry Estate Cottage, Outbuildings, Figtrees			Triangle (Lophostermon confertus)		
* Salt Pans	Smiths Lane	Lot 25 DP 2813	"George Borrowdale's house"—(former Berry Estate Cottage)	Pyree Lane	Lot 73 DP 2813
<b>ORIENT POINT</b>			<b>SHOALHAVEN HEADS</b>		
Vertical Timber-lined Drydock	Orsova Parade	Part Lot 111 DP 755971	"Thistlebank"—Dairy Farm Complex	85 Ryans Lane	Lot 8 DP 876329
"Roseby Park"— Jerringa Aboriginal Community Complex and Tribal Burial Ground	Park Row	Lot 51 DP 755971	Relocated Weatherboard Church (former Berry Estate Library)	126 Scott Street	Lot 1 DP 704667
<b>PARMA</b>			<b>ST GEORGES BASIN</b>		
* "Parma Farm"— Dairy Farm Complex	Parma Road	Lots 7 and 8 DP 1009750	Former Boarding House and St Georges Basin Post Office	23 Deane Street	Lot 50 DP 835254
<b>PEBBLY BEACH</b>			<b>World War II Flying Boat Base</b>		
* Pebbly Beach Sawmill Complex, including:  Sawmill remnants,  Town and school site	Pebble Beach Road	Lots 39, 47, 102–104, 108, 114 and 115 DP 755941  Part of Murramarang National Park	World War II Flying Boat Base	2 Island Point Road	Lot 118 DP 17823 Part of adjoining reserve
<b>PYREE</b>			<b>"Jessie Blacket"— Sandstone Memorial Drinking Trough</b>		
"Mervalperden"— Dairy Farm Complex (former)	664 Greenwell Point Road	Lot 61 DP 2813	Federation Fisherman's Cottage and garden	146 The Wool Road	Lot A DP 375526
* Upper Numbaa Barn (former Berry Estate Grain Mill)	719 Greenwell Point Road	Lot 101 DP 629485	<b>SUSSEX INLET</b>		
* "Jindy Andy"— (former Berry Estate Dairy)	739 Greenwell Point Road	Lot 105 DP 773888	"Greentree's"— Holiday Cabins	158 Jacobs Drive	Lot 2 DP 574349
Pyree Literary Institute	880 Greenwell Point Road	Lot 126 DP 2813	Post-war fibre cement Community Hall/ Sussex Inlet Picture Theatre	173 Jacobs Drive	Lot A DP 343373
* Pyree Public Schoolmaster's Residence (former)	890 Greenwell Point Road	Lot 128 DP 821471	Gothic Carpenter style relocated Church (former Termeil Wesleyan Church)	175 Jacobs Drive	Lot B DP 343373
* Victorian Georgian Schoolhouse (former Pyree Public School) and Coral trees	Greenwell Point Road	Lot 126 DP 821471	<b>"Kemp's Boatshed"</b>		
Casuarina Trees "The Avenue"	Greenwell Point Road		River Road		Part Lot 7028 DP1052695
"Somerset House"— Federation Weatherboard Farmhouse and trees	117 Pyree Lane	Lot A DP 377595	<b>SWANHAVEN</b>		
War Memorial Tree	Pyree Lane		"The Springs" – Holiday Cabins	1A Yarroma Avenue	Lot 2 DP 554118
			<b>TAPITALLEE</b>		
			Good Dog Cemetery	Bangalee Road	Lots 7006 and 7007 DP 1001534
			<b>TERARA</b>		

Heritage item	Address	Description	Heritage item	Address	Description
"The Old House"— Weatherboard Residence and Well	3–7 Fox Street	Lots 1–5 DP 1035937	Tomerong Cemetery	331 Hawken Road	Lot 1 DP 812581
"Terara Lodge"— (former Wesleyan Parsonage)	6 Holme Street	Lot 28 DP 779285	Tomerong Schoolmaster's Residence and Schoolgrounds	355–359 Hawken Road	Part Lot 2 DP 725948
* Victorian Sandstone School and attached Residence, including:  Terara Schoolgrounds,  Trees	20 Millbank Road	Lot 1 DP 725988	Tomerong Community Hall (former School of Arts)	360 Hawken Road	Lot 9 DP 925270
"Dower House"— (former Coachman's House to Millbank)	27A Millbank Road	Lot 2 DP 313528	<b>TOUGA</b>		
* "Millbank Cottage"— Outbuildings and trees	31 Millbank Road	Lot 1 DP 32426	Tim's Gully Mine	Touga Road	South of Portion 16 in the vicinity of the intersection of North Oaky Creek and Tims Gully
* "Terara House", including:  Chapel,  Grounds,  Tree-lined drive	77 Millbank Road	Lot 1 DP 579451	<b>ULLADULLA</b>		
"Rose Cottage"— (formerly Pooley's Store)	157 South Street	Lot 1 DP 735264	* Warden Head Lighthouse	Deering Street	Lot 290 DP 755967
* "Ayrton House"— (former CBC Bank)	175 South Street	Lot 11 DP 52910	Victorian Georgian style Sandstone School and Schoolmaster's Residence	241 Green Street	Lot 1 DP 122514
Timber Vertical Slab Worker's Cottage	119 Terara Road	Lot 102 DP 817248	Relocated Victorian Georgian Timber Slab Worker's Cottage	275 Green Street	Lot 702 DP 1056245
"Woodlawn"— Victorian Weatherboard Cottage and trees	124 Terara Road	Lot 3 DP 602305	"Mascot"—Slab Timber Cottage	56 North Street	Lot 1 DP 337491
"Citrus Grove"— Victorian Residence and trees	126 Terara Road	Lot 2 DP 79001	"Springfield"—ornate late Victorian Weatherboard Farmhouse	U71 Princes Highway	Lot 22 DP 702505
* "Solway House"— late Victorian Brick Residence and Store	10 West Berry Street	Lot 1 DP 742238	"Millards Cottage"— two storey Victorian rendered Masonry Building	81 Princes Highway	Lot 12 DP 565744
<b>TIANJARA</b>			"The Marlin"—early Post-war American Colonial Hotel	108 Princes Highway	Lots A and B DP 155990 Lots 11 and 12 DP 759018 Sec 2 Lot 1 DP 743246
Alley Family graves	Braidwood Road	Lot 3 DP 755962	<b>ULLADULLA Cemetery (former)</b>	Princes Highway	Lot 7012 DP 1031353
<b>TOLWONG</b>			Warden Head Geological Site	Rennies Beach Close	Lot 59 DP 237534
* Tolwong Copper Mine (remnants)	Touga Road	National Park			
<b>TOMERONG</b>					

Heritage item	Address	Description	Heritage item	Address	Description
Sandstone Weir— Millards Creek	St Vincent Street	Lot 702 DP 1030099	Ground (former)		
Victorian Brick Residence (former Ulladulla Post Office)	23 Wason Street	Lot 50 DP 828221	<b>WATERSLEIGH</b>		
* Ulladulla Harbour, including:	Wason Street	Lot 9 DP 260884	Condie Farm, including:	Koloona Drive	Lot 117 DP 751273
Old pier and stone pier,		Lot 1 DP 612935	Archaeological Site,		
Steps,		Lots 1 – 7 DP 260884	Former Condies Cottage,		
Walls			Trees,		
* Ulladulla Seawater Pool	Wason Street	Lot 376 DP 726691	Graves		
<b>UPPER KANGAROO RIVER</b>			<b>WATTAMOLLA</b>		
* “Yarrowooma”— Dairy Farm Complex, including Red Cedar Slab Selector’s Cottage	679 Upper Kangaroo River Road	Lot 4 DP 1000686	Brogers Creek Cemetery	515 Wattamolla Road	Lot 121 DP 1049038
Upper Kangaroo River Community Hall	1009 Upper Kangaroo River Road	Lot 1 DP 224929	“Pinkawilinie”— (former Wattamolla School House)	539 Wattamolla Road	Lot 190 DP 751264
“Fern Hill”—Church of England Church (former)	Upper Kangaroo River Road	Lot 100 DP 842428	Victorian Weatherboard Farmhouse and trees	545 Wattamolla Road	Lot 4 DP 258693
Relocated Weatherboard Schoolhouse (former Hillcrest School)	Upper Kangaroo River Road	Lot 1 DP 172019	<b>WEST NOWRA</b>		
<b>VINCENTIA</b>			Inter-war Reinforced Concrete Building and Storage Dam (former Nowra water supply and filtration plant)	Filter and Yalwal Roads	Lots 6 and 12 DP 805611 Flatrock creek waterway
Greenfields Beach Cottage Site and Pine Trees	Birrigna Avenue	Lot 44 DP 755907	<b>WOODHILL</b>		
South Huskisson Wharf Sandstone Remnants	Elizabeth Drive	Lot 308 DP 24263 Part of Reserve No R64234	Corrugated Iron Building (former Wesleyan Church)	1 Brogers Creek Road	Lot 100 DP 1006659
Plantation Point Rock Platform	Elizabeth Drive	Approximately 3 hectares of land comprising the whole of the area depicted as “rock shelf” at Plantation Point	Woodhill Cemetery	Wattamolla Road	Lot 3 DP 1030426
<b>WANDANDIAN</b>			<b>WOODSTOCK</b>		
Wandandian Post Office (former) and Residence	D2625 Princes Highway	Part Lot 26 DP 755968	“Woodlands”— Weatherboard and Iron Farmhouse	24 Evans Lane	Lot 22 DP 623582
“Dalton Park”— Farmhouse and Wandandian Cricket	10 Windley Road	Lot 40 DP 862334	* “Avenal”—Dairy Farm Complex	108 Evans Lane	Lot 24 DP 863026
			* “Danesbank”—two storey Victorian Stone Farmhouse and garden	121 Evans Lane	Lot 9 DP 792205
			* “Mount Airlie”—two storey Victorian Italianate Estate Residence and trees	34A Woodstock Road	Lot 3 DP 856688
			Inter-war Reinforced Concrete Butter	170 Woodstock Road	Lot 1 DP 529083

Heritage item	Address	Description	Heritage item	Address	Description
Factory					and R3168 2.7 hectares off Yalwal Road and defined as cemetery Part Lots 1–7 DP 759129 Sec 5 Part Lot 12 DP 755931 Part Lot 7016 DP 1039312 Lot 7018 DP 1039313
Federation Brick Residence (former School Residence) and trees	358 Woodstock Road	Lot 1 DP 1031696			
“Woodlawn”— Federation Weatherboard Farmhouse	Woodstock Road	Lot 16 DP 827800			
<b>WOOLLAMIA</b>			<b>YATTE YATTAH</b>		
Lone Grave of Sarah Coulon	James Farmer Grove	Lot 4 DP 1027849	The Sheaffe Family Cemetery	Pointer Road	Lot 17 DP 847482
Weatherboard and fibro Holiday Cottage (former Gibbs’ residence) and garden	759 Woollamia Road	Lots 1–4 DP 9289 Lot 54 DP 755928	* Woppindally Dairy Farm Complex	E280 Princes Highway	Lot 1 DP 738631
<b>WORRIGEE</b>			* “Kendall Dale”— Dairy Farm Complex, including:  Homestead,  Garden	E379A Princes Highway	Lot 1 DP 725960
Rubblestone School (former Worrigee Schoolhouse)	20 Booligal Road	Lot 15 DP 755953	Quercus robur (2) (English Oak Trees) on driveway entrance	E379A Princes Highway	Lot 1 DP 725960
“Congla”—(former Mackenzie Estate Manager’s Residence)	315 Greenwell Point Road	Lot 9 DP 791226	* “Kirmington”—Dairy Farm Complex and Henry Kendall Monolith	E379B Princes Highway	Lot 425 DP 755923
Cement Rendered Colonial (Dome) Wells (2)	361 Greenwell Point Road	Lot 3 DP 843027	* Industrial Building (former Yatte Yattah Cheese Factory)	E380 Princes Highway	Lot 1 DP 725962
* Worrigee Cemetery	Greenwell Point Road	Lot 8 DP 791226	* “Boolgatta”—Dairy Farm Complex and Barn	E402D Princes Highway	Lot 71 DP 854641
<b>WORROWING HEIGHTS</b>			“Currawar”— Victorian Georgian style Farmhouse	E435 Princes Highway	Lot 30 DP 792994
“Erowal Farm”, including:  Homestead (ruins),  Garden,  Trees,  Resort ruins	Walter Hood Parade	Lot 32 DP 1049913	Roman Catholic Church and Cemetery Site	Princes Highway	Lot 138 DP 755923
<b>YADBORO</b>			Yatte Yattah Nature Reserve and Waterfalls (2)	Princes Highway	Lot 15A DP 755923 Part Lot 44 DP 806933
Pidgeon House Mountain Lookout, Including:  Fire Trail,  Longfella Pass	Yadboro Road	Morton National Park	Former Yatte Yattah Public School and Schoolmaster’s Residence	8A Tierney Road	Lot 453 DP 755923
<b>YALWAL</b>			“Hillview”—Private Cemetery	8B Tierney Road	Lot 6 DP 32380
* Former Yalwal Gold Mine and Township Site	Yalwal Road	Lot 2 DP 252335 Part of R3167			

Heritage item	Address	Description
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entirely within the lot on which it is erected; and

- (c) development consent for the subdivision referred to in paragraph (a) shall not be granted unless the subdivision makes provision for the dedication of the lot of approximately 41 hectares to the Council, at no cost to the Council, as public open space to be used for part of the Illawarra Escarpment Walking Track.

[Amendment #142 – see page xxii]

## Part 2 Heritage conservation areas

**Note.** An asterisk (\*) identifies a heritage conservation area of State significance

Name	Address
<b>BERRY</b>	
* Pulman Street Heritage Conservation Area	Pulman Street/Princes Highway
<b>NOWRA</b>	
* Plunkett Street Heritage Conservation Area	Plunkett Street

Jaspers Brush – Cedarvale Lane, Lots 1 and 2, DP 588431 and Lot 2, DP 853302, as shown edged heavy black on the map marked “City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 158)”:

- (a) subdivision of the land into a maximum of seven lots comprising five lots each having an area of between 1 and 2 hectares, one lot of approximately 28 hectares and one lot with a minimum area of 30 hectares; and
- (b) the erection, with the Council’s consent, of one dwelling-house on each lot referred to in paragraph (a), except the lot with a minimum area of 30 hectares, but only if each dwelling-house and its associated effluent disposal area is located entirely within the lot on which it is erected; and
- (c) development consent for the subdivision referred to in paragraph (a) shall not be granted unless the subdivision makes provision for the dedication of the lot with a minimum area of 30 hectares to the Council, at no cost to the Council, as public open space to be used for part of the Illawarra Escarpment Walking Track.

[Amendment #212 – see page xlv]

[Statute Law Act # 27 – see page xlv]

## Schedule 8 Fair Trading Option

### (Clause 38A)

Berry – Bundewallah Road, Lot 2, DP 706470, as shown edged heavy black on the map marked “City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 141)”.

- (a) subdivision of the land into four lots comprising two lots each having an area of about 1-2 hectares, one lot of approximately 4 hectares and one lot of approximately 33 hectares; and
- (b) the erection, with Council consent, of one dwelling-house on each lot referred to in paragraph (a) except the lot of approximately 33 hectares, but only if each dwelling-house and its associated effluent disposal area is located entirely within the lot on which it is erected; and
- (c) development consent for the subdivision referred to in paragraph (a) shall not be granted unless the subdivision makes provision for the dedication of the lot of approximately 33 hectares to the Council, at no cost to Council, as public open space to be used for part of the Illawarra Escarpment Walking Track.

[Amendment #158 – see page xxv]

Woodhill – Wattamolla Road, Lot 2, DP 740771 as shown edged heavy black on the map marked “City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 174)”:

- (a) subdivision of the land into three lots comprising two lots each having an area of between 4 and 5 hectares and one lot with a minimum area of 5 hectares; and
- (b) the erection, with the Council’s consent, of one dwelling-house on each lot referred to in paragraph (a), except the lot with a minimum area of 5 hectares, but only if each dwelling-house and its associated effluent disposal area is located entirely within the lot on which it is erected; and
- (c) development consent for the subdivision referred to in paragraph (a) shall not be granted unless the subdivision makes provision for the dedication of the lot with a minimum area of 5 hectares to the Council, at no cost to the Council, as public open space to be used for part of the Illawarra Escarpment Walking Track.

[Amendment #141 – see page xxii]

Bellawongarah – Tourist Road, Portions 78, 107 and 120, Parish of Bunberra and Lots 1 to 6, DP 113374 and Lot 5, DP 776333, as shown edged heavy black on the map marked City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 142)”.

- (a) subdivision of the land into five lots comprising two lots of between 1 and 2 hectares, one lot of between 4 and 5 hectares, one lot of approximately 55 hectares and one lot of approximately 41 hectares; and
- (b) the erection, with Council consent, of one dwelling-house on each lot referred to in paragraph (a), except the lot of approximately 41 hectares, but only if each dwelling-house and its associated effluent disposal area is located

[Amendment #174 – see page xxxi]

Milton – Matron Porter Drive, Lot 2, DP 1009573 – subdivision into a maximum of three lots (comprising two lots each having an area of approximately 1.1 hectares and one lot having an area of approximately 13 hectares) and the erection of one dwelling-house on each of the lots having an area of approximately 1.1 hectares, provided that:

- (a) development consent for the subdivision must not be

granted unless the subdivision makes provision for the dedication of the lot of approximately 13 hectares to the Council, at no cost to the Council, as public open space, and

- (b) each dwelling-house and its associated effluent disposal area is located entirely within the lot on which it is created, and
- (c) the area used to create the lots of approximately 1.1 hectares shall generally not project north of an easterly extension of the northern boundary of Lot 1, DP 1009573.

[Amendment #195 – see page xxxvii]

Milton – Garrads Lane, Part Portion 4, Parish of Ulladulla and Lot 4, DP 1015161:

- (a) subdivision of the land into three lots, comprising one lot of approximately 41 hectares, one lot of approximately 6 hectares and one lot of approximately 57 hectares generally in accordance with plan marked with the reference number 11540, dated 20 September 2002, prepared by PW Rygate & West, and
- (b) development consent for any subdivision referred to in paragraph (a) or (c) must not be granted unless the subdivision makes provision for the dedication of the lot of approximately 41 hectares to the Council, at no cost to the Council, as public open space, and
- (c) subdivision of the lot of approximately 57 hectares into three lots comprising one lot of approximately 53 hectares and two lots of approximately 2 hectares each, and
- (d) the erection of one dwelling-house on each lot referred to in paragraph (c), but only if each dwelling-house and its associated effluent disposal area is located entirely within the lot on which it is erected.

[Amendment #195 – see page xxxvii]

Milton – Garrads Lane, Lot 4, DP 771597:

- (a) subdivision of the land into three lots, comprising one lot of approximately 22 hectares, one lot of approximately 16 hectares and one lot of approximately 25 hectares generally in accordance with plan marked with the reference number 11540, dated 20 September 2002, prepared by PW Rygate & West, and
- (b) development consent for any subdivision referred to in paragraph (a) or (c) must not be granted unless the subdivision makes provision for the dedication of the lot of approximately 22 hectares to the Council, at no cost to the Council, as public open space, and
- (c) subdivision of the lot of approximately 25 hectares into two lots comprising one lot of approximately 23 hectares and one lot of approximately 2 hectares, and
- (d) the erection of one dwelling-house on each lot referred to in paragraph (c), but only if each dwelling-house and its associated effluent disposal area is located entirely within the lot on

which it is erected.

[Amendment #195 – see page xxxvii]

Milton – Garrads Lane, Lot 9 DP 250361 and Lot 33, DP 794398:

- (a) subdivision of the land into two lots comprising one lot of approximately 19.4 hectares and one lot of approximately 39.6 hectares generally in accordance with plan marked with the reference 11540, dated 20 September 2002, prepared by PW Rygate & West, and
- (b) development consent for any subdivision referred to in paragraph (a) or (c) must not be granted unless the subdivision makes provision for the dedication of the lot of approximately 19.4 hectares to the Council, at no cost to the Council, as public open space, and
- (c) subdivision of the lot of approximately 39.6 hectares into five lots, and
- (d) the erection of one dwelling-house on each lot referred to in paragraph (c), but only if each dwelling-house and its associated effluent disposal area is located entirely within the lot on which it is erected.

[Amendment #195 – see page xxxvii]

## **Schedule 9 Development for certain additional purposes**

### **(Clause 39)**

Reserve 88460 for Public Recreation and Museum, Parish of Burrawang, County of Camden, Main Road, Kangaroo Valley—museum office.

Lot 2, DP 554118, Swanhaven Road, Swanhaven – subdivision into 2 allotments, of approximately 1.8 hectares.

Portion 38, Parish of Ulladulla, Green Street, Ulladulla – subdivision into 2 allotments and erection of a dwelling-house on each of the allotments so created.

Portion 242, Parish of Conjola – subdivision into 2 allotments and erection of a dwelling-house on each of the allotments so created.

Lot B, Part of Portion 195, Parish of Burrawang – dwelling-house.

Lot 4 in Certificate of Title, volume 5737, folio 120, Greenwell Point Road, Worrigeer – subdivision into 2 allotments having areas of approximately 18.7 hectares and 9.5 hectares and the use of the 9.5 hectare allotment for a nursery and dwelling-house ancillary thereto.

Lot A, DP 399568, Princes Highway, Jaspers Brush – dwelling-house.

Lot 7, DP 228311, being part of portion 104, Parish of Termeil – subdivision into 5 allotments each of not less than 2 hectares and one allotment of not less than 10 hectares and erection of a dwelling-house on each of the allotments so created.

Portions 162 and 192, Parish of Broughton, Broughton Vale – subdivision so as to create 10 allotments, now lots 1-10, DP 258679, and erection of a dwelling-house on each of lots 1-9, DP 258679.

Lot 56, DP 29970, Calymea Street, Nowra – dwelling-house.

Lot A, F.P. 157754 and lot 1, DP 560028 – subdivision so as to create 2 allotments, now lots 3 and 4, DP 593763, and erection of a dwelling-house on each of the allotments so created provided that the dwelling-house erected on lot 4 is erected above a reduced level of 8.08 metres Australian Height Datum.

Lot 4, DP 226420 and part portion 293, Parish of Cambewarra – subdivision into 2 allotments subject to right of way generally in accordance with plan marked Ref. No. 9655 D.N.A. prepared by Allen, Price and Associates, Surveyors of Nowra, and the erection of a dwelling-house on the proposed lot 2 shown in such plan and on lot 5, DP 226420.

Portion 34, Parish of Termeil – dwelling.

Lots 1-11, inclusive, 13-55, inclusive and 57-75, inclusive, DP 29970, Albatross Road and Calymea Street, Nowra – dwelling-house.

Lot 4, DP 522858, Illaroo Road, Cambewarra – subdivision into 2 allotments, now lots 5 and 6, DP 595984, and erection of a dwelling-house on each of the allotments so created.

Portions 37, 38 and 39, Parish of Wandrawandian, Princes Highway, Tomerong – subdivision so as to create 25 allotments, now lots 1-25, inclusive, DP 262346, and the erection of dwelling-houses on each of the allotments so created.

Portion 41, Parish of Illaroo – dwelling-house.

Lot 2, DP 557533 – subdivision into 2 allotments.

Lot 2, DP 557533 – subdivision into 2 allotments, now lots 3 and 4, DP 619493, and the use of lot 3 for a motel and restaurant and the use of lot 4 for the purposes of agriculture or forestry only.

Portion 11, Parish of Farnham – dwelling-house.

Lots 43-67, inclusive, DP 9289, Streamside Street, Woollamia, and lots 68, 68a, 68b, 69 and 69a inclusive, DP 15266, Streamside Street, Woollamia, Parish of Currumbene, as shown edged heavy black on the map marked “Shoalhaven Local Environmental Plan No. 8” – erection of dwelling-houses and buildings ancillary thereto on allotments in existence on 12th August, 1983, and the subdivision of land into allotments having an area of not less than 4 000 square metres and the erection of rural residential dwellings and buildings ancillary thereto on the allotments so created provided that the Council shall refuse its consent to the erection of a dwelling or other building on so much of the land which in the Council’s opinion is subject to flooding at a recurrence interval of at least 1 in 100 years.

Lot 16, DP 245913, Little Forest Road, Little Forest, Parish of Little Forest, being land shown edged heavy black on the map marked “Shoalhaven Local Environmental Plan No. 9” – subdivision of the land so as to create 5 allotments of land each having an area of not less than 1 hectare, and the erection of rural dwellings and buildings ancillary thereto on 4 of the allotments so created, and the use of, and erection of buildings on, one of the allotments so created for the purpose of tourist facilities.

Lot 1, DP 593276, McMahons Road, North Nowra, as shown edged heavy black on the map marked “Shoalhaven Local Environmental Plan No. 10” – subdivision of the land so as to create:

(a) not more than 3 allotments; and

(b) an area for public reserve,

and the erection of a dwelling and buildings ancillary thereto on each allotment created in accordance with paragraph (a).

Lots 1-79 (inclusive), DP 8082 (known as Tasman Park Estate), Island Point Road, St Georges Basin, being land edged heavy black on the map marked “Shoalhaven Local Environmental Plan No. 12” – the erection on each of the allotments aforementioned of a dwelling-house and building ancillary thereto or the carrying out of dual occupancy development (only where the development results in attached dwellings) on those allotments and the carrying on of home activities on any such allotment.

[Amendment #73 – see page xiii]

Lot 2, DP 17946, East Street, Nowra – residential flat building containing 3 dwellings.

Lot 12, DP 707327, Princes Highway, Bomaderry – commercial arts and crafts gallery.

Part lot 40, DP 706331, Princes Highway, Bomaderry – motel, restaurant and convention centre.

Lot 1, DP 112698, Longreach – subdivision into not more than 3 allotments and the erection of a dwelling-house or the carrying out of dual occupancy development (where the development results in attached dwellings) on each allotment so created.

[Amendment #1 – see page xxx]

[Amendment #14 – see page iv]

Lot 3, DP 627050, lots 4, 5 and 6; DP 705840, Longreach – the erection of a dwelling-house or the carrying out of dual occupancy development (where the development results in attached dwellings) on each allotment.

[Amendment #73 – see page xiii]

Part portions 9, 14 and 15 and portions 10, 11, 12, 13, 22, 23 and 24 and closed roads. Parish of Nowra, being in the vicinity of the Princes Highway, South Nowra, as shown edged heavy black on the map marked “City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 3)” deposited in the office of the Council – subdivision so as to create 15 allotments and the erection of a dwelling-house and buildings ancillary to the use of the land for agriculture on each of the allotments so created.

[Amendment #3 – see page i]

Lot 101, DP 629485, Parish of Numbaa, located on the corner of Jindy Andy Lane and Greenwell Point Road, Upper Numbaa via Nowra, as shown edged heavy black on the map marked “City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 6)” deposited in the office of the Council – use of “The Jindy Andy Mill” as a commercial art gallery and craft centre.

[Amendment #6 – see page i]

Part lot 21, DP 2813, Comerong Island Road, Numbaa, as shown edged heavy black on the map marked “City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 9)” deposited in the office of the council – boat building and repairs, the excavation of boat mooring facilities and the erection of buildings ancillary thereto.

[Amendment #9 – see page i]

Land being part lot 81, DP 621379, Alma Avenue, Fisherman’s Paradise, as shown edged heavy black on the map marked “City of Shoalhaven Local Environmental Plan, 1985 (Amendment No. 16)” deposited in the office of the Council –

facilities for the sale of petrol and associated petroleum products only.

[Amendment #16 – see page ii]

Lots A, B and C, DP 379984, Edward Street, Berry, as shown edged heavy black on the map marked “City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 19)” – light industry, car parking, additions and alterations to the existing building and landscaping and ancillary uses.

[Amendment #19 – see page ii]

Lot 105, DP 773888, Greenwell Point Road, Pyree as shown edged heavy black on the map marked “City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 26)” – use of the former Shoalhaven Co-operative Butter Factory for any purpose (including an ancillary dwelling-house) if the Council is satisfied that:

- (a) the use would have little or no adverse effect on the amenity of the area; and
- (b) conservation of the building depends on the Council granting consent to that use.

[Amendment #26 – see page iii]

Lots 5 and 6, DP 633826 (Bryces Road, Far Meadow) as shown heavy edged black on the map marked “City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 49)” – subdivision into 7 lots and erection of a dwelling house on each of the lots, to be used in conjunction with the stabling and training of horses on the subject lots and the residue which is to be held in common ownership.

[Amendment #49 – see page vii]

Part Lot 1, DP 543268, Bolong Road, Bomaderry, as shown edged heavy black on the map marked “City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 59)” – the erection of facilities associated with a starch mill situated on adjoining land, including a fire service tank and pumphouse, ethanol storage and recovery tanks and associated loading facilities and an employee car park, provided that the Council is satisfied that:

- (a) the capacity of the floodway to accommodate flood flows is maintained; and
- (b) all structures are designed to withstand at least a 1 in 100 year flood; and
- (c) all footings and foundations are protected against scouring, erosion and undermining; and
- (d) there will be adequate safeguards to contain and collect leaks and spillages.

[Amendment #59 – see page vii]

Lot 5, DP 715554, Princes Highway, Parish of Termeil, County of St. Vincent, as shown edged heavy black on the map marked “City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 60)” – subdivision into 2 allotments and the erection of a dwelling house on each allotment created, subject to:

- (a) there being no direct access between either allotment and the Princes Highway; and
- (b) buildings being sited so as to minimise any adverse visual impact from the Princes Highway.

[Amendment #60 – see page viii]

Part Lot 2, DP 235669, Bolong Road, Shoalhaven Heads – commercial horse stables and a dwelling-house located not

closer than 250 metres from the eastern boundary of the subject land and located below a level of 20 metres Australian Height Datum, subject to the Council's taking into account the provisions of Division 6 of Part 3.

[Amendment #15 – see page viii]

Lot 3, DP 550387, Rock Hill Road, North Nowra – subdivision of the land so as to create 2 allotments, (with one lot having a maximum area of 4000 square metres and the erection of a dwelling-house to be occupied by an employee of the adjoining animal park tourist facilities on that allotment).

[Amendment #63 – see page ix]

Jaspers Brush, Lot 4, DP 776151, Princes Highway, Parish of Bunberra, County of Camden, as shown edged heavy black on the map marked “City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 47)” deposited in the office of the Council -

- (a) processing grapes obtained in bulk from elsewhere in Australia and blending the resulting wine (or wine obtained in bulk from elsewhere in Australia) with the wine produced from grapes grown on this land, but only if the wine produced from the grapes obtained from elsewhere (together with the wine obtained from elsewhere) constitutes a minor supplementing of the product from the vineyard on this land;
- (b) the sale of the wines referred to in paragraph (a), both by wholesale and by retail, from the winery on this land;
- (c) selling from the winery on this land fortified wines obtained from elsewhere, but only where those sales constitute a minor percentage (in litres) of the winery's sales.

[Amendment #47 – see page x]

Lot 5, DP 264666, Tallow Wood Road, Parish of Ulladulla, as shown edged heavy black on the map marked “City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 65)” - subdivision so as to create not more than 6 allotments within Special Rural Lifestyle Area 11 and not more than 5 allotments within Special Rural Lifestyle Area 12 (in each case in accordance with clause 46) and a remainder allotment or, if the land is subdivided under the *Community Land Development Act* 1989, then a remainder lot and a lot designated as community or neighbourhood property that has no dwelling entitlement, and provided that the erection of a dwelling-house or the carrying out of dual occupancy development (where the development results in attached dwellings), is permissible on the remainder lot.

[Amendment #65 – see page xi]

Land in the vicinity of Termeil, (other than Lots 15 and 16, DP 714135 and Lot 2, DP 776736), being part of the land shown edged heavy black on the map marked “City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 68)” – subdivision into lots having an overall maximum density of one lot per 10 hectares and erection of a dwelling-house on each of the lots created by any such subdivision, providing that vehicular access to any lot is via a road other than the Princes Highway.

[Amendment #68 – see page xiii]

Lot 16, DP 714135, Princes Highway, Termeil, being part of the land shown edged heavy black on the map marked “City of Shoalhaven Local Environmental Plan 1985 (Amendment No 68)” – subdivision into 3 lots and erection of a dwelling-house on each of the lots created by any such subdivision, providing that vehicular access to the Princes Highway is restricted to one location.

[Amendment #68 – see page xiii]

Lot 15, DP 714135, Old Princes Highway, Termeil, being part of the land shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 68)" – subdivision into 2 lots and erection of a dwelling-house on each of the lots created by any such subdivision.

[Amendment #68 – see page xiii]

Lot 2, DP 776736, Princes Highway, Termeil, being part of the land shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 68)" – general store.

[Amendment #68 – see page xiii]

Narrawallee, Portion 15, Parish of Conjola and Lot 7, DP 827665, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 83)":

- (a) subdivision into four allotments with a minimum lot size of 1 hectare; and
- (b) the erection of a dwelling-house on each of the lots so created provided that each dwelling-house and associated effluent disposal area is located entirely within the area within the building line shown on that map.

[Amendment #83 – see page xiii]

Narrawallee, Lot 5, DP 830709, off Lake Conjola Entrance Road

- (a) subdivision into a maximum of fourteen allotments with a minimum lot size of 1 hectare provided that prior to granting consent for any subdivision of the land the Council has considered and taken into account a surface water management and erosion control plan relating to the subdivision proposal; and
- (b) the erection of a dwelling-house on each of the lots so created provided that each dwelling-house and associated effluent disposal area is located entirely within the area within the building line shown on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 88)".

[Amendment #88 – see page xiv]

Each of the following parcels of land, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (amendment No. 98)" — excision of one allotment of vacant land and the erection of a dwelling-house on the vacant allotment:

#### **Barrengarry**

- Part Portion 86, Parish of Burrawang, Grahams Road.
- Portion 240, Parish of Burrawang, Carters Road.
- Lot 4, DP 831751, Carters Road.

#### **Bawley Point**

- Lot 1, DP 725902, Bawley Point Road.
- Lot 2, DP 725902, Forster Drive.

#### **Bellawongarah**

- Portion 17, Parish of Broughton, Irvines Road.
- Portions 34, 43 and 57, Parish of Cambewarra, Irvines Road.

#### **Bendalong**

- Lot 5, DP 847788, Bendalong Road.
- Lot 16, DP 834740 and Portion 13, Parish of Cudmirrah, Bendalong Road.

#### **Berry**

- Lot 4, DP 773489, Kangaroo Valley Road.

#### **Bomaderry**

- Lot 2, DP 847399, Bells Lane.

#### **Cambewarra**

- Portion 68, Parish of Illaroo, Main Road.

#### **Conjola**

- Portions 139 and 162, Parish of Conjola and Portions 14 and 28, Parish of Cudmirrah, Bendalong Road.

#### **Far Meadow**

- Part Lot 47, DP 5996, Bryce's Road.

#### **Jaspers Brush**

- Lot 3, DP 840940, Devitts Lane.

#### **Kangaroo Valley**

- Lot 2, DP 534476, Portions 134, 136, 162, 163, 176, 239 and part Portion 287, Parish of Burrawang, Jacks Corner Road.
- Lot 1, DP 579997, Green Valley Road
- Lot 108, DP 844654, Upper Kangaroo River Road.- Lot 1, DP 726019, Glenmurray Road.
- Portions 102, 103, 124, 125 and 238, Parish of Bugong, Mt. Scanzi Road.
- Portions 264 and 269, Parish of Yarrawa, Upper Kangaroo River Road.
- Lot 8, DP 712693, Kellys Road.

#### **Milton**

- Lots 3, 5 and 6, DP 199802, Garrads Lane.
- Part of Lot 9, DP 792842, Croobyar Road.

#### **Nowra**

- Lot 3, DP 595480, Albatross Road.
- Portions 232, 233, 235 and 237, Parish of Nowra, The Links Road.

#### **Old Erowal Bay**

- Lot 3, DP 849262, The Wool Road.

#### **Sassafras**

- Portion 8, Parish of St. George, Braidwood Road.

#### **St. Georges Basin**

- Lot 2, DP 747393, part Portion 2, Parish of Bherwerre, and Portions 84, 98 and 102, Parish of Wandrawandian, The Wool Road.

#### **Termeil**

- Lot 3, DP 833166, Old Princes Highway.

#### **Tomerong**

- Portions 26, 30, 48, 103 and 109, Parish of Tomerong, Blackbutt Range Road.

- Portion 5, Parish of Wandrawandian, Pine Forest Road.

#### **Wandandian**

- Portions 15, 16, 17, 20 and 68, Parish of Wandrawandian, Bollerang Road.
- Lot 31, DP 818363, Princes Highway.

#### **Yatte Yattah**

- Lot 1, DP 725963, Princes Highway.
- Lot 33, DP 792994, Portion 21, Parish of Conjola and Lot 1, DP 123524, Princes Highway.

[Amendment #98 – see page xv]

Lot 106, DP 714492, Woncor Avenue, Nowra, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 103)" - veterinary hospital, but only if the Council is satisfied:

- that there will be no direct access to the proposed development from the Princes Highway and that all access will be gained via Woncor Avenue;
- that the scenic integrity of the locality will be maintained by the provision of suitable landscape screening and that buildings and other structures associated with the development will be residential in style and scale; and
- that the type and scale of signage associated with the development will be kept to a minimum to ensure the rural residential character is retained.

[Amendment #103 – see page xv]

Land at Callala Bay, in the vicinity of Emmett Street, as shown edged heavy black on the map marked City of Shoalhaven Local Environmental; Plan 1985 (Amendment No. 108)" - the erection and use of community centre facilities and sporting facilities.

[Amendment #108 – see page xvi]

Lot 10, DP 15507, Jervis Bay Road, Falls Creek, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 111)" - educational tourist facility, comprising mud brick craft centre, gallery and ancillary tea room provided the Council is satisfied that:

- there is no direct vehicular access to the proposed development from Jervis Bay Road and that all vehicular access is gained via Gardner Road at a satisfactory location between 50 and 100 metres from the intersection of Gardner Road and Jervis Bay Road;
- all car parking associated with the proposed development is located on the subject land in an appropriate location to the north-east of the existing building;
- the scenic integrity of Jervis Bay Road is maintained by ensuring that buildings and other structures associated with the development (except signage and car parking) are not located on the land within 100 metres of Jervis Bay Road;
- acceptable landscape screening is provided between any car park and Jervis Bay Road and between the proposed development and adjacent residences, particularly these to the west; and
- the type and scale of signage associated with the development is kept to a minimum to ensure the rural-residential character adjacent to Jervis Bay Road is retained.

[Amendment #111 – see page xvii]

Lots 52 and 54, DP 263391, Burrill Street South, Ulladulla, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 114)" - a dwelling-house on each lot.

[Amendment #114 – see page xvii]

Part Portion 146, Parish of Farnham, Sussex Inlet Road, Sussex Inlet, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 99)" –

- erection of buildings and facilities for the purpose of a scout hall; and
- the use of such buildings and facilities for the physical, cultural or intellectual welfare of a group or the community by a public authority or body of persons associated to promote that welfare (which use may be or include religious training).

[Amendment #99 – see page xviii]

Lot 4, DP 855500, Croobyar Road, Milton, as shown edged heavy black on the map marked "City of Shoalhaven Local Environment Plan 1985 (Amendment No. 113)" - subdivision to create one additional allotment and the erection of a dwelling house on the lot so created.

[Amendment #113 – see page xviii]

Part of Lot 13, DP 16364, Quinns Lane, South Nowra, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 116)" - motor vehicle wrecking and dismantling provided the Council is satisfied the proposed activities are to be carried out wholly within the factory unit situated on the land.

[Amendment #116 – see page xviii]

Lot 2, DP 833605, Marshall Street, Kangaroo Valley, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 105)" - erection and use of a dwelling-house within the part of the land within Zone No. 7 (d2) which is shown with a broken black line and identified as the varied building envelope on the map, but only if the Council is satisfied that:

- the colours, materials and tonings of the dwelling-house and any other buildings on the land will be compatible with the natural scenic qualities of the locality; and
- any buildings will be of single storey construction; and
- there will be extensive tree planting and other landscaping around the dwelling-house and any structures on the land so as to allow the dwelling-house and any other structures to blend into the landscape, while maintaining reasonable views from the dwelling- house; and
- adequate erosion control measures will be implemented during and after the erection of the dwelling-house and any other structures on the land and the construction of the access track from Marshall Street.

[Amendment #105 – see page xviii]

Lots 1, 2, 3 and 4, DP 26782, corner of Princes Highway and Hillcrest Avenue, South Nowra, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 128)" - erection and use of a bakery and ancillary structures and facilities, but only if the Council is satisfied that:

- there will be no direct vehicular access to the proposed development from the Princes Highway, and that all

vehicular access will be gained via Hillcrest Avenue at a satisfactory location no less than 65 metres from the Princes Highway.

- (b) the visual environment of the Princes Highway and Hillcrest Avenue will be maintained by ensuring that buildings and other structures associated with the development are not located on the land within 20 metres of the Princes Highway (except signage) nor within 20 metres of Hillcrest Avenue (except signage and car parking);
- (c) the design of the development of the site achieves the aims of City of Shoalhaven Local Environmental Plan (Amendment No. 128);
- (d) acceptable landscape screening will be provided between any car park and adjoining road and also between the proposed development and adjacent properties; and
- (e) the type and scale of signage associated with the development will be kept to a minimum.

[Amendment #128 – see page xx]

Lot 32, DP 837531, Princes Highway, South Nowra, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 138)" - educational establishment, but consent may be granted only if the Council is satisfied that:

- (a) this issue of vehicular and pedestrian access to the proposed development has been fully considered by it and comprehensively addressed in the design of the development; and
- (b) all car parking associated with the proposed development will be located on the subject land.

[Amendment #138 – see page xxi]

Lots 51, 52, 53 and 54, DP 864328, Turpentine Road, Wandrawandian, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 144)" - a maximum of one dwelling-house on each lot.

[Amendment #144 – see page xxii]

Lot 1, DP 786156., corner of Donlan Road and Mitchell Parade, Mollymook Beach, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 139)" - a real estate office, if vehicular access is only from Donlan Road and the use is restricted to a period of not more than ten years from the date of gazettal of City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 139).

[Amendment #139 – see page xxiii]

Lot B, DP 156987, Plunkett Street, Nowra, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985. (Amendment No. 145)" - office to co-ordinate the servicing of business and office equipment, but only if the Council is satisfied that:

- (a) all vehicular access to the subject land and the development will be via Plunkett Street, and direct vehicular access from that land to the Princes Highway will be denied;
- (b) all car parking associated with the development will be located on the subject land;
- (c) any signage associated with the development will be kept to a minimum level acceptable to the Council; and

- (d) any buildings involved in the development will be of a residential scale and character in keeping with the surrounding residential buildings.

[Amendment #145 – see page xxiii]

Land in the vicinity of R.A.N.A.S. Nowra as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 149)" - advertising structures, agriculture (other than use of animal boarding establishments, intensive lot feeding of livestock, pig keeping and poultry farming), aviation-related land use, community facilities, drill grounds, forestry, identified land uses, parking, wholesale nursery, but only if the Council is satisfied that:

- (a) the scenic integrity of Braidwood Road will be maintained by ensuring that buildings and other structures associated with the development (except signage and utility services) have an appropriate setback from Braidwood Road; and
- (b) the type and scale of signage associated with the development is kept to a minimum to ensure the rural character adjacent to Braidwood Road is maintained.

[Amendment #149 – see page xxiii]

Lot 2, DP 215312, corner of the Princes Highway and St Vincent Street, Ulladulla, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 133)" - office accommodation or other purposes referred to in Schedule 2, with vehicular access restricted to St Vincent Street only.

[Amendment #133 – see page xxiv]

Lot 8, DP 731147, corner of Sussex Inlet Road and The Springs Road, Sussex Inlet, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 146)" - erection and use of an industrial building or buildings and ancillary structures and facilities, provided any building, ancillary structure or facility is erected within the area shown edged with a broken black line and marked on that map as "building envelope" and only if the Council is satisfied that:

- (a) there will be no direct vehicular access to the proposed development from Sussex Inlet Road, and that all vehicular access will be gained via The Springs Road at a satisfactory location no less than 90 metres from Sussex Inlet Road;
- (b) the visual environment in the vicinity of the Sussex Inlet Road and The Springs Road will be maintained by ensuring that buildings and other structures associated with the proposed development are not located on the land within 40 metres of Sussex Inlet Road nor within 45 metres of The Springs Road (except signage and access);
- (c) the design of the proposed development of the site achieves the aims of City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 146);
- (d) acceptable landscape screening and buffer will be provided between the proposed development and the adjoining road, and also between the proposed development and adjacent properties;
- (e) the type and scale of signage associated with the proposed development will be kept to a minimum;
- (f) the risk of pollution to Badgee Lagoon and the surrounding area will be minimised by connecting the proposed development to the local sewerage scheme; and
- (g) only goods manufactured on the site will be retailed from the industrial building or buildings, in accordance with council policy relating to retailing from industrial premises.

[Amendment #146 – see page xxiv]

Part of Lot 22, DP 746233, off Yalwal Road, Parish of Nowra, Bamarang, as shown edged heavy black on the map marked “City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 154)” – manufacture of mud bricks.

[Amendment #154 – see page xxv]

Lot 8, DP 865023 and Lots 76, 77 and 78, DP 878143, Willinga Road, Bawley Point – the erection of not more than one dwelling-house on each lot, the re-subdivision of the whole area of Lots 8, 76, 77 and 78 into a maximum of 4 lots, and the erection of not more than one dwelling-house on each lot so created but only if no other dwelling-house is erected on the lot.

[Amendment #188 – see page xxxv]

Lot 1, DP 780801, Windward Way, Milton, as shown edged heavy black on the map marked “City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 124)”-subdivision into a maximum of three lots, each having a minimum area of two hectares, and the erection of a dwelling-house or an attached dual occupancy building on each of the three lots so created, but only if the Council is satisfied that vehicular access to each lot created by the subdivision will be by use of a road other than the Princes Highway.

[Amendment #124 – see page xxvii]

Lot 9, DP 827728, Island Point Road, St Georges Basin, as shown edged heavy black on the map marked “City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 163)” – concrete batching plant, but consent may be granted only if the Council is satisfied that:

- (a) the scale of the proposed development is appropriate in terms of its likely traffic generation; and
- (b) the amount and nature of traffic likely to be generated by the development can access the road network without unacceptable loss of efficiency and without jeopardising public safety; and
- (c) there will be no land clearing or vehicular access on or across that part of the land which is within Zone No. 7(d2)(the Environment Protection “D2” (Special Scenic Zone)); and
- (d) adequate pollution controls are employed to avoid any adverse impact on the locality.

[Amendment #163 – see page xxvii]

Lot 1023, DP 216860, Lively Street, Vincentia – the erection of a dwelling-house.

[Amendment #131 – see page xxviii]

Land at Fishermans Paradise shown edged with a heavy black line on Sheet 1 of the map marked “City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 165)”, but not including the land shown edged with a heavy black broken line on Sheet 2 of that map (“the excluded land”) – subdivision to excise from the land not more than 4 lots for rural residential purposes each with an area of at least 1 hectare and sufficient suitable land to accommodate a dwelling-house, appropriate on-site effluent disposal and vehicular access, and the erection of not more than one dwelling-house or tourist facility unit and associated buildings on each of the excised lots, but only if the excluded land is fenced to the satisfaction of the Council and dedicated to the Council free of cost for public reserve purposes and the Council is satisfied that:

- (a) buildings and access ways will be located so as to minimise the hazard from bush fire, and
- (b) effective on-site effluent disposal and soil and water control and management measures will be employed at the time of the subdivision, and during and after the erection of residential buildings, and
- (c) adequate arrangements have been or will be made for the treatment and disposal of effluent so that nutrients from treated waste water do not reach Lake Conjola, Conjola Creek or any associated wetland, and
- (d) dwelling-houses and any tourist facility units will be erected above the 1 in 100 year flood level identified for the land, and
- (e) appropriate and effective screening will be provided on lots that can be seen from Lake Conjola, and
- (f) any archaeological sites on the land will be protected or, if preservation is not appropriate, any such site will be destroyed only with the agreement of the Director-General of National Parks and Wildlife, and
- (g) forest cover and rare plants will generally be preserved, and
- (h) each existing and new lot (and the excepted land) will have access that is both legal and practical, and
- (i) the eroding creek system, which forms part of the subject land, has been adequately rehabilitated or an adequate legally binding agreement requiring its rehabilitation has been entered into prior to development consent for subdivision being granted, and
- (j) a reticulated water supply will be provided to a lot only if a reticulated sewerage system exists or will be provided for the lot.

[Amendment #165 – see page xxvix]

So much of Lot 6, DP567683, Bolong Road, Bomaderry, as is shown edged heavy black on Sheet 2 of the map marked “City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 171)” – the erection of facilities ancillary to the starch mill situated on adjoining land, including a wheat protein isolate plant, butane gas tank, office, laboratory, and associated facilities, provided the Council is satisfied that issues relating to flooding, traffic impact, risk, noise, visual impact, management of the riparian buffer zone and the potential existence of acid sulfate soils have been addressed.

[Amendment #171 – see page xxx]

Part Lot 11, DP 19407, Lot 20, DP 19407, S.P. 58940, Part Lot B, DP 401186 and Part Lot A, DP 376973, Princes Highway, South Nowra as shown edged heavy black on the map marked “City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 172)” – sale of electrical appliances in conjunction with bulky goods, provided the Council is satisfied that appropriate traffic management facilities are provided.

[Amendment #172 – see page xxx]

So much of Lot 41, DP 838125, Bolong Road, Bomaderry, as is shown edged heavy black on the map marked “City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 173)” - the erection of a carbon dioxide processing and storage plant, which is ancillary to the starch mill situated on adjacent land, provided the Council is satisfied that issues relating to flooding, traffic impact, risk, noise, visual impact, management of the riparian buffer zone along Abernethy's Creek and the potential existence of acid sulfate soils have been addressed.

[Amendment #173 – see page xxxi]

Lots 1 and 2 DP 603770; Pt Lot 8 DP433981; Pt Lots A and B DP 386477; Lot 6 DP 658752; Lots 1 and 2 DP 130806; Lot 1 DP 997520 Princes Highway, Nowra, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No 178)"—sale of electrical appliances in conjunction with bulky goods, provided the Council is satisfied that appropriate traffic management facilities are provided.

[Amendment #178 – see page xxxii]

Lots 13-17, DP 853617, Lots 3-7, DP 862443, Lot 26, DP 883925, Lots 8-12, DP 1012244, and Lots 18 and 19, DP 1018097, Kyeema Drive, Woodstock, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No 181)" – erection of one dwelling-house or dual occupancy development (where the development results in attached dual occupancy) on each of the lots.

[Amendment #181 – see page xxxii]

Lot 2, DP 245762, 63 River Rd, Shoalhaven Heads, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No 187)" – charity shop.

[Amendment #187 – see page xxxiv]

Portion 213 in the Parish of Ulladulla, at the corner of Parson Street and the Princes Highway, Ulladulla—sale of electrical appliances (in conjunction with bulky goods retailing).

[Amendment #190– see page xxxv]

Lot 3 DP 810820, Parish of Bherwerre – erection of one dwelling-house of not more than two storeys on south side of creek, with a maximum building height of 6.0 metres above natural ground level (or 7.5 metres above that level, if the consent authority is satisfied that the architectural merit of the building design justifies the additional height), and the retention of all trees other than those required to be removed for the purpose of the dwelling-house or bushfire protection purposes.

[Amendment #194 – see page xxxv]

Land at Yalwal, in the vicinity of Danjera Dam, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No 186)" – tourist facilities, but only if the Council is satisfied that the application for consent adequately addresses the following matters:

- (a) protection of water quality and the integrity of the Danjera water supply system,
- (b) protection of the natural and cultural environments on the land from damage,
- (c) sound management of water storage on the land, and natural and cultural values of the land,
- (d) sound economic management of the proposed tourist facilities,
- (e) visual amenity of the proposed tourist facilities and surrounding land,
- (f) heritage conservation,
- (g) management of riparian buffers,
- (h) management of effluent,
- (i) control of erosion,
- (j) appropriateness of the size and scale of the proposed

tourist facilities.

[Amendment #186 – see page xxxv]

Lot 1, DP 1002772 and SP 66005, Superb Crescent, Callala Bay – erection of medium density residential housing.

[Amendment #193 – see page xxxvi]

[Amendment #213 – see page xxxix]

Lot 1, DP 1006744, Graham Street, Nowra, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No 201)" – sale by wholesale of fruit and vegetables but only if:

- (a) the council is satisfied that the carrying out of the development will not involve a further intensification of the current use of the site, and
- (b) the use for that purpose is restricted to a period of not more than 10 years from the commencement of the "City of Shoalhaven Local Environmental Plan 1985 (Amendment No 201)"

[Amendment # 201 – see page xxxv]

Lot 360, DP 723099, Camden Street, Ulladulla, and identified on the map by a distinct edge and marked "Technology Park" – identified land use.

[Amendment #195 – see page xxxvii]

Lots 25 and 26, DP 224117, Mitchell Parade, Mollmook Beach – tourist facility or a use or activity that is an integral part of a tourist facility, provided that the land is consolidated with Lot 27, DP 224117, Mitchell Parade, Mollmook Beach.

[Amendment #195 – see page xxxvii]

Lots 3, 4 and 5, DP 199802, Garrads Lane, Milton – erection of a dwelling-house on each of the allotments created pursuant to Development (Subdivision) Approval Number SF7656 issued to PW Rygate & West of Ulladulla.

[Amendment #195 – see page xxxvii]

That part of Lot 5, DP 1027623, Royal Mantle Drive, Ulladulla, zoned Rural "B" by *City of Shoalhaven Local Environmental Plan (Amendment No 195)* – subdivision into not more than two allotments each having an area of not less than 1 hectare and the erection of a dwelling-house on each allotment, provided that each dwelling-house and its associated effluent disposal area is located entirely within the lot on which it is erected.

[Amendment #195 – see page xxxvii]

Lot 11, DP 812133, Green Street, Ulladulla – dwelling-house.

[Amendment #195 – see page xxxvii]

Lot 4, DP 8771, Birriga Avenue, Worroughing Heights in the Parish of Bherwerre, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No 203)" – the erection of a dwelling-house on the northern side of the building line as indicated by a broken black line on that map.

[Amendment #203 - see page xxxviii]

Lots 1 and 2, DP 260511, McMahons Road, North Nowra, as shown edged heavy black on the map marked "Shoalhaven Local Environmental Plan 1985 (Amendment No 216)" – medical centre.

[Amendment #216 – see page xli]

Lot 2, DP 849185 and part of adjacent road reserve, Cambewarra Lookout Road, Beaumont, as shown edged heavy black on the map marked "Shoalhaven Local Environmental Plan 1985 (Amendment No 219)" – the erection of a communications facility and ancillary structures, but only if the Council is satisfied as to the following matters:

- (a) bushfire threat,
- (b) flora and fauna protection,
- (c) soil and water management,
- (d) visual impact and landscaping,
- (e) Aboriginal heritage,
- (f) building design,
- (g) risk factors.

[Amendment #219 – see page xlii]

Lot 1, DP 780801 and Lot 1, DP 737576, Princes Highway, Milton, as shown edged heavy black on the map marked "Shoalhaven Local Environmental Plan 1985 (Amendment No 236)" – development for the purpose of seniors housing, but only if the Council is satisfied as to the following matters:

- (a) any public utility infrastructure that is essential for the proposed development is available or that adequate arrangements have been made to make that infrastructure available when required,
- (b) a traffic study has been prepared to assess the impact of the proposed development on the Princes Highway and the local road network.

[Amendment #236 – see page xlvi]

## Schedule 10 Special Rural Lifestyle Areas

### (Clause 46(5))

[Amendment #189 – see page xxxiv]

#### 1. Near Old Erowal Bay

The objectives are:

- (a) to allow for rural residential development in a variety of lot sizes to suit topographical and environmental conditions; and
- (b) to have larger sized lots (1 hectare) fronting The Wool Road and near the estuarine wetlands with smaller allotments (4000 square metres) elsewhere; and
- (c) to preserve as much tree cover as possible; and
- (d) to limit road access to The Wool Road to one intersection point.

#### 2. Cabbage Tree Lane Area, Nowra Hill

The objectives are:

- (a) to encourage rural residential development with a variety of allotment sizes appropriate to the location; and
- (b) to allow for the upgrading and realignment of

Cabbage Tree Lane; and

- (c) to minimise direct access to Cabbage Tree Lane; and
- (d) to have appropriate lot sizes to the west to enable effective bushfire hazard reduction procedures; and
- (e) to have appropriate lot sizes to the south to allow for a noise transition zone; and
- (f) to protect the creek system and the areas in Flat Rock Creek catchment from sedimentation and pollution.

[Amendment #14 – see page iv]

#### 3. Coolangatta Mountain Area, Shoalhaven Heads

The objectives are:

- (a) to allow and promote the expansion of the Coolangatta Village Motel/Tourist facility; and
- (b) to enhance the heritage items of the area; and
- (c) to allow ancillary commercial tourist activity and the sale of products especially packaged under the Coolangatta label; and
- (d) to secure safe traffic access to Bolong Road through adjoining areas.

[Amendment #15 – see page viii]

#### 4. Coolangatta Mountain Area, Shoalhaven Heads

The objectives are:

- (a) the objectives are to allow for creation of up to 50 residential lots and the erection of a dwelling house and/or the carrying out of dual occupancy development (only where the development results in attached dwellings) on such allotment and/or 50 tourist accommodation units; and
- (b) to provide for landscape screening to maintain the rural and scenic character of the adjoining areas; and
- (c) to limit the height of any dwelling or tourist accommodation to single storey and a loft not having an overall height greater than 6 metres; and
- (d) all development to be in accordance with the ability of the land to absorb effluent.

[Amendment #15 – see page viii]

[Amendment #73 – see page xiii]

#### 5. South Coolangatta Mountain Area, Shoalhaven Heads

The objectives are:

- (a) to allow for up to 50 tourist accommodation units of not more than 80 square metres gross floor area each; and
- (b) to retain and protect existing screen vegetation; and
- (c) to minimise removal of vegetation and ground disturbance in the development and its associated access roads; and
- (d) to minimise the height and bulk of any buildings.

[Amendment #15 – see page viii]

#### 6. South Coolangatta Mountain Area, Shoalhaven Heads

The objectives are:

- (a) to allow for the creation of up to 12 rural residential allotments and the erection of a dwelling house and/or the carrying out of dual occupancy development (only where the development results in attached dwellings)

on each allotment in accordance with the ability of the land to absorb effluent; and

- (b) to protect and enhance screening vegetation to the south; and
- (c) to prohibit the erection of building above the 50 metre A.H.D. contour; and
- (d) to protect the trees above the 50 metre A.H.D. contour.

[Amendment #15 – see page viii]

[Amendment #73 – see page xiii]

#### 7. East Coolangatta Mountain Area

The objectives are:

- (a) to allow for the creation of up to 6 rural residential lots and the erection of a dwelling house and/or the carrying out of dual occupancy development (only where the development results in attached dwellings) on each allotment in accordance with the capability of the land to absorb effluent; and
- (b) to limit the height of any dwelling to single storey and a loft area with an overall height of 6 metres; and
- (c) to provide landscape screening to maintain the rural and scenic character of the area; and
- (d) to prohibit the erection of buildings above the 38 metre AHD contour.

[Amendment #15 – see page viii]

[Amendment #73 – see page xiii]

#### 8. Bryces Road Area

The objectives are:

- (a) to allow for the creation of up to 18 rural residential lots and the erection of a dwelling thereon and/or the carrying out of dual occupancy development (only where the development results in attached dwellings in accordance with the ability of the land to absorb effluent; and
- (b) to provide landscape screening to maintain the rural and scenic character of the area.

[Amendment #15 – see page viii]

[Amendment #73 – see page xiii]

#### 9. Backforest Road Area

The objectives are:

- (a) to allow for the creation of up to 4 rural residential lots and the erection of a dwelling thereon and/or the carrying out of dual occupancy development (only where the development results in attached dwellings) in accordance with the ability of the land to absorb effluent; and
- (b) to provide landscape screening to maintain the rural and scenic character of the area.

[Amendment #15 – see page viii]

[Amendment #73 – see page xiii]

#### 10. North-East Coolangatta Mountain Area, Shoalhaven Heads

The objectives are:

- (a) to allow up to 19 rural residential lots each and the

erection of a dwelling house thereon and/or the erection of a residential flat building on two of the lots containing a total of not more than 10 dwellings all located within the building envelope shown on the map; and

- (b) the provision of adequate screening to maintain the rural character of the surrounding area.

[Amendment #15 – see page viii]

#### 11. Tallow Wood Road, West Burrill Lake

The objectives are:

- (a) to provide for up to 6 rural residential lots each with sufficient area to accommodate a dwelling-house, effluent disposal and vehicular access; and
- (b) to allow for the erection of a dwelling-house \*the carrying out of dual occupancy development where the development results in attached dwellings on each of the rural residential lots created; and
- (c) to allow for the siting of buildings so as to minimise the hazard from bush fire; and
- (d) to preserve as much tree cover as possible, in particular that on the upper slopes; and
- (e) to provide for building sites with sufficient area to accommodate a dwelling-house, effluent disposal and vehicular access, to be identified at the subdivision stage; and
- (f) to ensure that appropriate arrangements are made for the treatment and disposal of effluent; and
- (g) to ensure that appropriate arrangements are made for the treatment and disposal of surface storm water drainage.

[Amendment #65 – see page xi]

[Amendment #73 – see page xiii]

#### 12. Tallow Wood Road, West Burrill Lake

The objectives are:

- (a) to provide for up to 5 rural residential lots each with sufficient area to accommodate a dwelling-house, effluent disposal and vehicular access; and
- (b) to allow the erection of a dwelling-house or \*the carrying out of dual occupancy development where the development results in attached dwellings on each of the rural residential lots created; and
- (c) to allow for the siting of buildings so as to minimise the hazard from bush fire; and
- (d) to restrict the height of buildings to 1 storey; and
- (e) to ensure that run-off is diverted away from direct discharge to Burrill Lake by way of a contour bank; and
- (f) to provide for building sites with sufficient area to accommodate a dwelling-house, effluent disposal and vehicular access to be identified at the subdivision stage; and
- (g) to preserve as much tree cover as possible; and
- (h) to ensure that appropriate arrangements are made for the treatment and disposal of effluent; and
- (i) to ensure that appropriate arrangements are made for the treatment and disposal of surface storm water drainage.

[Amendment #65 – see page xi]

[Amendment #73 – see page xiii]

## **Schedule 11 Classification and reclassification of public land as operational land**

### **Part 1 Land classified, or reclassified, under original section 30 of Local Government Act 1993**

[Amendment #196 – see page xxxvii]

#### **(Clause 55)**

##### **CULBURRA**

The Marina – Lot 1061, DP11893, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 157)".

[Amendment #157 – see page xxvii]

##### **SOUTH NOWRA**

Albatross Road – Lot 11, DP 252482, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 87)".

[Amendment #87 – see page xiv]

Browns Road – So much of the land within Deposited Plan 29017 as is shown edged heavy black on sheet 2 of the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 140)".

[Amendment #140 – see page xxi]

##### **NOWRA**

Berry Street - part of Lot 20, DP 801794, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 130)".

[Amendment #130 – see page xx]

Collins Way - Lot 1, DP 526713; Lot 1, DP 391906; Lot 1, DP 508216; Lot A, DP 398969; and Lot B, DP 408997.

[Amendment #130 – see page xx]

Egans Lane - Lot 1, DP 152474; Lot 2, DP 545943; Lot 1, DP 748523; Lots 1 and 2, DP 115855; part Lot 15, Section 5, Parish Nowra; part Lot 16, Section 5, Parish Nowra; part Lot 16, Section 5, Parish Nowra; Lots C, D, E, F, G, J, M and N, DP 39259; Lot 1, DP 657192; Lot 1, DP 657193; Lot 1, DP 657195; Lot 1, DP 567875; Lots P and Q, DP 420838; Lots 3, 4, 5 and 6, DP 541050; Lot 1, DP 42870; Lot 1, DP 657194; and Lots 1 and 2, DP 200161; as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No.130)".

[Amendment #130 – see page xx]

Kinghorne Street - Lot 7, DP 615764; and Lot 1, DP 840647.

[Amendment #130 – see page xx]

Lawrence Avenue - Lot 71, DP 734576.

[Amendment #130 – see page xx]

Osborne Street - Lot 7, DP 599793; and Lot 52, DP 625969.

[Amendment #130 – see page xx]

Osborne Street - Lot 2, DP 581350; Lot 1, DP 781201; and Lot 2, DP 860572.

[Amendment #130 – see page xx]

Stewart Place - Lot 1, DP 434714; Lot 1, DP 115782; Lot 1,

DP 434445; Lot 1, DP 45822; Lot 1, DP 528460; Lot 1, DP 738677; Lot 1, DP 738680; Lots A and B, DP 160188; Lot 1, DP 737940; Part Lot 4, DP 155687; Lots 1 and 2, DP 542438; Lots 1, 2, 3, 4, 5 and 6, DP 225912; and Lot 13, DP 550937; as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 130)".

[Amendment #130 – see page xx]

Worrige Street - Lot 1, DP 738675; Lots 12 and 13, DP 738683; Lot 1 DP 738686; Lots 1 and 2, DP 738687; Lots 4 and 5, DP 537780; and Lot 3, DP 530250.

[Amendment #130 – see page xx]

##### **Ulladulla:**

Boree Street - Lot 1, DP 792523; Lot 2, DP 213083; Lots 250 and 251, DP 569873; Lot 1, DP 194000; and Lot 1, DP 213083.

[Amendment #130 – see page xx]

South Street - Lot 11, DP 791198; and Lot 2, DP 717433.

[Amendment #130 – see page xx]

##### **Vincentia:**

Caroline Street – So much of the land within Lot 39, DP 777412 as is shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 156)".

[Amendment #156 – see page xxv]

### **Part 2 Land classified, or reclassified, under amended section 30 of Local Government Act 1993 – no interests changed**

<b>Column 1</b>	<b>Column 2</b>
<b>Locality</b>	<b>Description</b>
<b>Bamarang</b>	
Yalwal Road	Lot 1, DP 787799
<b>Bangalee</b>	
Illaroo Road	2,017 square metre parcel of land reserved for Nowra water supply UPN69271, as shown edged heavy black on sheet 1 of the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No 196)"
<b>Berrara</b>	
Lakeland Avenue	Lots 1 and 2, DP 777354
<b>Burrier</b>	
Burrier Road	Lot 1, DP 771231
<b>Cambewarra</b>	
Tannery Road	Lot 1, DP 919211
<b>Coolangatta</b>	
Northview Close	Lot 20, DP 844288
<b>Culburra Beach</b>	

Brighton Parade So much of Lot 3, DP 602505 as is within the area shown edged heavy black on the map marked "Shoalhaven Local Environmental Plan 1985 (Amendment No 227)"

**Huskisson**

Owen Street Lot 71, DP 789148  
Owen Street Lot 2, DP 806110

**Kangaroo Valley**

Moss Vale Road Lot 11, DP 866737

**Longreach and Mundamia**

Flatrock Road Lot 1, DP 870268

**North Nowra**

Coconut Drive Lot 160, DP 844155

**Nowra**

Brereton Street Part of Lot 2, DP 802068, in the Parish of Nowra and County of St Vincent, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No 209)".

Bridge Road, Graham Street and Princes Highway Lots 9 and 10, DP 607132, Lots 8 and 9, DP 605984, Lots 7 and 8, DP 600782, Lots 5 and 6, DP 975062, Lot 1, DP 513571, Lot A, DP 161574, Lots 10 and 11, DP 606121, Lots 5 and 6, DP 813461, Lot 1, DP 194884, Lots A and B, DP 158942, Lots 4 and 5, DP 1112482, Lots 2 and 3, DP 552527 and parts of Part Lots 51 and 52, DP 209295, as shown edged heavy black on the map marked "Shoalhaven Local Environmental Plan 1985 (Amendment No 237)"

**St Georges Basin**

Deane Street Lot 51, DP 835254

**Sanctuary Point**

Kerry Street So much of Lot 4, DP 806393 as is within the area shown edged heavy black on the map marked "Shoalhaven Local Environmental Plan 1985 (Amendment No 227)"

**Shoalhaven Heads**

Scott Street Lot 30, DP 848048

**South Nowra**

Hillcrest Avenue Lot 46, DP 31078

**Sussex Inlet**

Medlyn Avenue Lot 169, DP 726741  
The Springs Road Lot 171, DP 726741  
The Springs Road Lot 1, DP 865961

**Vincentia**

Moona Creek Road Lot 3, DP 816315

**Yatte Yattah**

Pointer Road Lot 16, DP 847482

[Amendment #196 – see page xxxvii]

[Amendment #197 – see page xxxvii]

[Amendment #209 – see page xxxviii]

[Amendment #222 – see page xlii]

[Amendment #227 – see page xliii]

[Amendment #237 – see page xlvi]

**Part 3 Land classified, or reclassified, under amended section 30 of Local Government Act 1993 – interests changed**

Column 1 Locality	Column 2 Description	Column 3 Trusts etc not discharged
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**Bomaderry**

Concorde Way	Part of Lot 10, DP 245290, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No 198)".	Easements 8104386 and 8749756 as noted on Certificate of Title Folio Identifier 10/245290.
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[Amendment #196 – see page xxxvii]

[Amendment #198 – see page xxxviii]

**Schedule 12 Sexual Services Premises Land**

**(Clause 9)**

The areas shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 153)" and, specifically:

At South Nowra:

Lot 44 and part Lot 39, DP 802671, Norfolk Avenue  
Lots 18 and 19, DP 718529, Norfolk Avenue  
Lot 14, DP 622210, Norfolk Avenue  
Lot 49, DP 810890, Norfolk Avenue  
Lots 29, 30 and 31, DP 790535, Norfolk Avenue  
Lots 32 and 33, DP 818137, Norfolk Avenue  
Lots 51, 52, 53 and 54, DP 808234, Norfolk Avenue  
Lots 56-67, DP 818137, Tom Thumb Avenue  
Lots 70 and 71, DP 835850, Tom Thumb Avenue

Lot 50, DP 810890, Tom Thumb Avenue  
Lots 17 and 18, DP 733151, Investigator Street  
Lot 1, DP 809957, Investigator Street  
Lot 1, DP 826506, Investigator Street  
Lots 8, 9 and 10, DP 260264, Investigator Street  
Lot 22, DP 786067, Cumberland Avenue  
Lot 1, DP 826929, Cumberland Avenue  
Lot 2, DP 809957, Cumberland Avenue

At Ulladulla:

Lot 326, DP 39468, Blackburn Road  
Portions 309, 314, 315, 317, 318, 319 and 320, Blackburn Road  
All land within Strata Plan 31551, Blackburn Road  
Lot 332, DP 42874, Blackburn Road  
Lots 342-350, DP 45761, Collier and Blackburn Roads  
Lots 1 and 2, DP 807199, Blackburn Road  
Lots 368-375, DP 726767, Collier Road  
Lots 333, 334, 335, 336, 338 and 339, DP 42874, Aroo Road  
All land within Strata Plans 39926 and 44679, Aroo Road  
[Amendment #153 – see page xxvii]

## Schedule 13

### (Clause 12B)

[Amendment #189 – see page xxxiv]

#### 1 BERRY – BEACH ROAD AREA

Specific objectives

Conservation

- 1 To retain the conservation values of the remnant coastal forest vegetation in the area and to ensure that development does not reduce those values.

Lifestyle and rural character

- 2 To recognise the presence of prime crop and pasture land in the area and to provide opportunities for small scale part time farming.
- 3 To prevent ribbon development along Beach Road and Agars Lane.

Services

- 4 To provide only a basic level of services to the area in keeping with its low development potential and the potential impact of reticulated water supply on waste water volumes.

Performance criteria

Performance criteria

- 1 To ensure that:
  - (a) no lot created is less than 10 hectares in area, and
  - (b) the overall density of lots to be created from a holding is no greater than 1 per 10 hectares of land.

#### 2 BERRY – BUNDEWALLAH ROAD AREA

Specific objectives

Lifestyle and rural character

- 1 To provide for a primarily non-agricultural lifestyle.

Performance Criteria

Performance criteria

- 1 To ensure that:
  - (a) no lot created is less than 1 hectare in area, and
  - (b) the overall density of lots to be created from a holding is no greater than 4 lots per 10 hectares of land or part of 10 hectares of land.

#### 3 BOMADERRY – PRINCES HIGHWAY AREA

Performance Criteria

- 1 To ensure that no lot created is less than 1 hectare in area.

#### 4 EAST NOWRA – WORRIGEE ROAD AREA

Performance Criteria

- 1 To ensure that no lot created is less than 1 hectare in area

#### 5 FALLS CREEK – PARMA ROAD AREA

Performance Criteria

- 1 To ensure that no lot created is less than 1 hectare in area.

#### 6 KANGAROO VALLEY – NUGENTS CREEK AREA

Performance Criteria

- 1 To ensure that no lot created is less than 2 hectares in area.

#### 7 LAKE CONJOLA – CONJOLA PARK AREA

Performance Criteria

- 1 To ensure that no lot created is less than 2 hectares in area.

#### 8 MILTON – GARRADS LANE AREA

Performance Criteria

- 1 To ensure that no lot created is less than 10 hectares in area.

#### 9 MILTON – LITTLE FOREST ROAD

Specific objectives

Bush fire

- 1 To recognise the potential for periodic bush fire in the locality particularly the western part of the area adjoining State forest and to ensure that adequate protection measures are provided.

Lifestyle and rural character

2 To provide opportunities for a non-agricultural lifestyle at low density north of Little Forest Road and higher densities south of Little Forest Road.

3 To retain the wooded character of the area.

4 To prevent ribbon development along Little Forest Road.

#### Catchment Management

5 To retain as much vegetation cover as possible and avoid development on steep slopes so as to minimise erosion potential.

#### Performance criteria

#### Performance criteria

1 To ensure that:

(a) no lot created is less than 1 hectare in area, and

(b) the overall density of lots created from each holding is no greater than 1 lot per 10 hectares of land or part of 10 hectares of land north of Little Forest Road, and 3 lots per 10 hectares of land or part of 10 hectares of land south of Little Forest Road, and

(c) development does not occur on land with slope in excess of 20% (1:5).

### 10 MILTON – MATRON PORTER DRIVE

#### Performance criteria

1 To ensure that no lot created is less than 1 hectare in area.

### 11 SOUTH NOWRA –CENTRAL AVENUE AREA

#### Performance criteria

1 To ensure that no lot created is less than 2 hectares in area.

### 12 WANDANDIAN – WANDEAN ROAD AREA

#### Specific Objectives

#### Bushfire

1 To recognise the potential for the periodic bush fire in the locality and to ensure that adequate bush fire protection measures are provided for the area as a whole and for each individual development.

#### Flooding

1 To recognise that the broad stream valleys in the area are subject to periodic inundation and to ensure that these are kept free from development.

#### Water quality and catchment management

2 To recognise the sensitivity of St Georges Basin to increased sediment and nutrient loads and to maintain a high quality of surface run-off and ground water leaving the area.

3 To retain as much as possible of the natural vegetation in the area and to minimise soil disturbance.

#### Rural character

4 To provide for a low density of lots in a relatively isolated setting with a mixture of cleared and wooded

sites.

#### Services

5 To provide for only a basic level of services consistent with the relative isolation of the area and the sensitivity of the catchment.

#### Performance criteria

#### Performance criteria

1. To ensure that no lot created is less than 2 hectares in area, and

(a) the overall density of lots created from each holding is not greater than 1 lot per 10 hectares of land, or

(b) in the case of a holding between 4 and 19 hectares, the holding is subdivided into no more than 2 lots.

### 13 TAPITALLEE (FORMERLY WEST CAMBEWARRA) – ILLAROO ROAD AREA

#### Specific objectives

#### Bushfire

1 To recognise the potential for periodic bush fire in the locality and to ensure that adequate bush fire protection measures are provided, particularly for the area south of Illaroo Road and for each individual development in that area

#### Lifestyle and rural character

2 To recognise the presence of prime crop and pasture land and to provide opportunities for small scale part time farming.

3 To provide for a non-agricultural lifestyle primarily south of Illaroo Road.

4 To ensure that ribbon development does not occur along Illaroo Road.

#### Landscape and visual management

5 To retain as much as possible of the native vegetation in the area.

6 To maintain the agricultural landscape north of Illaroo Road.

7 To ensure that development does not take place on prominent ridges.

#### Conservation/Biodiversity

8 To recognise the need to conserve strategic vegetation communities and the presence of biodiversity habitat south of Illaroo Road.

#### Services

9 To provide only a basic level of services to the area in keeping with its low development potential and the potential impact of reticulated water supply on waste water volumes.

#### Performance Criteria

#### Performance Criteria

1 To ensure that:

(a) no lot created is less than 1 hectare in area, and

(b) the overall density of lots created from each holding is no greater than 1 lot per 10 hectares of land north of Illaroo Road, and 4 lots per 10 hectares south of Illaroo Road, or,

if a holding is between 3 and 5 hectares in area and is located south of Illaroo Road, the overall number of lots created from the holding is no more than two lots, and

- (c) development will not take place on land greater than 20% (1:5) in slope so as to minimise erosion potential, and
- (d) development will not take place closer than 50 metres from Bangalee and Tapitallee Creeks and from Illaroo Road, and
- (e) subdivision will not result in more than 86 additional lots since 16 July 1999.

#### 14 WEST ULLADULLA – SLAUGHTERHOUSE ROAD AREA

##### Performance criteria

- 1 To ensure that no lot created is less than 1 hectare in area.

#### 15 YATTE YATTAH – POINTER ROAD AREA

##### Specific objectives

##### Bushfire

- 1 To recognise the potential for periodic bush fire in the locality and to ensure that adequate bush fire protection measures are provided for the area as a whole and for each individual site.

##### Lifestyle and rural character

- 2 To provide for non-agricultural lifestyle opportunities in a timbered setting by clustering lots to maximise bush fire protection and reduce the amount of clearing of natural vegetation.

##### Performance criteria

##### Performance criteria

- 1 To ensure that:
  - (a) no lot created is less than 1 hectare in area,
  - (b) the overall density of lots created from a holding within the area is no greater than 1 lot per 10 hectares of land or part of 10 hectares of land.

#### 16 TOMERONG – BATTUNGA DRIVE

##### Specific objectives

##### Bushfire

- 1 To recognise the potential for periodic bush fire in the locality and to ensure that adequate bush fire protection measures are provided for the area as a whole and for each individual development.

##### Services

- 2 To provide only a basic level of services to the area in keeping with its low development potential.

##### Performance criteria

##### Performance criteria

- 1 To ensure that no lot created is less than 1 hectare in area.

[Amendment #185 – see page xxxiv]

## Schedule 14 Permanent occupation of tourist facilities

(Clause 20B)

### Burrill Lake

Princes Highway – Lot 2 DP 811329, Lot 5, DP 863940, and those parts of Lots 20, 21 and 22, DP 867221 zoned 3(g)(Business “G” (Development Area)) as at the commencement of *City of Shoalhaven Local Environmental Plan 1985 (Amendment No 195)*.

### Mollymook

Golf Ave – Lot 101, DP 773949, Lots 9 and 10, DP 19057, Lots B and C, DP 22562, Lot 11, DP 507219 and Lot 1, DP 849431.

Ocean Street – Lots 13, 14, 15, 16, 17 and 19, DP 19057, Lot 39, DP 777766 and Lot 2, DP 805250.

Shepherd Street – Lot 22, DP 19057.

### Ulladulla

Burrill Street South – Lot 7, DP 790985.

North Street – Lot 384, DP 823202.

Princes Highway – Portions 203, 211, 231, 232, 236, 237, 238, 240, 242, 243, 284, 291, 292, 293, 294, 295 and 296, Parish of Ulladulla, Lots 1 and 2, DP 532971, Lot 1, DP 739007, Lot 385, DP 823217, Lot 1, DP 784732, Lot 18, DP 805460 and Lots 1, 2, 3, 4 and 5, DP 22537.

[Amendment #195 – see page xxxvii]



## Appendix – List of Amendments

(In order of gazettal date – as at 21 October 2011)

Note: This list does not form part of the gazetted LEP and is provided as a summary of amendments to Shoalhaven LEP 1985. For full detail, please refer to the gazettal for each amendment.

Amendment No.	Name	Gazetted
3	NOWRA This plan applies to land situated in the City of Shoalhaven, being part portions 9, 14 and 15 and portions 10, 11, 12, 13, 22, 23 and 24 and closed roads, Parish of Nowra, in the vicinity of the Princes Highway, South Nowra, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 3)" deposited in the office of the Council of the City of Shoalhaven.	2 May 1986
2	ULLADULLA, Conjola/Narrawallee Streets, Lots 1-20, Section 14: Rezoned to Residential 2(a1).  MOLLYMOOK, Riversdale Avenue, Part of Lots 1-16, 18, 22-24, DP 38221, Lots 19 and 20, DP 539945, Lot B, DP 156551, and lots in S.P. 14086: Rezoned to Residential 2(a1).  MOLLYMOOK, Riversdale Avenue, rear part of Lots 1-16, DP 38221: Rezoned to Environmental Protection 7(f1) (Coastal Protection) to preserve the cliff face of that land from development.	20 June, 1986
6	NUMBAA This plan applies to land situated in the City of Shoalhaven, being lot 101, DP 629485, Parish of Numbaa, located on the corner of Jindy Andy Lane and Greenwell Point Road, Upper Numbaa via Nowra, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 6)" deposited in the office of the Council of the City of Shoalhaven.	20 June 1986
4	SOUTH NOWRA, Princes Highway and Hillcrest Avenue, part Lots 1-3, DP 26782, Lot 4, DP 26782, part of Lots 43 and 44, DP 31078, and Lot 5, DP 563648: Rezoned to Residential 2(c) (Living area) and shown as flood liable.  SOUTH NOWRA, Hillcrest Avenue, part of Lot 2, DP 503617: Rezoned to Open Space 6(a) Recreation (existing) and shown as flood liable	12 September, 1986
5	CULBURRA, Culburra Road, part Lot 2, DP 631825: Rezoned to Industrial 4(a) (General).	12 September, 1986
7	CONJOLA PARK, Lake Conjola Entrance Road, part of Lot 25, DP 703426: Rezoned to part Residential 2(a3) subject to a rear building line and scenic preservation area provisions to protect the visual amenity of the area and part Open Space 6(c) Recreation (Proposed) to protect Lake Conjola Entrance Road from ribbon development.	28 November, 1986
9	NUMBAA	9 January 1987

Amendment No.	Name	Gazetted
	<p>This plan applies to land situated in the City of Shoalhaven, being part lot 21, DP 2813, Comerong Island Road, Numbaa, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 9)" deposited in the office of the Council of the City of Shoalhaven.</p> <p>The aim of this plan is to permit the carrying out of development on certain land within the City of Shoalhaven for the purposes of boat building and repairs, the excavation of boat mooring facilities and the erection of building ancillary thereto.</p>	
10	<p>SANCTUARY POINT, Kerry Street, Lots 944, and 945, DP 27857: Rezoned to Business 3(f) (Village), subject to a building line.</p> <p>SANCTUARY POINT, Sanctuary Point Road, part of Lot 396, DP 16557: Rezoned to Residential 2(c) (Living Area) and shown as partly flood liable.</p>	10 April, 1987
11	<p>BERRY, Queen Street, Lots 1-3, 7 and 8, and part Lots 4-6, Section 21, DP 8058: Rezoned to Residential 2(c) (Living Area).</p>	10 April, 1987
8	<p>"DEFERRED" LAND BETWEEN MILTON AND ULLADULLA shown on Sheet 12 of the map marked City of Shoalhaven Local Environmental Plan 1985 and marked "Deferred Under Section 68(5)" and generally located south-west of the Princes Highway: Rezoned to Part Rural 1(a), Part Rural 1(b), Part Rural 1(c1), Part Special Uses 5(a) (Reservoir), and land shown partly hatched Scenic Preservation Area. The plan aims: (a) to make provision for rural residential land in the Milton-Ulladulla area; (b) to protect the amenity and capacity of the Princes Highway between Milton and Ulladulla; and (c) to facilitate the upgrading and preserve the amenity of a secondary road link between West Ulladulla and the Milton-Narrawallee area.</p>	22 May, 1987
12	<p>BOMADERRY, Coomea Street, Lots 7 and 8, Section 11, DP 2886: Rezoned to Special Uses 5(a) (Club Purposes).</p>	5 June, 1987
13	<p>WRIGHTS BEACH, Fisher Street, part of Reserve 76266 for future public requirements: Rezoned to Open Space 6(a) Recreation (Existing).</p>	10 July, 1987
17	<p>BOMADERRY, Railway Street, part of Lot 157, DP 4469: Rezoned to Industrial 4(a) (General).</p>	2 October, 1987
16	<p>FISHERMANS PARADISE This plan applies to land situated in the City of Shoalhaven, being part lot 81, DP 621379, Alma Avenue, Fishermans Paradise, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 16)" deposited in the office of the Council of the City of Shoalhaven. This plan aims to allow the Council of the City of Shoalhaven to permit development on the land to which this plan applies, for the purposes of facilities for the sale of petrol and associated</p>	5 February 1988

Amendment No.	Name	Gazetted
	petroleum products only.	
18	HUSKISSON, Corner Hawke and Nowra Streets, Lot 1, Section 8: Rezoned to Residential 2(b2) so as to achieve a more economic use of the land.	15 July, 1988
19	BERRY This plan applies to lots A, B and C, DP 379984, Edward Street, Berry, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 19)" deposited in the office of the Council of the City of Shoalhaven. This plan aims to allow the Council of the City of Shoalhaven to permit development on the land to which this plan applies for the purposes of light industry, carparking, additions and alterations to the existing building on the land and landscaping and ancillary uses.	16 September 1988
21	NORTH NOWRA, Gypsy Point Road, part of Lot 26, DP 740970: Rezoned to Residential 2(a2).	10 February, 1989
20	WEST CAMBEWARRA, Bangalee Road, Lot 3, DP 733689: Rezoned to Residential 2(a3).	17 February 1989
25	ZONE 8 (National Parks and Nature Reserves "A" Zone). This plan aims to vary the provisions of Zone No. 8 (National Parks and Nature under the City of Shoalhaven Local Environmental Plan 1985 of zones) to permit development for the purposes for which easements or rights of way may be granted under section 153 of the <i>National Parks and Wildlife Act 1974</i> and, in particular, to permit the erection of a broadcasting transmission tower and associated works.	7 July, 1989 (See clause 9 – Table Reserves "A" Zone)
22	NOWRA, Monaghan Avenue, part of Lot 9, DP 237126: Part rezoned to Residential 2(a1).	4 August, 1989
28	BASIN VIEW, The Wool Road in the vicinity of Clarendon Crescent, The Grange Road and Riverside Esplanade North: Basically rezoned the land from Rural 1(c2) to Rural 1(c1), other provisions/zones also applied. This plan aims: (a) to rezone the land to which this plan applies from Rural 1(c2) to Rural 1(c1); (b) to allow for further subdivision of the land into 1 hectare parcels in accordance with a Subdivision Principles Plan prepared by Council; (c) to reduce access points onto the Wool Road by closing unnecessary roads and sharing access from three principal roads; (d) to secure land along Riverside Esplanade for creek and flooding protection upon subdivision of the land; and (e) to maintain the scenic preservation area along The Wool Road and to provide a bushfire buffer area to the north west along Clarendon Crescent.	4 August, 1989
24	BURRILL LAKE, Princess Avenue, Lot 273, DP 415059: Rezoned to Special Uses 5(a) – Community Purposes.	22 September, 1989
23	OLD EROWAL BAY, land bounded by The Wool Road,	6 October, 1989

Amendment No.	Name	Gazetted
	<p>Cockrow Creek, the foreshore of St. Georges Basin and Worroving Waterway:  Rezoned to Rural 1(a), Rural 1(g), Residential 2(a3), Residential 2 (a4), Residential 2(e), Open Space 6(a), Open Space 6(c), Environmental Protection 7(a) (Wetlands), Environmental Protection 7(b) (Estuarine Wetlands), land shown partly hatched as scenic preservation area and also land shown as partly flood liable.  Addition also made to written instrument including introduction of Candidate Areas and item of heritage.  This plan aims:</p> <ul style="list-style-type: none"> <li>(a) to rationalise the existing zones in the village of Old Erowal Bay; and</li> <li>(b) to promote tourism in the locality; and</li> <li>(c) to provide for alternative residential life styles; and</li> <li>(d) to preserve the integrity and character of the Wool Road; and</li> <li>(e) to preserve the wetlands in the locality; and</li> <li>(f) to preserve the scenic amenity of the area and foreshores of St. Georges Basin.</li> </ul>	
26	<p>NUMBAA  This plan applies to land situated in the City of Shoalhaven, being Lot 105, DP 773888, Greenwell Point Road, Pyree, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan (Amendment No. 26)" deposited in the office of the Council of the City of Shoalhaven. This plan aims to amend City of Shoalhaven Local Environmental Plan 1985 to permit the use of the former Shoalhaven Co-operative Butter Factory at Greenwell Point Road, Pyree for any purpose (including an ancillary dwelling-house) where the Council is satisfied that conservation of the building depends on the Council granting the consent.</p>	27 October 1989
32	<p>NOWRA, Graham Street/McGrath Avenue, part of Part Lot 3, DP 184929:  Rezoned to Business 3(g) (Development Area) to provide opportunities for commercial development within the Nowra town centre.</p>	27 October, 1989
31	<p>MOLLYMOOK BEACH, Jones Avenue, part of Lot 62, DP 790805:  Rezoned to Business 3(g) – (Development Area).</p>	10 November, 1989
33	<p>CAMBEWARRA, Goorama Drive, Lots 29 &amp; 30, DP 242182:  Rezoned to Residential 2(c) (Living Area).</p>	29 December, 1989
14	<p>NOWRA HILL AREA (Shoalhaven River to Falls Creek in parts of Parishes of Nowra, Tomerong, Yerriyong and Buangla):  Various zones and additions to written instrument.  The aims and objectives of this plan are as set out in subclauses (2) - (10):  (2) In relation to agricultural land:  (a) The aim is to protect prime crop and pasture land, and the existing agricultural employment and economic base; and  (b) the objectives are:  (i) to ensure that prime crop and pasture land remains free from urban development;  (ii) to maintain areas of prime crop and pasture land in large holdings; and  (iii) to provide for more intense agricultural development</p>	2 February, 1990

Amendment No.	Name	Gazetted
	and “bona fide” rural industries.	
(3)	In relation to extractive resources: (a) the aim is to promote a balanced utilisation of extractive resources; and (b) the objectives are to prevent the alienation of potentially valuable extractive resources.	
(4)	In relation to national parks, state forests and crown lands: (a) the aim is to ensure the proper management and development of economic and conservation potentials of such lands; and (b) the objectives are: (i) to promote the development of a diverse and well-spread tourist industry; (ii) to delineate areas for future public use; (iii) to maintain existing conservation values where possible; and (iv) to ensure that due regard is given to hazards likely to occur in and near large natural bushland areas.	
(5)	In relation to rural hazards: (a) the aim is to preserve the physical well-being of the City's inhabitants and property; and (b) the objectives are: (i) to ensure that due regard is given to the hazard of bushfires; (ii) to ensure that due regard is given to the hazard of flooding; and (iii) to ensure that due regard is given to the hazard of steep slopes and other erosion.	
(6)	In relation to rural residential land: (a) the aim is to provide for a variety of rural residential lifestyles; and (b) the objectives are: (i) to provide the opportunity for people to live in rural areas; (ii) to provide the opportunity for people to live on allotments of a larger size than urban allotments and to undertake part time rural activities; and (iii) to minimise the impact of rural residential development on the character and the rural economy of the City.	
(7)	In relation to services: (a) the aim is to provide adequate services in rural areas without creating an undue strain on other sectors of the community; and (b) the objectives are: (i) to provide a safe and efficient transport network connecting land-use activities inside and outside the City; (ii) to maximise rural populations access to community services; and (iii) to maintain existing servicing resources in rural areas.	
(8)	In relation to tourism and recreation: (a) the aim is: (i) to promote the City's economy through tourism; (ii) to promote tourism in such a manner that it does not destroy the character of the area on which the City's growth has been based; and	

Amendment No.	Name	Gazetted
	<p>(b) the objectives are:</p> <p>(i) to maximise opportunities for multi-purpose tourism use;</p> <p>(ii) to diversify the seasonal nature of tourist opportunities;</p> <p>and</p> <p>(iii) to identify under-utilised areas and expand tourist opportunities in these areas to the appropriate level.</p> <p>(9) In relation to water resources:</p> <p>(a) the aim is to provide for the ongoing viability of water resources for tourist recreational use and urban water provision; and</p> <p>(b) the objectives are:</p> <p>(i) to maintain and promote recreational and tourist uses of existing water bodies;</p> <p>(ii) to preserve the character and conservation values of water bodies;</p> <p>(iii) to ensure the ongoing viability of existing catchment areas; and</p> <p>(iv) to retain alternative urban water resources.</p> <p>(10) In relation to escarpment:</p> <p>(a) the aim is to maximise tourist and recreational opportunities of escarpment areas while providing adequate protection of conservation and scenic values; and</p> <p>(b) the objectives are:</p> <p>(i) to increase public access to escarpment areas;</p> <p>(ii) to preserve the character of tourist routes and vegetated slopes; and</p> <p>(iii) to ensure due regard is given to the hazard of steep slopes.</p>	
34	NOWRA, Kinghorne Street, Lot 2, DP 22381: Rezoned to Special Uses 5 (a) – Community Purposes.	16 February, 1990
38	SANCTUARY POINT, Waratah Crescent, Lots 1407 - 1411 & 1865, DP 31816 and Links Avenue, Lots 1109-1111, DP 28530: Rezoned to Open Space 6(b) – Private Recreation to provide for development ancillary to the adjoining St Georges Basin Country Club.	16 February, 1990
37	BOMADERRY, Cambewarra Road, Lots 4 & 5, Section 5, DP 2886: Rezoned to Residential 2(a1).	11 May, 1990
39	SOUTH NOWRA, Mumbulla Street/Browns Road, Lot 29, DP 26782: Rezoned to Special uses 5(a) – Co-operative Building Purposes to provide for further residential development of the existing aboriginal housing project already on the subject land.	11 May, 1990
40	BOMADERRY, Meroo Road, Lot 2, DP 564712 and Lot 2B, DP 356969: Rezoned to Industrial 4(a).	11 May, 1990
42	BOMADERRY, Karowa Street, Lots 19-20, Section 12, DP 2886: Rezoned to Residential 2(a1) to provide for the use of the land for residential purposes.	13 July, 1990
35	NOWRA, Stewart Place – various lots and roads: Rezoned to Business 3(g) (Development Area), also includes some proposed road closures in order to provide opportunities for major commercial development within the town centre.	14 September, 1990
44	COOLANGATTA (R), Princes Highway/Wattamolla Road, Part of Lot 1	18 January, 1991

Amendment No.	Name	Gazetted
	DP 800693: Rezoned to Rural 1(g) in order to correct an anomaly by more appropriately zoning the land which is flood liable.	
48	BOMADERRY, Tarawal Street, Lot C, DP 417057; Lots 6 - 9, DP 18366 and Lot Z, DP 367365: Rezoned to Residential 2(c).	8 February, 1991
43	NOWRA, Bridge Road, Lots A & B, DP 158942; Part Lot 1 and Part Lot 3, DP 152829: Rezoned to Business 3(g). The plan aims to allow for community/civic uses in the longer term, whilst commercial or community uses would be permissible in the short to mid terms in the existing buildings, except for the outbuildings at the rear of the White Ensign Club on part of lot 1, DP 152829, subject to provision of adequate off street parking and adequate landscape buffers to the Princes Highway. Retail uses are not to be permitted which would be in conflict with the Nowra C.B.D. retail core.	15 February, 1991
51	BOMADERRY, Meroo Street, Part Lot A, DP 2886 and adjoining former Railway land: Rezoned to Residential 2(d) to allow tourist accommodation, particularly a backpackers hostel, together with associated tourist accommodation facilities.	15 February, 1991
54	ULLADULLA, Green Street, Portion 173, Parish of Ulladulla. Rezoned to Open Space 6(a) (Existing) to provide for the use of the land for recreation purposes.	22 March, 1991
50	SANCTUARY POINT, The Wool Road, Part of Lots 6 and 7, DP 788159; Part of Lot 31, DP 803861. Rezoned to Part Residential 2(c), Part Industrial 4(b) (Light) and Part Environment Protection 7(d2) (Special Scenic). Subject to building line and identification of proposed road along the western boundary. This plan aims: (a) to allow further subdivision to provide land for service industry and residential development; and (b) to provide for environmental buffers to the industrial areas and public utilities.	28 March, 1991
46	NUMBAA (R), Worrigeer Road, Lots 1 - 4, DP 793476; Lot 1, DP 725993; Lot 2, DP 209046 and Part Lot 4, DP 598168. Rezoned to Rural 1(c1), Rural 1(c2), Environment Protection 7(a) (Wetlands) and Open Space 6(c) (Proposed). Other provisions also apply. This plan aims: (a) to allow further subdivision, consistent with the land's capability to absorb effluent, to provide for a variety of lifestyles; and (b) to exclude residential development from flood prone land; and (c) to protect wetlands.	12 April, 1991
52	WEST NOWRA, Yalwal Road/Filter Road, Lot 432, DP 723151, adjoining vacant Crown Land and part of Flat Rock Dam; Portion 377, Parish of Nowra. Rezoned to Environment Protection 7(d2) (Special Scenic), Special Uses 5(a) (Aboriginal Community Housing Purposes), Industrial 4(b) (Light), Open Space 6(a) (Existing) and	12 April, 1991

Amendment No.	Name	Gazetted
	additional clause to written instrument. The aims of this plan are: (a) to retain the quality of the Flat Rock Dam waterbody and adjoining areas of significant native flora; (b) to allow development for Aboriginal community housing purposes consistent with the environmental sensitivity of the area; and (c) to allow development for light industrial purposes.	
53	ULLADULLA, Corner of Camden and Church Streets, Part of Lot 1, DP 809222. Rezoned to Residential 2(b2) (Medium Density) in order to redefine a more appropriate boundary between the immediately adjoining medium density zoned land and the proposed open space requirement generated by future development on that land.	26 April, 1991
49	FAR MEADOW, Bryces Road, Lots 5 & 6, DP 633826. This plan aims to allow subdivision to provide stabling and training facilities with associated security and supervision for harness racehorses.	19 July, 1991 (See Schedule 9)
36	NOWRA, land bounded generally by East, Junction and North Streets and part lot 1, DP 13888 (Nowra High School). Rezoned to Business 3(g) (development area). This plan also aims: <ul style="list-style-type: none"> <li>to ensure that the economic viability of land zoned 3(a) (Business "A" (Retail)) within the Nowra central business district is not prejudiced by the establishment of shops on the rezoned land; and</li> <li>to provide additional opportunities for tourist infrastructure in an area with exposure to the Princes Highway; and</li> <li>to minimise traffic conflict on East Street, Nowra; and</li> <li>to provide for a future road link between Junction and Brereton Streets, Nowra.</li> </ul>	19 July, 1991
55	SHOALHAVEN HEADS, Renown Avenue, Lot 1, DP 25805. Rezoned to Residential 2(a1).	26 July, 1991
56	BOMADERRY, Coomea Street, part of Lot 105 and part of Lot 106, DP 802036. Rezoned to part Business 3(b) (Transitional), part Special Uses 5(a) (Car Parking) and part Open Space 6(a) (Existing). This plan aims to rezone the land to which this plan applies from Open Space Recreation "A" (Existing) to Special Uses "A" Car Parking and Business "B" (Transitional), and from Open Space Recreation "D" (Reserve) to Business "B" (Transitional) and Open Space Recreation "A" (Existing) under the City of Shoalhaven Local Environmental Plan 1985 to rationalize the site development and provide additional car parking areas for Thurgate Oval.	26 July, 1991
57	SUSSEX INLET, Sussex Inlet Road, Lot 104, DP 26638. This plan aims to allow for the subdivision of the subject land into a maximum of 6 lots and development for the purposes of a caravan park, retail plant nursery, Australiana Village/reception area and associated tourist facilities including souvenir shop and mini golf course, all of which would gain access via an extension of Flood Avenue.	16 August, 1991 (See Clause 39B)
58	SOUTH NOWRA, Albatross Road, Lot 424, DP 720895 and part of adjoining State Forest. Rezoned to Special Uses 5(a) (Community and Aboriginal Co-operative Housing Purposes) and Open Space 6(c). The objectives of this plan are:	4 October, 1991

Amendment No.	Name	Gazetted
	<ul style="list-style-type: none"> <li>(a) To rezone the subject land to which this plan applies to Special Uses "A" (Community and Aboriginal Co-operative Housing Purposes) and Open Space – Recreation "C" (Proposed) under the City of Shoalhaven Local Environmental Plan 1985; and</li> <li>(b) to redefine the 1 in 100 year floodline affecting the south-west part of the land; and</li> <li>(c) to allow dwellings only on that part of the subject land adjoining Albatross Road which is above the 1 in 100 year floodline; and</li> <li>(d) to allow only one vehicular access point on to Albatross Road.</li> </ul>	
59	<p>BOMADERRY, Bolong Road, Part Lot 1, DP 543268.</p> <p>This plan aims to protect the environment of the City of Shoalhaven by permitting development on the land to which the plan applies, for the purposes of facilities associated with the starch mill located on land adjoining the land to which the plan applies that will improve the quality of the processed water effluent leaving the mill site.</p>	20 September, 1991 (See Schedule 9)
60	<p>TERMEIL</p> <p>This plan applies to land situated in the City of Shoalhaven, being Lot 5, DP 715554, Princes Highway, Parish of Termeil, County of St Vincent, as shown edged heavy black on the map marked City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 60) deposited in the office of the Council of the City of Shoalhaven.</p> <p>The aim of the plan is to allow for subdivision of land to which this plan applies into two allotments and for the erection of a dwelling-house upon each, subject to the following:</p> <ul style="list-style-type: none"> <li>(a) no direct access between either allotment and the Princes Highway; and</li> <li>(b) buildings shall be sited to minimise any adverse visual impact from the Princes Highway</li> </ul>	27 December 1991
15	<p>COOLANGATTA/HARLEY HILL AREA, (parts of the Parishes of Broughton and Coolangatta):</p> <p>Various zones and additions to written instrument.</p> <p>The aims and objectives of this plan are as set out in subclauses (2)–(10):</p> <ul style="list-style-type: none"> <li>(2) Agricultural Land <ul style="list-style-type: none"> <li>(a) The aim is to protect and improve prime crop and pasture land and the existing agricultural employment and economic base.</li> <li>(b) The objectives are to: <ul style="list-style-type: none"> <li>(i) ensure that prime crop and pasture land remains free from urban development;</li> <li>(ii) maintain areas of prime crop and pasture land in large holdings; and</li> <li>(iii) provide for more intense agricultural development and "bona fide" rural industries.</li> </ul> </li> </ul> </li> <li>(3) Coastline <ul style="list-style-type: none"> <li>(a) The aim is to maintain and improve existing tourist and recreational opportunities in coastal areas while protecting and rehabilitating coastal landscape.</li> </ul> </li> </ul>	13 March, 1992

Amendment No.	Name	Gazetted
	<ul style="list-style-type: none"> <li>(b) The objectives are to:               <ul style="list-style-type: none"> <li>(i) increase public access to coastal areas;</li> <li>(ii) increase the diversity of coastal recreational opportunities;</li> <li>(iii) ensure due regard is given to coastal erosion problems;</li> <li>(iv) preserve the character and conservation values of coastal environs; and</li> <li>(v) preserve, protect and encourage both amateur and commercial fishing.</li> </ul> </li> </ul>	
	<p>(4) Extractive Resources</p> <ul style="list-style-type: none"> <li>(a) The aim is to promote a balanced exploitation of extractive resources.</li> <li>(b) The objective is to prevent the alienation of potentially valuable extractive resources.</li> </ul>	
	<p>(5) National Parks, State Forests and Crown Lands.</p> <ul style="list-style-type: none"> <li>(a) The aim is to ensure the proper management and development of economic and conservation potential of the area.</li> <li>(b) The objectives are to:               <ul style="list-style-type: none"> <li>(i) promote the development of a diverse and well-spread tourist industry;</li> <li>(ii) delineate areas for future public use;</li> <li>(iii) maintain existing conservation values where possible; and</li> <li>(iv) ensure that due regard is given to hazards likely to occur in and near large natural bushland areas.</li> </ul> </li> </ul>	
	<p>(6) Rural Hazards</p> <ul style="list-style-type: none"> <li>(a) The aim is to preserve the physical well-being of the City's inhabitants and property.</li> <li>(b) The objectives are to:               <ul style="list-style-type: none"> <li>(i) ensure that due regard is given to the hazard of bush fires;</li> <li>(ii) ensure that due regard is given to the hazard of flooding; and</li> <li>(iii) ensure that due regard is given to the hazard of steep slopes and other erosion.</li> </ul> </li> </ul>	
	<p>(7) Rural Residential</p> <ul style="list-style-type: none"> <li>(a) The aim is to provide for a variety of residential life styles.</li> <li>(b) The objectives are to:               <ul style="list-style-type: none"> <li>(i) provide the opportunity for people to live in rural areas;</li> <li>(ii) provide the opportunity for people to live on allotments of a larger size than urban allotments and to undertake part time rural activities; and</li> <li>(iii) minimise the impact of rural residential development on the character and the rural economy to the City.</li> </ul> </li> </ul>	
	<p>(8) Services</p> <ul style="list-style-type: none"> <li>(a) The aim is to provide adequate services in rural areas without creating an undue strain on other sectors of the community.</li> <li>(b) The objectives are to:               <ul style="list-style-type: none"> <li>(i) to provide a safe and efficient transport network connecting land-use activities inside and outside the City;</li> <li>(ii) maximise rural population's access to community services; and</li> </ul> </li> </ul>	

Amendment No.	Name	Gazetted
	<ul style="list-style-type: none"> <li>(iii) maintain existing servicing resources in rural areas.</li> </ul> <p>(9) Tourism and Recreation</p> <ul style="list-style-type: none"> <li>(a) The aims are to: <ul style="list-style-type: none"> <li>(i) promote the City's economy through tourism; and</li> <li>(ii) promote tourism in such a manner that it does not destroy the character of the area on which the City's growth has been based.</li> </ul> </li> <li>(b) The objectives are to: <ul style="list-style-type: none"> <li>(i) maximise opportunities for multi-purpose tourism use;</li> <li>(ii) diversify the seasonal nature of tourist opportunities; and</li> <li>(iii) Identify under-utilised areas and expand tourist opportunities in these areas to the appropriate level.</li> </ul> </li> </ul> <p>(10) Water Resources</p> <ul style="list-style-type: none"> <li>(a) The aim is to provide for the ongoing viability of water resources for tourist recreational use and urban water provision.</li> <li>(b) The objectives are to: <ul style="list-style-type: none"> <li>(i) Maintain and promote recreational and tourist uses of existing water bodies;</li> <li>(ii) preserve the character and conservation values of water bodies;</li> <li>(iii) ensure the ongoing viability of existing catchment areas; and</li> <li>(iv) retain alternative urban water resources.</li> </ul> </li> </ul>	
64	BERRARA, Silver Sands Drive, Lot 3 DP 729218 Rezoned to Residential 2(a1).	27 March, 1992
63	NOWRA, BOMADERRY & NORTH NOWRA, various Zones and additions to written instrument. The aims of this plan are : <ul style="list-style-type: none"> <li>(a) to rezone certain land at Nowra having frontage to Kinghorne Street from Zone No. 3(b) (Business "B" (Transitional) Zone) to Zone No. 3(g) (Business "G" (Development Area) Zone) under City of Shoalhaven Local Environmental Plan 1985:</li> <li>(b) to rezone certain land at Nowra from Zone No. 2(a1) (Residential "A1" Zone) to Zone No. 3(b) (Business "B" (Transitional) Zone) under that plan; refers to lots 1, 29 and 30 DP 25114, Albatross Road, Nowra;</li> <li>(c) to rezone certain land at Bomaderry from Zone No. 2(a1) (Residential "A1" Zone) to Zone No. 5(a) (Special Uses "A" – Technical College Zone) under that plan; refers to part lot 1, DP 26027, Princes Highway, Bomaderry; and</li> <li>(d) to allow the subdivision of certain land at North Nowra so as to create 2 allotments; refers to lot 3, DP 550387, Rock Hill Road, North Nowra.</li> </ul>	8 May, 1992
47	JASPERS BRUSH, Princes Highway, Lot 4, DP 776151. This plan aims to allow the Council of the City of Shoalhaven to permit development, on the land to which this plan applies, for certain purposes associated with the operation of a winery, but only where this involves a minor supplementing of the winery's output and does not involve the development of a wide ranging liquor outlet.	14 August, 1992 (See schedule 9)
29	MANYANA, Inyadda Drive, Portions 106, 107 and 204, Parish of Conjola.	28 August, 1992

Amendment No.	Name	Gazetted
	<p>Rezoned to Part Residential 2(a1), Part Residential 2(a2), Part Residential 2(c), Part Business 3(f), Part Open Space 6(b) (private), Part Open Space 6(c) (proposed), Part land shown hatched as Scenic Preservation Area and subject to building lines.</p> <p>The aims of this plan are to rezone the land and to remove the provisions allowing certain additional uses on that land under Shoalhaven Local Environmental Plan 1985 so as:</p> <ul style="list-style-type: none"> <li>(a) to provide opportunities for appropriate tourist accommodation and facilities;</li> <li>(b) to provide recreational opportunities currently not provided for in the local area;</li> <li>(c) to provide for alternative residential styles to those existing in the local area;</li> <li>(d) to maintain visual separation between Bendalong and Manyana;</li> <li>(e) to maintain and where necessary rehabilitate open space adjacent to the foreshore area consistent with the provisions of Illawarra Regional Environmental Plan No. 1 relating to areas with landscape or environmental attributes;</li> <li>(f) to protect the small semi-enclosed lagoon draining onto Inyadda Beach from increased siltation and pollution;</li> <li>(g) to protect the beach and dune area from erosion caused by significant increases in recreational use as a direct result of this plan; and</li> <li>(h) to provide for a small commercial centre to serve all villages in the local area.</li> </ul>	
41	<p>CULBURRA, (Part of the Parish of Wollumboola), various Zones and additions to written instrument.</p> <p>The aims and objectives of this plan are as follows:</p> <ul style="list-style-type: none"> <li>(a) the aim is to rezone land to provide for the orderly and efficient expansion of the Culburra urban area;</li> <li>(b) the objectives are: <ul style="list-style-type: none"> <li>(i) to provide for a variety of uses to service the residential expansion;</li> <li>(ii) to provide for the protection of the water quality of the adjacent water bodies and water courses;</li> <li>(iii) to protect the wetlands;</li> <li>(iv) to provide for the efficient servicing of the new residential areas;</li> <li>(v) to provide for safe and efficient access to the existing commercial area;</li> <li>(vi) to provide for the social, cultural and recreational needs of the community; and</li> <li>(vii) to protect significant items of Aboriginal heritage.</li> </ul> </li> </ul>	28 August, 1992
67	<p>BOMADERRY, Princes Highway/Cambewarra Road, part of Lot 16, DP 707327.</p> <p>Rezoned to Business 3(g) (Development Area) and additions to written instrument.</p> <p>The aims of the plan are:</p> <ul style="list-style-type: none"> <li>(a) to rezone the subject land to Business "G" (Development Area) under the City of Shoalhaven Local Environmental Plan 1985;</li> <li>(b) to provide a strategic development area;</li> <li>(c) to prevent inappropriate uses, being industrial, retail or significant traffic-generating development, motor showrooms or tourist facilities on that land;</li> </ul>	23 October, 1992

Amendment No.	Name	Gazetted
	<ul style="list-style-type: none"> <li>(d) to allow for unobtrusive commercial office development or the like on that land;</li> <li>(e) to allow for buildings which, through the use of good design, materials and colours, are appropriate to the strategic location of that land and are in sympathy with the local environment;</li> <li>(f) to require appropriate landscaping so as to significantly improve the appearance of the locality which serves as an important gateway to the Nowra area;</li> <li>(g) with minor exceptions, to prevent a person from erecting a building on that land that is within 15 metres of the southern or eastern boundary of that land, as identified by the building lines on the map referred to in clause 3; and</li> <li>(h) to ensure that vehicular access to the land is limited to Cambewarra Road at the western extremity of the land.</li> </ul>	
69	<p>This plan applies to all land situated in the City of Shoalhaven, with specific reference to land zoned Rural "C1", "C2", "D", "E", "F" and "G" or Residential "A2", "A3", "B1", "B2", "C" (Living Area), "E" (Village) and also land within Zones Nos. 3(a), 3(b), 3(f), 3(g), 3(h), 4(a), 4(b), 4(c), 4(e) and 7(d1) under the City of Shoalhaven Local Environmental Plan 1985.</p> <p>The aims of this plan are:</p> <ul style="list-style-type: none"> <li>(a) to adopt a new definition of extractive material which excludes turf; and</li> <li>(b) to add a new definition for turf farming; and</li> <li>(c) to make turf farming a use which requires development consent in certain zones; and</li> <li>(d) to prohibit turf farming in certain other zones.</li> </ul>	20 November, 1992
70	<p>This plan applies to the whole of the land to which City of Shoalhaven Local Environmental Plan 1985 applies.</p> <p>The objectives of this plan are to allow for greater flexibility in development of land under, and to correct anomalies in, City of Shoalhaven Local Environmental Plan 1985.</p>	5 February, 1993
62	<p>MANYANA, CUNJURONG POINT, BERRINGER LAKE, BENDALONG, NORTH BENDALONG &amp; VICINITY</p> <p>Various Zones.</p> <p>The objectives of this plan are:</p> <ul style="list-style-type: none"> <li>(a) to protect the amenity of existing residential areas;</li> <li>(b) to ensure separation of the residential areas of Manyana and Cunjurong Point;</li> <li>(c) to protect sensitive coastal features;</li> <li>(d) to protect nature conservation and recreational values on lands identified as having potential as a National Park;</li> <li>(e) to provide for future urban expansion but only where this is justified by a local environmental study; and</li> <li>(f) to ensure that potential sites for a future sewage treatment works are protected.</li> </ul>	5 February, 1993
65	<p>ULLADULLA (R), Tallow Wood Road, Lot 5, DP 264666.</p> <p>This plan aims:</p> <ul style="list-style-type: none"> <li>(a) to rezone the land to which this plan applies so as to protect the scenic attributes of the land through an enlargement of scenic protection zoning over part of the land;</li> <li>(b) to allow for the subdivision of the land so as to create up to 11 rural residential lots in Candidate Areas, a remainder lot</li> </ul>	5 February, 1993

Amendment No.	Name	Gazetted
	<p>containing an existing dwelling-house and a piece of land either to be held in common ownership under community title or to be added to one of the rural residential lots;</p> <p>(c) to allow for the erection of a dwelling-house, or a residential flat building containing not more than 2 dwellings, on each of the lots so created, except that no buildings are to be erected within the land in common ownership, if any; and</p> <p>(d) to identify suitable building areas on the rural residential lots; and to make administrative amendments to the City of Shoalhaven Local Environmental Plan 1985.</p>	
72	<p>BOMADERRY, Bolong Road.</p> <p>Rezoned certain land around the Paper Mill to Rural 1(g) and Industrial 4(e).</p> <p>The aims of this plan are:</p> <p>(i) to extend the Industrial "E" (Restricted Development) zone at Bolong Road, Bomaderry, to allow for the expansion of existing industries; and</p> <p>(ii) to alter the provisions relating to the Rural "G" (Flood Liable) zone to allow the treatment and disposal of waste water in areas subject to that zoning with the consent of the Council of the City of Shoalhaven.</p> <p>The objective of the plan is to enable development of the land for the expansion of existing industries and to allow the treatment and disposal of waste water on land within the Rural "G" (Flood Liable) zone, being development that, in the opinion of the Council, will not have a significant adverse impact upon the water quality and environmental integrity of any water bodies in the catchment of the development.</p>	12 March, 1993
71	<p>This plan applies to all land within zone 2(d) &amp; 3(g) to which Shoalhaven LEP 1985 applies. The plan aims to broaden the objectives relating to zone 2(d) and to allow the erection of dwelling houses in zone 3(g) only in accordance with, or as ancillary to uses referred to in, the objectives of the zone.</p>	8 April, 1993
74	<p>The plan applies to the whole of the land to which the City of Shoalhaven Local Environmental Plan 1985 applies.</p> <p>The objectives of this plan are to allow for greater flexibility in development of land by allowing cluster housing within Zones Nos. 2(b1) (Residential "B1" Zone), 2(b2) (Residential "B2" Zone), 2(c) (Residential "C" (Living Area) Zone) and 2(e) (Residential "E" (Village) Zone) under the City of Shoalhaven Local Environmental Plan 1985.</p>	20 August, 1993
76	<p>NOWRA</p> <p>This plan applies to land situated in the City of Shoalhaven, being Part Lot 1, DP 152268, Hyam Street, Nowra, in the Parish of Nowra and County of Camden, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment no. 76)" deposited in the office of the Council of the City of Shoalhaven.</p> <p>The aim of the plan is to correct a zoning anomaly by rezoning the subject land to Business "G" (Development Area) under the City of Shoalhaven Local Environmental Plan 1985 whilst retaining its flood liable status.</p>	17 September 1993
66	<p>DOLPHIN POINT, Dolphin Point Road, various lots.</p> <p>The aims and objectives of this plan are:</p> <p>(a) to permit land to which this plan applies to be developed for residential and private recreation purposes;</p> <p>(b) to preserve the existing wetland environment on the site within an appropriate zone affording it protection;</p>	15 October 1993

<b>Amendment No.</b>	<b>Name</b>	<b>Gazetted</b>
	(c) to make provision for a variety of housing types; and (d) to zone land subject to flooding for open space and recreation uses.	
75	The plan applies to all land situated within the City of Shoalhaven to which City of Shoalhaven Local Environmental Plan 1985 applies. The objectives of this plan are to allow for greater flexibility in the range of development allowed by the City of Shoalhaven Local Environmental Plan 1985, and to: (a) provide for bulky goods development; and (b) clarify provisions relating to the allowable number of concessional allotments.	29 October, 1993
80	BERRY, Part Lot 4, DP 554610 and Part Portion10, Parish of Coolangatta. Rezoned to 4(a) (Industrial "A" (General) Zone).	5 November, 1993
73	This plan applies to all land situated in the City of Shoalhaven, zoned Rural "A", "B", "C1", "C2", "C3" or "D", Residential "A1", "A2", "A3", "B1", "B2", Business "A" (Retail), "B" Transitional, "F" (Village), "G" (Development Area) or "H" (Restricted Development), Industrial "A" (General), "B" (Light), "C" (Special) or "E" (Restricted Development). The aim of the plan is to provide for dual occupancy development with the objectives of: (a) increasing the range of housing choices; and (b) promoting a more efficient use of existing services and facilities; and (c) encouraging more economic use of available land resources; and (d) ensuring that acceptable methods of effluent disposal are employed where reticulated sewerage is unavailable.	19 November, 1993
78	This plan applies to land situated in the City of Shoalhaven within Zones Nos. 7(a), 7(b), 7(c), 7(d1), 7(d2), 7(e), 7(f1), 7(f2) or 7(f3) under City of Shoalhaven Local Environmental Plan 1985. The aim of the plan is to repeal and remake clause 24 of the City of Shoalhaven Local Environmental Plan 1985.	26 November, 1993
79	BERRY, Lot 1, DP 942037, Albany Lane and Albany Street. Rezoned to 5(a) (Special Uses "A" Zone) (the nominated use being "Accommodation for Aged and Disabled Persons").	3 December, 1993
68	TERMEIL This plan applies to certain land at Termeil in the vicinity of the intersection of the Princes Highway and Murramarang Road. The aims of this plan are: (a) to provide for the development of rural small holdings and hobby farms on land which is suitable for those purposes; (b) to restrict development which may have a detrimental effect on the efficiency of the Princes Highway as a major traffic route; (c) to integrate development into the physical environment with an acceptable level of change to the rural landscape; and (d) to promote catchment management practices which will maintain the water quality of Meroo Lake.	7 January, 1994
81	This plan applies to all zoned Industrial "A" (General) Zone and Industrial "B" (Light) Zone under the City of Shoalhaven Local Environmental Plan 1985.	11 March, 1994

Amendment No.	Name	Gazetted
	This plan aims to amend the City of Shoalhaven Local Environmental Plan 1985 to restate the objectives of Zones Nos. 4(a) and 4(b) (the Industrial "A" (General) Zone and the Industrial "B" (Light) Zone) so as to allow a wider range of land uses within those zones with the consent of the Council of the City of Shoalhaven.	
83	<p>NARRAWALLEE CREEK AREA</p> <p>(1) This plan applies to land situated in the City of Shoalhaven, being Lot 5, DP 830709, Lot 1, DP 725963, Portions 15, 424 and 423, Parish of Conjola, Lots 4, 5, 6 and 7, DP 827665, as shown edged heavy black on the map marked 'City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 83)' deposited in the office of the Council of the City of Shoalhaven.</p> <p>(2) Despite subclause (1), this plan does not apply to land edged heavy black and marked 'Deferred under section 68(5)' on the map so deposited.</p> <p>The objectives of this plan are:</p> <p>(a) to permit rural smallholding subdivision on certain land in the vicinity of Narrawallee Creek;</p> <p>(b) to identify and protect Narrawallee Creek Wetlands;</p> <p>(c) to protect landscape values, particularly as viewed from the Princes Highway;</p> <p>(d) to provide for viable wildlife habitat corridors where appropriate; and</p> <p>(e) to preserve as much of the existing forest cover as possible, especially within 100 metres of the identified wetlands.</p>	6 May, 1994
82	<p>FAR MEADOW, Bryces Road, Part of Lot 47, DP 5996</p> <p>The aim of the plan is to rezone the land to which this plan applies from Zone No. 7(f1) (Environmental Protection "F1" (Coastal) Zone) to Zone No. 1 (a) (Rural "A" Zone) under City of Shoalhaven Local Environmental Plan 1985.</p>	24 June, 1994
85	<p>BOMADERRY, Lot 4 DP 27579, Cambewarra Road</p> <p>The aim of the plan is to rezone the subject land to Open Space-Recreation "B" (Private).</p>	2 September, 1994
86	<p>MOLLYMOOK, Lot 104 and part of Lot 105 DP 838047, Princes Highway</p> <p>The aim of the plan is to amend the current zone boundary by rezoning the subject land from Special Uses "D" (Proposed Arterial Roads Reservation and Widening of Existing Arterial Roads Reservation) Zone to Residential "C" (Living Area) Zone under City of Shoalhaven Local Environmental Plan 1985 to correspond with the existing property boundary.</p>	2 September, 1994
87	<p>SOUTH NOWRA, Lot 11 DP 252482 Albatross Road</p> <p>The aims of the plan are:</p> <p>(a) to rezone the subject land to Industrial "A" (General) under the City of Shoalhaven Local Environmental Plan 1985;</p> <p>(b) to reclassify the subject land, which is public land under the <i>Local Government Act</i> 1993, from "community" to "operational" under that Act, for the purpose of selling that surplus land for industrial purposes; and</p> <p>(c) to introduce provisions into the City of Shoalhaven Local Environmental Plan 1985 relating to the classification of certain public land under the <i>Local Government Act</i> 1993.</p>	11 November, 1994
93	<p>The plan applies to the whole of the land to which the City of Shoalhaven Local Environmental Plan 1985 applies.</p> <p>The aim of the plan is to remove the application of clause 15</p>	2 December, 1994

<b>Amendment No.</b>	<b>Name</b>	<b>Gazetted</b>
	(Conversion of buildings) of the Environmental Planning and Assessment Model Provisions 1980 from Shoalhaven Local Environmental Plan 1985.	
88	CONJOLA Lot 5 DP 830709, Lot 1, DP 725963, and Portions 423 and 424 Parish of Conjola. The objectives of this plan are: (a) to permit rural smallholding subdivision on certain land in the vicinity of Narrawallee Creek; (b) to identify and protect Narrawallee Creek Wetlands; (c) to protect landscape values, particularly as viewed from the Princes Highway; (d) to provide for viable wildlife habitat corridors where appropriate; and (e) to preserve as much of the existing forest cover as possible, especially within 100 metres of the identified wetland.	16 December, 1994
91	MOLLYMOOK, Part Lot 166 DP 831890 Riversdale Avenue The aim of the plan is to rezone the land to comply with the existing adjacent Residential "A1" and Environment Protection "F1" (Coastal) Zones under the City of Shoalhaven Local Environmental Plan 1985.	10 February, 1995
95	BOMADERRY, Lots 1 and 2 DP 568955 Birriley Street The aim of the plan is to rezone the subject land to the Open Space – Recreation "A" (Existing) Zone under the City of Shoalhaven Local Environmental Plan 1985.	19 May, 1995
97	BOMADERRY, Princes Hwy, Lot 4 DP 840195 and Lots 5 and 6 DP 845654 The objectives of this plan are: (a) to redefine the north western boundary of the Bomaderry urban area; (b) to protect landscape values, particularly as viewed from the Princes Highway; (c) to utilise a now redundant Special Uses "A" Public School site for urban purposes; and (d) to ensure visual impacts from vegetation clearing for residential development is offset by native tree planting.	25 August, 1995
89	BERRY, Various land in Central Business District The aims of the plan are to: (a) identify areas for off-street car parking, and for pedestrian access to the car parking; (b) establish a commercial zoning for an existing doctor's surgery adjoining the Berry village centre; and (c) identify the historical significance of the existing doctor's surgery and residence, together with their mature gardens, as items of environmental heritage.	1 September, 1995
92	CULBURRA, Land bounded by Mowbray Road, The Marina, North Crescent and Penguin's Head Road The aim of the plan is to delete the building lines which appear to affect properties abutting Allerton Lane and Marina Lane, Culburra.	8 September, 1995
98	Various lands throughout the City of Shoalhaven. This plan aims to provide for the rural smallholding subdivision of the land to which this plan applies and which is considered suitable for this purpose under the City of Shoalhaven Local Environmental Plan 1985.	22 September, 1995
103	NOWRA Lot 106, DP 714492, Woncor Avenue, Nowra (R).	22 September,

<b>Amendment No.</b>	<b>Name</b>	<b>Gazetted</b>
	The aim of the plan is to allow for the establishment of a veterinary hospital on the subject land.	1995
104	<p>COOLANGATTA Lots 1, 2 and 3, DP 716269, Lot 101 and part of Lot 103, DP 734432, Portions 33 and 34, Parish of Coolangatta, and Lot 6, DP 615672, Back forest Road, Coolangatta, in the Parish of Coolangatta.</p> <p>This plan aims to rezone the land to which this plan applies from Zone No. 1(g) (Rural "G" (Flood Liable) Zone) to Zone No. 1(a) (Rural "A" Zone) and Zone No. (1b) (Rural "B" Zone) under City of Shoalhaven Local Environmental Plan 1985.</p> <p>The rezoning is intended to give effect to a redetermination of the floodline in this location.</p>	22 September, 1995
101	<p>BERRARA Lot 1 DP 332889 Sundowner Avenue BOMADERRY Lot 1 DP 189450 and Lot 1 DP 795633 Bolong Road CAMBEWARRA Lot 1 DP 809133 Main Road</p> <ol style="list-style-type: none"> <li>1. The aim of the plan is to rezone the land to which this plan applies at Berrara to residential; at Cambewarra to residential and special uses; and at Bomaderry to industrial.</li> <li>2. The objectives of this plan are: <ol style="list-style-type: none"> <li>(a) for land at Berrara: <ol style="list-style-type: none"> <li>(i) to provide for a minor expansion of the village of Berrara; and</li> <li>(ii) to ensure that the risk to life and property from bush fire is minimised;</li> </ol> </li> <li>(b) for land at Cambewarra: <ol style="list-style-type: none"> <li>(i) to provide for a minor expansion of the village of Cambewarra and the extension of the playground of Cambewarra Public School;</li> <li>(ii) to minimise soil erosion and the discharge of contaminated waters into the local drainage system;</li> <li>(iii) to protect and maintain the village character of Cambewarra; and</li> <li>(iv) to ensure that all development on the site is connected to the existing reticulated sewerage system; and</li> </ol> </li> <li>(c) for land at Bomaderry: <ol style="list-style-type: none"> <li>(i) to provide for the continuing industrial use of the land; and</li> <li>(ii) to make provision for the collection and treatment of site run-off water before discharging into Bomaderry Creek.</li> </ol> </li> </ol> </li> </ol>	20 October, 1995
77	<p>CALLALA</p> <p>This plan applies to land situated in the City of Shoalhaven, as shown uncoloured, edged heavy black and marked "Deferred Under Section 68(5)" on Sheet 7 of the map marked "City of Shoalhaven Local Environmental Plan 1985" deposited in the office of the Council of the City of Shoalhaven and as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No.77)" deposited in the office of that Council.</p> <ol style="list-style-type: none"> <li>1. This plan aims to rezone, under the City of Shoalhaven</li> </ol>	1 December, 1995

Amendment No.	Name	Gazetted
	<p>Local Environmental Plan 1985, certain land to which Interim Development Order No.1 – Shire of Shoalhaven applies so as:</p> <ul style="list-style-type: none"> <li>(a) to make provision for the protection of Callala Creek estuarine wetlands by zoning a buffer area Zone No. 7(b) (Environment Protection "B" (Estuarine Wetlands) Zone);</li> <li>(b) to make provision for protection of part of the foreshore of Jervis Bay by zoning a buffer area Zone No. 7(f3) (Environment Protection "F3" (Foreshores Protection) Zone); and</li> <li>(c) to make provision for urban development by zoning an area Zone No. 2(c) (Residential "C" (Living Area) Zone).</li> </ul> <p>2. This plan also aims to prevent the Council of the City of Shoalhaven from granting consent:</p> <ul style="list-style-type: none"> <li>(a) to the carrying out of development on the land within Zone No. 2(c) involving the need for effluent disposal, unless the Council is satisfied that any habitable building erected or to be erected on that land will be connected to a reticulated sewerage system linked to an operating sewage treatment plant for the locality: or</li> <li>(b) to the erection of buildings on land within the setbacks fixed by building lines shown on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 77)", so as to require buildings to be sited at an appropriate distance from likely fire fronts.</li> </ul>	
108	<p><b>CALLALA</b></p> <p>This plan applies to land situated in the City of Shoalhaven, being land at Callala Bay, as shown edged heavy black on the map marked "City of Shoalhaven Local Environment Plan 1985 Amendment No. 108)" deposited in the office of the Council of the City of Shoalhaven.</p> <p>The aim of the plan is to allow community centre facilities and sporting facilities on the subject land.</p>	2 February, 1996
107	<p><b>MILTON</b></p> <p>This plan applies to land situated in the City of Shoalhaven, being part of Lot 1, DP 745437, Church Street, Milton, in the Parish of Ulladulla and County of St. Vincent, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 107)" deposited in the office of the Council of the City of Shoalhaven.</p> <p>The aim of the plan is to rezone the subject land from Zone No. 5(a) (Special Uses "A" (School) Zone) to Zone No. 2(a1) (Residential "A1" Zone) and Zone No. 6(a) (Open Space – Recreation "A" (Existing) Zone) under the City of Shoalhaven Local Environmental Plan 1985 to ensure the protection of the remnant rainforest area from fragmentation and inappropriate uses.</p>	2 February, 1996
106	<p>The plan applies to the whole of the land to which the City of Shoalhaven Local Environmental Plan 1985 applies.</p> <p>The aim of the plan is to remove clause 18 (Residential flat buildings - frontage to main and arterial roads) from Shoalhaven Local Environmental Plan 1985, which prohibits residential flat buildings on land with a frontage of less than 24 metres to a main or arterial road.</p>	16 February, 1996

<b>Amendment No.</b>	<b>Name</b>	<b>Gazetted</b>
109	<p>ULLADULLA</p> <p>This plan applies to land situated in the City of Shoalhaven, being part of Lot 5, DP 603040, Princes Highway/Parson Street, Ulladulla, in the Parish of Ulladulla and County of St. Vincent, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 109)" deposited in the office of the Council of the City of Shoalhaven.</p> <p>The aim of the plan is to rezone the subject land to the Business "B" (Transitional) Zone under City of Shoalhaven Local Environmental Plan 1985 to comply with the current zoning over the eastern part of the property and thus give it a uniform zoning.</p>	1 March, 1996
110	<p>SUSSEX INLET</p> <p>This plan applies to land situated in the City of Shoalhaven, being land in the town of Sussex Inlet and Parish of Farnham, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 100)" deposited in the office of the Council of the City of Shoalhaven.</p> <p>The aim of the plan is to clarify existing zones in relation to Development Control Plan No. 50, and in particular:</p> <p>(a) identify areas for off-street car parking and for pedestrian access to the car parking;</p> <p>(b) zone additional areas for public open space;</p> <p>(c) clarify fringe business zones adjacent to the retail zones in the town centre; and</p> <p>(d) amend building setbacks.</p>	22 March, 1996
112	<p>SHOALHAVEN HEADS</p> <p>This plan applies to land situated in the City of Shoalhaven, being Lots 23 and 24, DP 237697, Scott Street, Shoalhaven Heads, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 112)" deposited in the office of the Council of the City of Shoalhaven.</p> <p>The aim of this plan is to rezone the subject land from Zone No. 2(a1) (Residential "A1" Zone) to Zone No. 2(b1) (Residential "B1" Zone) under City of Shoalhaven Local Environmental Plan 1985.</p>	22 March, 1996
111	<p>FALLS CREEK</p> <p>This plan applies to land situated in the City of Shoalhaven, being Lot 10, DP 15507, Jervis Bay Road, Falls Creek, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 111)" deposited in the office of the Council of the City of Shoalhaven.</p> <p>The aim of the plan is to allow for the establishment of an educational tourist facility on the subject land.</p>	29 March 1996
114	<p>ULLADULLA</p> <p>This plan applies to land situated in the City of Shoalhaven, being Lots 52 and 54, DP 263391, Burrill Street South, Ulladulla, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 114)" deposited in the office of the Council of the City of Shoalhaven.</p> <p>The aim of the plan is to allow for the erection of a dwelling-house on each of two lots comprising the subject land.</p>	29 March, 1996

<b>Amendment No.</b>	<b>Name</b>	<b>Gazetted</b>
115	<p><b>ST GEORGES BASIN</b></p> <p>This plan applies to land situated in the City of Shoalhaven, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 115)" deposited in the office of the Council of the City of Shoalhaven.</p> <p>The objectives of this plan are:</p> <p>(a) to delete from the map supporting City of Shoalhaven Local Environmental Plan 1985 a designated proposed road in the vicinity of St Georges Basin to the west of The Wool Lane and delete reference to it from Schedule 9 to that plan; and</p> <p>(b) to redefine zoning boundaries related to the location of the proposed road as a consequence of its deletion.</p>	29 March, 1996
99	<p><b>SUSSEX INLET</b></p> <p>This plan applies to land situated in the City of Shoalhaven, at Sussex Inlet Road, Sussex Inlet, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 99)" deposited in the office of the Council of the City of Shoalhaven.</p> <p>The objective of this plan is to permit the erection of a scout hall on land to which this plan applies and the use of the land for community purposes.</p>	4 April, 1996
113	<p><b>MILTON</b></p> <p>This plan applies to land situated in the City of Shoalhaven, being Lot 4, DP 855500, Croobyar Road, Milton, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 113)" deposited in the office of the Council of the City of Shoalhaven.</p> <p>This plan aims to provide for the rural smallholding subdivision of the land to which this plan applies which is considered suitable for this purpose under the City of Shoalhaven Local Environmental Plan 1985.</p>	4 April, 1996
116	<p><b>SOUTH NOWRA</b></p> <p>This plan applies to land situated in the City of Shoalhaven, being part of Lot 13, DP 16364, Quinns Lane, South Nowra, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 116)" deposited in the office of the Council of the City of Shoalhaven. The aim of the plan is to allow motor vehicle wrecking and dismantling on the subject land.</p>	12 April, 1996
105	<p><b>KANGAROO VALLEY</b></p> <p>This plan applies to land situated in the City of Shoalhaven, being Lot 2, DP 833605, Marshall Street, Kangaroo Valley, in the Parishes of Bugong and Cambewarra, County of Camden, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 105)" deposited in the office of the Council of the City of Shoalhaven.</p> <p>The aim of the plan is to make provision for a dwelling-house to be erected on the land and to ensure that visual, landscaping and erosion control measures are properly addressed.</p>	3 May, 1996
118	<p><b>SANCTUARY POINT</b></p> <p>This plan applies to land situated at Sanctuary Point in the City of Shoalhaven, being Lot 1694, DP 217692, part Lots 1695 and 1696, DP 217692 and part Public Reserve Lot 1525, DP 236518, as shown edged heavy black on the map marked "City</p>	14 June, 1996

Amendment No.	Name	Gazetted
	<p>of Shoalhaven Local Environmental Plan 1985 (Amendment No, 118)" deposited in the office of the Council of the City of Shoalhaven.</p> <p>The aim of this plan is to rezone a strip of land previously identified as a possible road link between Fairway Drive and Sanctuary Point Road, Sanctuary Point, to part Residential "A1" and part Open Space – Recreation "A" (Existing) under City of Shoalhaven Local Environmental Plan 1985.</p>	
96	<p>This plan applies to land situated in the City of Shoalhaven, being Lots 15 and 16 in Deposited Plan 23671, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No.96)" deposited in the office of the Council of the City of Shoalhaven.</p> <p>The aim of the plan is to overcome an anomaly in the zoning of land containing a water tower. The tower is on land zoned Residential "A1" under City of Shoalhaven Local Environmental Plan 1985. However, the appropriate zoning for the site (Special Uses "A") has been applied to an adjoining residential lot. The residential lot supports a dwelling and should instead be zoned Residential "A1".</p>	28 June, 1996
119	<p>This plan applies to all land situated in the City of Shoalhaven to which City of Shoalhaven Local Environmental Plan 1985 applies.</p> <p>The aims of this plan are to:</p> <ul style="list-style-type: none"> <li>(a) replace the definition of "recreation area" in City of Shoalhaven Local Environmental Plan 1985 with a new and wider definition of "community facility";</li> <li>(b) allow community facilities as a use permissible with consent in Zone No.2(a1) and other zones under that plan where recreation areas were formerly permissible; and</li> <li>(c) allow roads as a use permissible with consent in Zones Nos. 1(e), 1(g), 3(c), and 7(a) under that plan.</li> </ul>	19 July, 1996
122	<p>NOWRA</p> <p>This plan applies to land situated in the City of Shoalhaven, being Lot 11, Section 12, Junction Street, Lot B, DP 377615, Anderson Avenue, Lot 1, DP 120494, Lot 9, DP 659063 and part Lot 8, Section 12, Osborne Street, Nowra, in the Parish of Nowra, County of St Vincent, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 122)" deposited in the office of the Council of the City of Shoalhaven.</p> <p>The objectives of this plan are:</p> <ul style="list-style-type: none"> <li>(a) to enable the subject land to be redeveloped as a licensed club and associated activities; and</li> <li>(b) to allow conditions to be imposed on development of the land that will ensure: <ul style="list-style-type: none"> <li>(i) that the development is compatible with the character and amenity of the locality; and</li> <li>(ii) that any buildings are single storey and that adequate landscaping is provided; and</li> <li>(iii) that off-street car parking is provided in any redevelopment.</li> </ul> </li> </ul>	11 October, 1996
102	<p>This plan applies to all land situated in the City of Shoalhaven.</p> <p>The aims of this plan are:</p> <ul style="list-style-type: none"> <li>(a) to ensure that appropriate notification occurs for certain</li> </ul>	18 October, 1996

Amendment No.	Name	Gazetted
	types of development applications; and (b) to clarify the effect of a provision of City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 2) that repealed Interim Development Order No. 1 - Shire of Shoalhaven but only to the extent that the Order applied to the land to which that amending plan applied.	
117	ULLADULLA This plan applies to land situated in the City of Shoalhaven, at Budawang Drive, Ulladulla, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 117)" deposited in the office of the Council of the City of Shoalhaven. The objective of this plan is to rezone certain land in the vicinity of Budawang Drive, Ulladulla, to Residential "C" (Living Area) under the City of Shoalhaven Local Environmental Plan 1985.	18 October, 1996
123	KANGAROO VALLEY (1) Subject to subclause (2), this plan applies to land shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 123)" deposited in the office of the Council of the City of Shoalhaven. (2) This plan does not apply to land marked "Deferred" on the map so deposited, being land excluded from the operation of this plan under sections 68(5) and 70(4) of the <i>Environmental Planning and Assessment Act 1979</i> . The aims of this plan are to rezone certain land at Kangaroo Valley to the Rural "A" Zone under the City of Shoalhaven Local Environmental Plan 1985, to apply scenic preservation provisions over that land.	14 February, 1997
128	SOUTH NOWRA This plan applies to land situated in the City of Shoalhaven, being Lots 1, 2, 3 and 4, DP 26782, corner of Princes Highway and Hillcrest Avenue, South Nowra, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amended No. 128)" deposited in the office of the Council of the City of Shoalhaven. The aims of this plan are to: (a) allow the development of a bakery and ancillary uses; and (b) promote and maintain an improved visual environment.	21 February, 1997
125	BOMADERRY This plan applies to land situated in the City of Shoalhaven, being Lots 1 and 2, DP 584418, Lots 1 and 2, DP 510203 and Lots 1 and 2, DP 520779, Railway Street, Bomaderry, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 125)" deposited in the office of the Council of the City of Shoalhaven. The aim of the plan is to rezone certain land at Bomaderry from the Special Uses "B" (Railways) Zone to the Industrial "A" (General) Zone under City of Shoalhaven Local Environmental Plan 1985. This rezoning will provide for the continuing industrial use of the land.	21 February, 1997
120	CONJOLA This applies to land situated in the City of Shoalhaven, being part of Lot 1, DP 725960, Princes Highway, Parish of Conjola; Lot 1, DP 780778, corner of Church Street and Princes Highway; Lot 1, DP 230083, Corks Lane, Milton; Lot 3, DP	18 April, 1997

Amendment No.	Name	Gazetted
	<p>548705, Princes Highway, Milton; and Lot 1, DP 745437 and Lot 1, DP 737627, Thomas Street, Milton.</p> <p>The aim of the plan is to list several significant trees, remnant rainforest and a garden as items of the environmental heritage under Schedule 7 to Shoalhaven Local Environmental Plan 1985.</p>	
130	<p>This plan applies to land situated in the City of Shoalhaven, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 130)" deposited in the office of the Council of the City of Shoalhaven.</p> <p>The aim of this plan is to reclassify the land to which this plan applies, which is public land under the <i>Local Government Act</i> 1993, from "community" to "operational" under that Act for the purpose of redevelopment, retail and car parking purposes.</p>	18 April, 1997
126	<p>NOWRA</p> <p>This plan applies to land situated in the vicinity of the naval air base known as RANAS Nowra and shown edged heavy black on the maps marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 126) Sheets 1 and 2" deposited in the office of the Council of the City of Shoalhaven.</p> <p>The aim of this plan are:</p> <ul style="list-style-type: none"> <li>(a) to control development for residential purposes on land within an airport buffer area around the naval air base known as RANAS Nowra by restricting the subdivision of that land and requiring aircraft noise to be taken into account before consent is granted for any such development pursuant to City of Shoalhaven Local Environmental Plan 1985; and</li> <li>(b) to modify provisions of Illawarra Regional Environmental Plan No. 1 relating to airport buffer areas established for the purposes of that plan so that the provisions will apply to the new airport buffer area for that air base.</li> </ul> <p>The sheet of the map supporting this amending plan and showing the new buffer area for the purposes of City of Shoalhaven Local Environmental Plan 1985 also confirms the current zoning of the land.</p>	18 April, 1997
129	<p>This plan applies to the whole of the land to which City of Shoalhaven Local Environmental Plan 1985 applies.</p> <p>The aims of this plan are:</p> <ul style="list-style-type: none"> <li>(a) to adopt a new definition of motel; and</li> <li>(b) to allow a more flexible approach to self-contained accommodation within motel developments.</li> </ul>	16 May, 1997
121	<p>EAST NOWRA</p> <p>This plan applies to land situated in the City of Shoalhaven, being part of Lots 101 and 102, DP 843360, Greenwell Point Road, East Nowra, in the Parish of Numbaa and County of St. Vincent, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 121)" deposited in the office of the Council of the City of Shoalhaven.</p> <p>The objectives of this plan are:</p> <ul style="list-style-type: none"> <li>(a) to enable certain land at East Nowra that is compatible with the use to be developed as a licenced club (with associated</li> </ul>	7 November, 1997

Amendment No.	Name	Gazetted
	<p>recreational activities); and</p> <p>(b) to protect and improve the conservation value and water quality of Frosts Swamp which forms part of the subject land; and</p> <p>(c) to ensure that any buildings or structures are low in scale and of a character that is compatible with the adjoining locality; and</p> <p>(d) to ensure that the visual impact of development is reduced through the establishment of appropriate landscaping.</p>	
136	<p><b>CONJOLA</b></p> <p>This plan applies to land situated in the City of Shoalhaven, being part of Portions 106 and 204 in the Parish of Conjola, County of St. Vincent and part of Lot 1070, DP 836591, Inyadda Drive, Manyana, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 136)" deposited in the office of the Council of the City of Shoalhaven.</p> <p>The aim of the plan is to remove caravan parks as a permissible use from that part of Portions 106 and 204 in the Parish of Conjola and County of St. Vincent and so much of Lot 1070, DP 836591, as is zoned Open Space Recreation "B" (Private) under City of Shoalhaven Local Environmental Plan 1985</p>	13 February, 1998
137	<p><b>NOWRA</b></p> <p>This plan applies to land situated in the City of Shoalhaven, being Lot 2, DP 603150 and part of Lot 2, DP 593215, O'Keefe Avenue, Nowra, in the Parish of Nowra and County of St. Vincent, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 137)" deposited in the office of the Council of the City of Shoalhaven.</p> <p>The aim of the plan is to rezone the subject land to the Business "A" (Retail) Zone under the City of Shoalhaven Local Environmental Plan 1985.</p>	13 February, 1998
138	<p><b>SOUTH NOWRA</b></p> <p>This plan applies to land situated in the City of Shoalhaven, being Lot 32, DP 837531, Princes Highway, South Nowra, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 138)" deposited in the office of the Council of the City of Shoalhaven.</p> <p>The aim of this plan is to allow for the establishment of an educational establishment on the subject land.</p>	6 March, 1998
140	<p><b>SOUTH NOWRA</b></p> <p>This plan applies to land situated in the City of Shoalhaven, as shown edged heavy black on Sheets 1 and 2 of the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 140)" deposited in the office of the Council of the City of Shoalhaven.</p> <p>The aims of this plan are to:</p> <p>(a) to rezone the subject land to the Industrial "C" (Special) Zone under the City of Shoalhaven Local Environmental Plan 1985; and</p> <p>(b) to realign the "proposed road" shown on the map marked "City of Shoalhaven Local Environmental Plan 1985" between Browns Road and Quinns Lane, South Nowra; and</p> <p>(c) to reclassify part of the subject land, being part of land in</p>	1 May, 1998

Amendment No.	Name	Gazetted
	DP 29017, Browns Road, South Nowra, which is public land under the <i>Local Government Act</i> 1993, from community to operational land under that Act, to enable a land swap with the adjacent owner for the land required for the realigned proposed road.	
141	<p>BERRY</p> <p>This plan applies to land situated in the City of Shoalhaven, being Lot 2, DP 706470, Bundewallah Road, Berry, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 141)" deposited in the office of the Council of the City of Shoalhaven. The objectives of this plan are to:</p> <ul style="list-style-type: none"> <li>(a) facilitate the acquisition of land necessary to implement part of the Illawarra Escarpment Walking Track; and</li> <li>(b) protect the natural environment and scenic amenity of the Illawarra escarpment, while promoting its use for recreational purposes; and</li> <li>(c) permit rural smallholding subdivision on certain land in the vicinity of Bundewallah Road, Berry; and</li> <li>(d) enable development which would otherwise be prohibited or require rezoning, by introducing a clause providing for the development of certain land in exchange for the dedication of other land for public open space as a "fair trading" option.</li> </ul>	22 May, 1998
142	<p>BUNBERRA</p> <p>This plan applies to land situated in the City of Shoalhaven, being Portions 78, 107 and 120, Parish of Bunberra and Lots 1 to 6, DP 113374 and Lot 5, DP 776333, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 142)" deposited in the office of the Council of the City of Shoalhaven. The objectives of this plan are to:</p> <ul style="list-style-type: none"> <li>(a) facilitate the acquisition of land necessary to implement part of the Illawarra Escarpment Walking Track; and</li> <li>(b) to protect the natural environment and scenic amenity of the Illawarra escarpment, while promoting its use for recreational purposes; and</li> <li>(c) to permit rural smallholding subdivision on certain land in the vicinity of Tourist Road, Bellawongarah; and</li> <li>(d) to enable development which would otherwise be prohibited or require rezoning, by introducing a clause providing for the development of certain land in exchange for the dedication of other land for public open space as a "fair trading" option.</li> </ul>	22 May, 1998
144	<p>WANDRAWANDIAN</p> <p>This plan applies to land situated in the City of Shoalhaven, being Lots 51, 52, 53 and 54, DP 864328, Turpentine Road, Wandrawandian, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 144)" deposited in the office of the Council of the City of Shoalhaven. The aim of this plan is to provide for the erection of a dwelling-house on each of the parcels of land to which this plan applies which is considered suitable for this purpose under the City of Shoalhaven Local Environmental Plan 1985.</p>	29 May, 1998
143	<p>This plan applies to the whole of the land to which the City of Shoalhaven Local Environmental Plan 1985 applies. The aims of this plan are to:</p>	19 June, 1998

Amendment No.	Name	Gazetted
	<ul style="list-style-type: none"> <li>(a) allow the erection of dwelling-houses in the Residential "B1" and Residential "B2" Zones, providing they are in conjunction with medium density residential development; and</li> <li>(b) ensure that land on which dwelling-houses are erected in conjunction with medium density residential development is not capable of subdivision to create separate legal titles for the dwelling-houses except under the <i>Strata Schemes (Freehold Development) Act 1973</i> or the <i>Community Land Development Act 1989</i>; and</li> <li>(c) ensure that when consent is granted to the erection of single dwelling-houses in the Residential "B1" or "B2" Zone, they do not comprise the objective or providing higher density residential development in either of those zones.</li> </ul>	
139	<p>MOLLYMOOK BEACH</p> <p>This plan applies to land situated in the City of Shoalhaven, being Lot 1, DP786156, corner of Donlan Road and Mitchell Parade, Mollymook Beach, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 139)" deposited in the office of the Council of the City of Shoalhaven.</p> <p>This plan aims to:</p> <ul style="list-style-type: none"> <li>(a) allow for a real estate office on land to which this plan applies by amending Shoalhaven Local Environmental Plan 1985;</li> <li>(b) deny vehicular access to the subject land from Mitchell Parade, Mollymook Beach; and</li> </ul> <p>restrict the real estate use to a period of not more than ten years.</p>	3 July, 1998
145	<p>NOWRA</p> <p>This plan applies to land situated in the City of Shoalhaven, being Lot B, DP156987, Plunkett Street, Nowra, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 145)" deposited in the office of the Council of the City of Shoalhaven. The aim of this plan is to allow for the establishment of an office to co-ordinate the servicing of business and office equipment on the subject land.</p>	28 August, 1998
147	<p>This plan applies to land situated in the City of Shoalhaven to which the City of Shoalhaven Local Environmental Plan 1985 applies.</p> <p>The aims of this plan are to:</p> <ul style="list-style-type: none"> <li>(a) Discontinue the adoption in the City of Shoalhaven Local Environmental Plan 1985 of the definition of "club" as set out in clause 4(1) of the Environmental Planning and Assessment Model Provisions 1980; and</li> <li>(b) Insert a new definition of "club" in the City of Shoalhaven Local Environmental Plan 1985; and</li> <li>(c) replace the definition of "community facility" in the City of Shoalhaven Local Environmental Plan 1985 so as to exclude reference to "clubs", and to include uses relating to social welfare; and</li> <li>(d) ensure that clubs are a permissible use in certain zones under that plan.</li> </ul>	11 September, 1998
149	<p>NOWRA</p> <p>This plan applies to land situated in the City of Shoalhaven, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No.</p>	16 October, 1998

Amendment No.	Name	Gazetted
	<p>149)" deposited in the office of the Council of the City of Shoalhaven.</p> <p>The aims of this plan are to:</p> <ul style="list-style-type: none"> <li>(a) encourage the development of a wide range of uses which are aviation related; and</li> <li>(b) enable development of non aviation related uses (such as advanced technology enterprises) which will not conflict with aviation related uses; and</li> <li>(c) maintain, protect and enhance the viability of the adjoining R.A.N.A.S. Nowra (H.M.A.S. Albatross); and</li> <li>(d) enable development of support services (such as retail, social and recreational facilities) to a scale appropriate for the area; and</li> <li>(e) ensure the scale, design, material of construction and nature of the development, in the opinion of the Council, contributes positively to the visual amenity and the gateway function of the area; and</li> <li>(f) permit general advertising structures only when they significantly enhance the environment and do not create a clutter of signages in the locality.</li> </ul>	
133	<p>ULLADULLA</p> <p>This plan applies to land situated in the City of Shoalhaven, being Lot 2, DP 215312, corner of the Princes Highway and St Vincent Street, Ulladulla, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 133)" deposited in the office of the Council of the City of Shoalhaven.</p> <p>This plan aims to:</p> <ul style="list-style-type: none"> <li>(a) allow, on the land to which this plan applies, development for the purpose of office accommodation or for a purpose referred to in Schedule 2 to Shoalhaven Environmental Plan 1985 (but only with the consent of the Council of the City of Shoalhaven); and</li> <li>(b) deny access to the subject land from the Princes Highway.</li> </ul>	27 November, 1998
146	<p>SUSSEX INLET</p> <p>This plan applies to land situated in the City of Shoalhaven, being Lot 8, DP 731147, corner of Sussex Inlet Road and The Springs Road, Sussex Inlet, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 146)" deposited in the office of the Council of the City of Shoalhaven.</p> <p>The aim of this plan is to allow the development of a factory and ancillary uses, subject to certain conditions, including conditions that:</p> <ul style="list-style-type: none"> <li>(a) maintain visual environment; and</li> <li>(b) restrict vehicular access to the development to The Springs Road only.</li> </ul>	27 November, 1998
150	<p>This plan applies to all land situated in the City of Shoalhaven to which City of Shoalhaven Local Environmental Plan 1985 applies, zoned Rural "A" and Rural "G" (Flood Liable).</p> <p>The aims of this plan are:</p> <ul style="list-style-type: none"> <li>(a) to provide opportunities for ecologically sustainable energy production by making "generating works" (excluding wind-powered generators) a permissible use with development consent in appropriate rural zones; and</li> <li>(b) by requiring consent for those works, to ensure that the</li> </ul>	4 December, 1998

Amendment No.	Name	Gazetted
	issue of cumulative impact, particularly visual impact, is given due consideration in the assessment of any development proposals provided for by this plan.	
151	<p>ULLADULLA</p> <p>This plan applies to land situated in the City of Shoalhaven, being Lot 314, DP 873036, part of Portion 198 within the Parish of Ulladulla, County of St. Vincent and parts of roads closed by notifications published in the Government Gazette on 30 September 1899 at page 7443 and on 13 August 1954 at pages 2485-2486, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 151)" deposited in the office of the Council of the City of Shoalhaven.</p> <p>The aims of this plan are to:</p> <ol style="list-style-type: none"> <li>maintain and enhance the agricultural use of the land to which this plan applies; and</li> <li>promote the achievement of that aim by prohibiting the granting of a consent for the creation of concessional allotments from a part of that land; and</li> <li>minimise the visual impact of development on the scenic and landscape values of the area.</li> </ol>	11 December, 1998
148	<p>This plan applies to all land situated in the City of Shoalhaven within Zone No. 5(d) under City of Shoalhaven Local Environmental Plan 1985.</p> <p>The aims of this plan are to:</p> <ol style="list-style-type: none"> <li>provide for the owner of land within Zone No. 5(d) under the City of Shoalhaven Local Environmental Plan 1985 that is to be acquired by the Roads and Traffic Authority to serve formal notice on the Roads and Traffic Authority to acquire that land; and</li> <li>where such notice has been received by the Roads and Traffic Authority, make provision for when acquisition of the land should occur; and</li> <li>where such notice has not been served on the Roads and Traffic Authority, provide for appropriate development to be carried out on the land with the consent of the Shoalhaven City Council and the concurrence of that Authority.</li> </ol>	18 December, 1998
156	<p>VINCENTIA</p> <p>This plan applies to land situated in the City of Shoalhaven, being a part of Lot 39, DP 777412, Caroline Street, Vincentia, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 156)" deposited in the office of the Council of the City of Shoalhaven.</p> <p>The aims of this plan are:</p> <ol style="list-style-type: none"> <li>to rezone the subject land, being a part of Lot 39, DP 777412, to the Residential "A1" Zone under the City of Shoalhaven Local Environmental Plan 1985; and</li> <li>to reclassify the subject land, which is public land under the <i>Local Government Act</i> 1993, from community to operational land under that Act, to enable its disposal to the owner of Lot 35, DP 777412.</li> </ol>	12 March, 1999
154	NOWRA	26 March, 1999

Amendment No.	Name	Gazetted
	<p>This plan applies to land situated in the City of Shoalhaven, being part of Lot 22, DP 746233, off Yalwal Road, Parish of Nowra, Bamarang, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 154)" deposited in the office of the Council of the City of Shoalhaven.</p> <p>The aim of this plan is to provide for the manufacture of mud bricks on the subject land.</p>	(See Schedule 9)
159	<p>ULLADULLA</p> <p>This plan applies to land situated in the City of Shoalhaven, being part of Lot 29, DP 821467, Parson Street, Ulladulla, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 159)" deposited in the office of the Council of the City of Shoalhaven.</p> <p>The aim of this plan is to rezone the subject land from the Residential "B1" zone to the Residential "A1" Zone under City of Shoalhaven Local Environmental Plan 1985 in line with adjoining development.</p>	7 May, 1999
158	<p>JASPERS BRUSH</p> <p>This plan applies to land situated in the City of Shoalhaven, being Lots 1 and 2, DP 588431 and Lot 2, DP 853302, Cedarvale Lane, Jaspers Brush, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 158)" deposited in the office of the Council of the City of Shoalhaven.</p> <p>The objectives of this plan are to:</p> <ul style="list-style-type: none"> <li>(a) facilitate the acquisition of land necessary to implement part of the Illawarra Escarpment Walking Track; and</li> <li>(b) protect the natural environment and scenic amenity of the Illawarra escarpment, while promoting its use for recreational purposes; and</li> <li>(c) allow, with Shoalhaven City Council's consent, rural smallholding subdivision on certain land in the vicinity of Cedarvale Lane, Jaspers Brush.</li> </ul>	21 May, 1999
160	<p>This plan applies to all land situated in the City of Shoalhaven to which City of Shoalhaven Local Environmental Plan 1985 applies zoned Residential "C" (Living Area), Business "A" (Retail) and Business "B" (Transitional).</p> <p>The aims of this plan are:</p> <ul style="list-style-type: none"> <li>(a) To provide opportunities for the location of transport infrastructure by making bus stations a permissible use with development consent in appropriate business zones under City of Shoalhaven Local Environmental Plan 1985; and</li> <li>(b) To protect the amenity of residential areas by making bus depots a prohibited use in an appropriate residential zone under that plan.</li> </ul>	11 June, 1999
157	<p>CULBURRA</p> <p>This plan applies to land situated in the City of Shoalhaven, being Lot 1061, DP 11893, The Marina, Culburra, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 157)" deposited in the office of the Council of the City of Shoalhaven.</p> <p>The aim of this plan is to reclassify the subject land which is public land under the <i>Local Government Act 1993</i> from "community" to "operational" under that Act to facilitate a land swap with an adjacent owner.</p>	2 July, 1999 (See Schedule 11)

Amendment No.	Name	Gazetted
127	<p>(1) This plan applies to all land covered by City of Shoalhaven Local Environmental Plan 1985 with regard to the introduction of new definitions and provisions to which subclause (2) does not relate.</p> <p>(2) With regard to zoning and other related provisions, this plan applies to those areas shown within a heavy black line on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 127)" deposited in the office of Shoalhaven City Council.</p> <p>The aim of this plan is to revise the zoning and other controls for the rural areas within the City of Shoalhaven local government area.</p> <p>The objectives of this plan are:</p> <p>(a) to provide an overall City-wide rural planning framework which is based on recognised land use principles and underpinned by the principles of ecologically sustainable development;</p> <p>(b) to implement national, state and regional policies in a manner which enhances the unique characteristics of the City of Shoalhaven to the advantage of its present and future residents and visitors;</p> <p>(c) to implement Shoalhaven City Council's various policies and strategies for rural areas which have evolved through public consultation; and</p> <p>(d) to introduce new definitions and provisions, and to rename certain zones, to assist in interpreting City of Shoalhaven Local Environmental Plan 1985.</p>	16 July, 1999
161	<p><b>SANCTUARY POINT</b></p> <p>This plan applies to land situated in the City of Shoalhaven, being Lot 2, DP 882745, Irene Street, Sanctuary Point, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 161)" deposited in the office of the Council of the City of Shoalhaven.</p> <p>The aim of this plan is to recognise land previously identified for public acquisition as now being in public ownership by rezoning the land from the Open Space – Recreation "D" (Reserve) Zone to the Open Space – Recreation "A" (Existing) Zone under the City of Shoalhaven Local Environmental Plan 1985.</p>	16 July, 1999
162	<p><b>BERRY</b></p> <p>This plan applies to land situated in the City of Shoalhaven being Lot 11, DP 882716, Victoria Street, Berry, in the Parish of Coolangatta and County of Camden, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 162)" deposited in the office of the Council of the City of Shoalhaven.</p> <p>The aims of this plan are to rezone the subject land from Special Uses "A" (School) to Zone No. 2(a1)(the Residential "A1" Zone) under City of Shoalhaven Local Environmental Plan 1985 and to identify the heritage significance of the existing residence and gardens as an item of the environmental heritage under that plan, acknowledging their relationship to the adjoining public school and the adjoining residence to the east.</p>	10 September, 1999
153	<p>This plan applies to all land situated within the City of Shoalhaven and, specifically:</p> <p>(a) to the extent that this plan allows and provides for the regulation of sexual services premises, it applies to so much of the land zoned Industrial "A" (General) within the</p>	17 September, 1999

Amendment No.	Name	Gazetted
	<p>City of Shoalhaven, as is shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 153)" deposited in the office of the Council of the City of Shoalhaven; and</p> <p>(b) to the extent that it prohibits sexual services premises, it applies to all other land situated in the City of Shoalhaven.</p> <p>The aims of this plan are:</p> <p>(a) to permit the operation of sexual services premises (with the consent of Shoalhaven City Council) on certain land within the Industrial "A" (General) Zone under the City of Shoalhaven Local Environmental Plan 1985;</p> <p>(b) to prohibit the operation of sexual services premises in all other areas in the City of Shoalhaven;</p> <p>(c) to prevent sexual services being carried out as a home activity; and</p> <p>(d) to ensure the operation of sexual services premises meets community standards and does not adversely affect the amenity of land used for educational, recreational, residential, cultural or community purposes.</p>	
124	<p><b>MILTON</b></p> <p>This plan applies to land situated in the City of Shoalhaven, being Lot 1, DP 780801, Windward Way, Milton, in the Parish of Ulladulla, County of St. Vincent, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 124)" deposited in the office of the Council of the City of Shoalhaven.</p> <p>This plan aims to allow the Council of the City of Shoalhaven to permit the subdivision of the land to which this plan applies into a maximum of three lots, each having a minimum area of two hectares, and the erection of a dwelling-house or an attached dual occupancy building on each of the lots created.</p>	24 September 1999
163	<p><b>ST GEORGES BASIN</b></p> <p>This plan applies to land situated in the City of Shoalhaven, being Lot 9, DP 827728, Island Point Road, St. Georges Basin, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 163)" deposited in the office of the Council of the City of Shoalhaven.</p> <p>The aim of this plan is to allow for the establishment of a concrete batching plant on the subject land.</p>	8 October 1999
152	<p><b>BUNBERRA</b></p> <p>This plan applies to land situated in the City of Shoalhaven, being Lot 2, DP 237607 in the Parish of Bunberra, County of Camden, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 152)" deposited in the office of the Council of the City of Shoalhaven.</p> <p>The objectives of this plan are as follows:</p> <p>(a) to extend the northern boundary of the Bomaderry Urban area;</p> <p>(b) to protect landscape values, particularly as viewed from the north;</p> <p>(c) to protect the floodway from urban development;</p> <p>(d) to allow conditions to be imposed on development of the land which will minimise the impact on the amenity of the area;</p> <p>(e) to protect and enhance the riparian areas in harmony with their floodway function.</p>	8 October, 1999

Amendment No.	Name	Gazetted
132	<p>CAMBEWARRA</p> <p>This plan applies to land situated in the City of Shoalhaven, being Lot 27, DP 804838 in the Parish of Illaroo, County of Camden, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 132)" deposited in the office of the Council of the City of Shoalhaven.</p> <p>The objectives of this plan are:</p> <ul style="list-style-type: none"> <li>(a) to rezone certain land adjacent to the village of Cambewarra to enable expansion of the village; and</li> <li>(b) to allow conditions to be imposed on development of the land which will ensure: <ul style="list-style-type: none"> <li>(i) that the development is compatible with the character and amenity of the locality; and</li> <li>(ii) recreational facilities to serve the expansion and existing village are provided.</li> </ul> </li> </ul>	22 October, 1999
164	<p>This plan applies to all land within the City of Shoalhaven local government area.</p> <p>The aims of this plan are:</p> <ul style="list-style-type: none"> <li>(a) to allow development which is of minor environmental significance to be carried out without development consent; and</li> <li>(b) to provide for exempt and complying development within the City of Shoalhaven.</li> </ul>	19 November 1999
131	<p>BHEWERRE</p> <ul style="list-style-type: none"> <li>(1) This plan applies to land situated in the City of Shoalhaven, in the Parish of Bherwerre, County of St Vincent, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 131)" deposited in the office of the Council of the City of Shoalhaven.</li> <li>(2) This plan does not apply to land shown uncoloured, edged heavy black and marked "Deferred" on that map, being land excluded from the operation of this plan pursuant to section 70(4) of the Act.</li> </ul> <p>This plan aims to rezone, under the City of Shoalhaven Local Environmental Plan 1985, certain land to which Interim Development Order No. 1 – Shire of Shoalhaven applies, and certain other land to which City of Shoalhaven Local Environmental Plan 1985 already applies, in order to:</p> <ul style="list-style-type: none"> <li>(a) provide for the orderly and efficient expansion of the Vincentia urban area; and</li> <li>(b) prevent the Council of the City of Shoalhaven from granting consent to the carrying out of development, including the subdivision of land, involving the need for water supply and effluent disposal (except development for the purpose of a community facility and a maximum of 5,000 square metres of gross commercial floor space), unless the Council is satisfied that any habitable building erected or to be erected on that land will be connected to a reticulated water supply and sewerage system linked to an operating sewage treatment plant for the locality.</li> </ul> <p>The objectives of this plan are:</p> <ul style="list-style-type: none"> <li>(a) to provide for a district centre for the Jervis Bay – St Georges Basin area;</li> <li>(b) to provide for a variety of uses to service the residential expansion;</li> <li>(c) to maintain or improve the water quality of water bodies,</li> </ul>	17 December 1999

Amendment No.	Name	Gazetted
	<p>including wetlands and water courses;</p> <p>(d) to provide for the efficient servicing of new residential areas;</p> <p>(e) to provide for safe and efficient access to the existing commercial area;</p> <p>(f) to provide for the social, cultural and recreational needs of the community;</p> <p>(g) to protect significant items of Aboriginal heritage;</p> <p>(h) to protect the natural beauty and species diversity of Jervis Bay; and</p> <p>(i) to allow proposals which are sensitive to the environment.</p>	
168	<p><b>ST GEORGES BASIN</b></p> <p>This plan applies to all land which has a frontage to the St Georges Basin By-pass as shown on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 168)" deposited in the office of the Council of the City of Shoalhaven.</p> <p>The aims of this plan are to:</p> <p>(a) ensure the efficiency and safety of the St Georges Basin By-pass; and</p> <p>(b) maintain the value of capital investment in the St Georges Basin By-pass by managing and restricting vehicular access to and egress from the road.</p>	3 March 2000
170	<p>This plan applies to land to which City of Shoalhaven Local Environmental Plan 1985 applies.</p> <p>The objectives of this plan area as follows:</p> <p>(a) to rezone certain land from the Environmental Protection "B" (Estuarine Wetlands) Zone to the Environment Protection "A" (Ecology) Zone;</p> <p>(b) to make provision with respect to development allowable with the consent of the Shoalhaven City Council in relation to certain land;</p> <p>(c) to allow greater flexibility in the development of flood liable land; and</p> <p>(d) to correct anomalies in the City of Shoalhaven Local Environmental Plan 1985.</p>	3 March 2000
167	<p><b>CALLALA BAY</b></p> <p>This plan applies to land situated in the City of Shoalhaven, being Lots 6 to 10, DP 1002772, Superb Crescent, Callala Bay, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 167)" deposited in the office of the Council of the City of Shoalhaven.</p> <p>The aim of this plan is to correct an anomaly in the location of the Business "G" (DEVELOPMENT AREA) zone by defining its position against a cadastral boundary.</p>	3 March 2000
165	<p><b>FISHERMANS PARADISE</b></p> <p>This plan applies to land situated in the City of Shoalhaven at Fishermans Paradise, as shown edged with a heavy black line on sheet 1 of the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 165)" deposited in the office of the Council of the City of Shoalhaven.</p> <p>(1) The aim of the plan is to allow rural residential development on certain land at Fishermans Paradise with the consent of the Council of the City of Shoalhaven if other land, intended to be rezoned to Zone No. 7(f3) (Environment Protection</p>	19 May 2000

Amendment No.	Name	Gazetted
	<p>“F3” (Foreshores Protection) Zone) under City of Shoalhaven Local Environmental Plan 1985, is dedicated free of cost to the Council.</p> <p>(2) The objectives of this plan are:</p> <p>(a) to provide for rural small holding subdivision opportunities in the southern Shoalhaven area;</p> <p>(b) to ensure that existing native vegetation on the site is retained and conserved;</p> <p>(c) to ensure that habitats for native fauna are generally protected;</p> <p>(d) to minimise soil erosion and the discharge of contaminated waters into Lake Conjola and associated waterways and wetlands;</p> <p>(e) to ensure that the risk to life and property from bush fire is minimised;</p> <p>(f) to establish a maximum lot yield for the land;</p> <p>(g) to ensure that archaeological sites are protected or, if protection is not appropriate, destroyed only after the relevant permits have been obtained from the NSW National Parks and Wildlife Service;</p> <p>(h) to ensure that each lot has access that is both legal and practical; and</p> <p>(i) to reflect the environmental significance of the foreshore and wetland area by encouraging the provision of a fenced foreshore public reserve at nil cost to the Council with public access satisfactory to Council.</p>	
171	<p><b>BOMADERRY</b></p> <p>This plan applies to land situated in the City of Shoalhaven, being part of Lot 6, DP 567683, Bolong Road, Bomaderry, as shown edged heavy black on the map marked “City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 171)” deposited in the office of the Council of the City of Shoalhaven.</p> <p>The aims of this plan are to:</p> <p>(a) provide for the expansion of an existing industrial operation which is located on land adjoining the land to which this plan applies, provided the Shoalhaven City Council is satisfied that issues related to flooding, traffic impact, risk, noise, visual impact, the management of the riparian buffer zone and the potential existence of acid sulfate soils have been addressed; and</p> <p>(b) acknowledge the importance of establishing an adequate riparian buffer zone adjoining Bomaderry Creek and the Shoalhaven River by zoning an appropriate area Environment Protection “F3” (Foreshores Protection) Zone under the City of Shoalhaven Local Environmental Plan 1985.</p>	19 May 2000
Amendment #1 to Jervis Bay REP	<p>(1) This plan applies to land within the Jervis Bay Region, being part of Lot 4 in DP 872852, part of Lot 5 in DP875010 and part of an unformed road, being part of Foote Street R15040 1603, in the Parish of Bherwerre and County of St Vincent, as shown edged heavy black on Sheet 1 of the map marked “Jervis Bay Regional Environmental Plan 1996 (Amendment No. 1)” deposited in the head office of the Department of Urban Affairs and Planning and a copy of which is deposited in the</p>	2 June 2000

Amendment No.	Name	Gazetted
	<p>Department's Wollongong office and in the office of Shoalhaven City Council.</p> <p>(2) To the extent that it restates that City of Shoalhaven Local Environmental Plan 1985 does not apply to land within Zone 8(a) or 8(b) under Jervis Bay Regional Environmental Plan 1996, this plan applies to all land within those zones.</p> <p>The aims of this plan are:</p> <p>(a) to alter the boundary of Zone 8(b) (the Proposed National Park zone) under Jervis Bay Regional Environmental Plan 1996 so as to include additional land that is within the Jervis Bay Region in that zone and to exclude certain other land that is within that Region from that zone, and</p> <p>(b) to zone the excluded land to Zone No. 6(b) (the Open Space – Recreation “B” (Private) Zone) under City of Shoalhaven Local Environmental Plan 1985.</p>	
172	<p><b>SOUTH NOWRA</b></p> <p>This plan applies to land situated in the City of Shoalhaven, being Part Lot 11, DP 19407, Lot 20, DP 19407, S.P. 58940, Part Lot B, DP401186 and Part Lot A, DP 376973, Princes Highway, South Nowra as shown edged heavy black on the map marked “City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 172) deposited in the office of the Council of the City of Shoalhaven.</p> <p>The aim of this plan is to provide for the sale of electrical appliances in conjunction with bulky goods retailing on the subject land.</p>	9 June 2000
169	<p><b>MILTON</b></p> <p>This plan applies to land situated in the City of Shoalhaven, being lots 3,5 and 6, DP 199802, Garrads Lane, Milton, as shown edged heavy black on the map marked “City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 169)” deposited in the office of the Council.</p> <p>The aims of this plan are:</p> <p>(a) to correct an anomaly with the zoning of land at the northern end of Garrads Lane, Milton; and</p> <p>(b) to protect landscape values by preserving as much of the existing forest cover as possible.</p>	16 June 2000
166	<p><b>BERRY</b></p> <p>This plan applies to land situated in the City of Shoalhaven, being Lot 4, DP 604218 and Lot 4, DP713138, as shown edged heavy black on the map marked “City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 166)” deposited in the office of the Council of the City of Shoalhaven.</p> <p>The objectives of this plan are:</p> <p>(a) to rezone certain land to which this plan applies from the Rural “A” (Agricultural Production) Zone to the Rural “C” (Rural Lifestyle) Zone and Environment Protection “A” (Ecology) Zone under City of Shoalhaven Local Environmental Plan 1985; and</p> <p>(b) to permit rural smallholding subdivision on certain land in the vicinity of Berry; and</p>	7 July 2000

Amendment No.	Name	Gazetted
	<ul style="list-style-type: none"> <li>(c) to identify and protect Coomonderry Swamp; and</li> <li>(d) to facilitate the transfer of Coomonderry Swamp to the national park estate; and</li> <li>(e) to protect landscape values, as viewed from Beach and Gerroa Roads; and</li> <li>(f) to preserve as much of the existing forest cover as possible.</li> </ul>	
173	<p><b>BOMADERRY</b></p> <p>This plan applies to land situated in the City of Shoalhaven, being Part Lot 41, DP 838125, Bolong Road, Bomaderry, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 173)" deposited in the office of the Council of the City of Shoalhaven.</p> <p>The aim of this plan is to provide for the establishment of a carbon dioxide processing and storage plant on the subject land, provided the Shoalhaven City Council is satisfied that issues related to flooding, traffic impact, risk, noise, visual impact, management of the riparian buffer zone along Abernethys Creek and the potential existence of acid sulfate soils have been addressed.</p>	18 August 2000
174	<p><b>WOODHILL</b></p> <p>This plan applies to land situated in the City of Shoalhaven, being Lot 2, DP 740771, Wattamolla Road, Woodhill, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 174)" deposited in the office of the Council of the City of Shoalhaven.</p> <p>The objectives of this plan are to:</p> <ul style="list-style-type: none"> <li>(a) facilitate the acquisition of land necessary to implement part of the Illawarra Escarpment Walking Track; and</li> <li>(b) protect the natural environment and scenic amenity of the Illawarra escarpment, while promoting its use for recreational purposes; and</li> <li>(c) permit rural smallholding subdivision on certain land in the vicinity of Wattamolla Road, Woodhill.</li> </ul>	15 December 2000
175	<p><b>CURRAMBENE</b></p> <p>This plan applies to land situated in the City of Shoalhaven, being Portion 54, Parish of Currambene, shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No.175)" deposited in the office of the Council of the City of Shoalhaven.</p> <p>The aims of this plan are to:</p> <ul style="list-style-type: none"> <li>(a) correct an anomaly with the zoning of the subject land;</li> <li>(b) conserve the cultural significance of the subject land;</li> <li>(c) restrict potential residential development due to the flood liable nature of the land; and</li> <li>(d) protect the riparian areas in harmony with the foreshore environment.</li> </ul>	9 February 2001
178	<p><b>NOWRA</b></p> <p>This plan applies to land situated in the City of Shoalhaven, being land at Nowra as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No 178)" deposited in the office of the Council of the City of Shoalhaven.</p>	16 February 2001

Amendment No.	Name	Gazetted
	<p>This plan aims:</p> <ul style="list-style-type: none"> <li>(a) to rezone certain land at Nowra to the Business “B” (Transitional) Zone under the City of Shoalhaven Local Environmental Plan 1985, and</li> <li>(b) to allow for that land to be used for the sale of bulky goods and electrical appliances, and</li> <li>(c) to promote the efficiency and safety of the Princes Highway.</li> </ul>	
180	<p><b>CULBURRA BEACH</b></p> <p>This plan applies to land situated in the City of Shoalhaven, being Lots 1 and 2 DP 540254, as shown edged heavy black on the map marked “City of Shoalhaven Local Environment Plan 1985 (Amendment No. 180)” deposited in the office of the Council of the City of Shoalhaven.</p> <p>This aim of this plan is to correct an anomaly in the zoning of Lots 1 and Lot 2 DP 540254, Penguins Head Road, Culburra Beach by rezoning the lots to the Residential “A1” Zone under the City of Shoalhaven Local Environmental Plan 1985.</p>	6 April 2001
181	<p><b>WOODSTOCK</b></p> <p>This plan applies to Lots 13-17, DP 853617, Lots 3-7, DP 862443, Lot 26, DP 883925, Lots 8-12, DP 1012244, and Lots 18 and 19, DP 1018097, Kyeema Drive, Woodstock, as shown edged heavy black on the map marked “City of Shoalhaven Local Environmental Plan 1985 (Amendment No 181)” deposited in the office of the Council of the City of Shoalhaven.</p> <p>This plan aims to reinstate an allowance provision (with some modification) into Schedule 9 to City of Shoalhaven Local Environmental Plan 1985, so as to allow, with the consent of Shoalhaven City Council, the erection of dwelling-houses or the carrying out of dual occupancy development (where the development results in attached dwellings) on the land to which this plan applies.</p>	18 May 2001
177	<p>This plan applies to land situated in the City of Shoalhaven, in the vicinity of Jervis Bay, as shown coloured yellow with scarlet lettering “Water and Waste Water Infrastructure” or coloured grey with a broken black line on one side of the widening on the map marked “City of Shoalhaven Local Environmental Plan 1985 (Amendment No 177)” a copy of which is deposited in the office of the Council of the City of Shoalhaven.</p> <p>This plan aims to make changes to the zoning of the land to which this plan applies (which is, and will continue to be, subject to Jervis Bay Regional Environmental Plan 1996) from Zone 8(b) Proposed National Park under the 1996 plan:</p> <ul style="list-style-type: none"> <li>(a) so that part of the land will be zoned to Special Uses “A” (Water and Waste Water Infrastructure) under City of Shoalhaven Local Environmental Plan 1985 so as to enable the provision of existing and future water and waste water infrastructure, and</li> <li>(b) so that part of the land will be zoned to Special Uses “E” (Proposed Local Roads Reservation and Widening of Local Roads Reservation) under the 1985 plan so as to enable road widening and upgrading, and</li> <li>(c) so that the remainder of the land will not be zoned under the 1985 plan and will consequently enable the land to be used for the purpose of a road.</li> </ul>	1 June 2001
155	<p><b>ST GEORGES BASIN</b></p> <p>This plan applies to land at St Georges Basin, as shown edged</p>	15 June 2001

Amendment No.	Name	Gazetted
	<p>heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 155)" deposited in the office of the Council of the City of Shoalhaven.</p> <p>This plan aims to permit the erection of dwelling-houses on certain lots of land to which this plan applies.</p> <p>The objectives of this plan are:</p> <ul style="list-style-type: none"> <li>(a) to provide additional residential development opportunities in the St Georges Basin locality;</li> <li>(b) to provide for the widening of The Wool Road;</li> <li>(c) to provide for scenic preservation along The Wool Road; and</li> <li>(d) to limit vehicular access directly from the lots to The Wool Road.</li> </ul>	
183	<p>MILTON</p> <p>This plan applies to land situated in the City of Shoalhaven, being Lot 2, DP 875432, Wason Street, Milton, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 183)" deposited in the office of the Council of the City of Shoalhaven.</p> <p>This plan aims to rezone the land to which this plan applies from the Residential "A1" Zone to the Business "F" (Village) Zone under City of Shoalhaven Local Environmental Plan 1985 so as to allow the carrying out of development for the purposes of a village green and associated commercial uses.</p>	29 June 2001
182	<p>NOWRA</p> <ul style="list-style-type: none"> <li>(1) Subject to subclause (2), this plan applies to land situated in the City of Shoalhaven, being generally bounded by the Shoalhaven River, the Princes Highway, Moss Street and Ferry Lane, Nowra, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 182)" deposited in the office of the Council of the City of Shoalhaven.</li> <li>(2) This plan does not apply to that part of the land marked "Deferred Under Section 68 (5)" and edged heavy black on that map, being the deferred matter within the meaning of section 68 (5) of the <i>Environmental Planning and Assessment Act 1979</i>.</li> </ul> <p>This plan aims to rezone the land to which this plan applies in accordance with the recommendations contained in the Riverview Road Area--Nowra Floodplain Management Plan.</p>	6 July 2001
184	<p>BOMADERRY</p> <p>This plan applies to land situated in the City of Shoalhaven, being Lot 1, DP 884113, 13 Railway Street, Bomaderry, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No 184)" deposited in the office of the Council of the City of Shoalhaven.</p> <p>This plan aims:</p> <ul style="list-style-type: none"> <li>(a) to rezone the land to which this plan applies from the Special Uses "B" (Railways) Zone to the industrial "A" (General) Zone under City of Shoalhaven Local Environmental Plan 1985, and</li> <li>(b) to identify the historical significance of a weighbridge and shed situated on the land as items of the environmental heritage under that plan.</li> </ul>	21 September 2001

<b>Amendment No.</b>	<b>Name</b>	<b>Gazetted</b>
176	<p><b>LITTLE FOREST</b></p> <p>This plan applies to land situated in the City of Shoalhaven, at Little Forest, being Portion 1, Parish of Little Forest and Lot 61, DP 732602, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No 176)" deposited in the office of the Council of the City of Shoalhaven.</p> <p>This plan aims to permit the subdivision of the land to which this plan applies into small rural holdings consistent with the provisions of the Council's rural residential strategy. The objectives of this plan are:</p> <ul style="list-style-type: none"> <li>(a) to provide for rural small holding subdivision opportunities in the Milton/Ulladulla area, and</li> <li>(b) to provide for four lots on the cleared area to minimise the impact on prime crop and pasture land, and</li> <li>(c) to ensure existing native vegetation on the site is protected and retained, and</li> <li>(d) to ensure habitats for native fauna are protected, and</li> <li>(e) to minimise soil erosion and the discharge of contaminated waters into the local drainage system, and</li> <li>(f) to ensure the risk to life and property from bush fire is minimised.</li> </ul>	25 January 2002
185	<p>This plan applies to certain land shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No. 185)" deposited in the office of the Council of the City of Shoalhaven.</p> <p>This plan aims to set out the lot densities applicable to the development of certain land within zone No 1(c) under City of Shoalhaven Local Environmental Plan 1985.</p>	8 February 2002
187	<p><b>SHOALHAVEN HEADS</b></p> <p>This plan applies to land situated in the City of Shoalhaven, being Lot 2, DP 245762, 63 River Road, Shoalhaven Heads, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No 187)" deposited in the office of the Council of the City of Shoalhaven.</p> <p>This plan aims to provide for the continuing use of an existing charity shop on the land to which this plan applies.</p>	8 March 2002
189	<p><b>COOLANGATTA</b></p> <p>This plan applies to land situated in the City of Shoalhaven, in the vicinity of Bolong Road, Coolangatta, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No 189)" deposited in the office of the Council of the City of Shoalhaven.</p> <p>This plan aims:</p> <ul style="list-style-type: none"> <li>(a) to amend the zoning map supporting City of Shoalhaven Local Environmental Plan 1985 (the 1985 plan) to alter (by extension) the boundary of the Special Rural Lifestyle Area No 7 East Coolangatta Mountain Area (the Area): <ul style="list-style-type: none"> <li>(i) to provide for the relocation of an existing concessional allotment, and</li> <li>(ii) to correspond with the approved subdivision.</li> </ul> </li> <li>(b) to amend that zoning map to move one of the approved lots to a less visible location to reduce the visual impact of the future subdivision, and</li> <li>(c) to ensure that the total number of rural residential lots created in the Area (including the land referred to in paragraph (b)) is restricted to six lots, and</li> </ul>	31 May 2002

Amendment No.	Name	Gazetted
	<p>(d) to add an objective for the development of land in the Area to the 1985 plan, being the prohibition on the erection of buildings above the 38 metre Australian Height Datum contour in the Area.</p> <p>This plan also corrects a duplication of a clause number in the 1985 plan.</p>	
188	<p>This plan applies:</p> <p>(a) to land situated in the City of Shoalhaven within Zones Nos 1(a), 1(b), 1(d), 1(e), 1(g), 7(a), 7(c), 7(d1), 7(e), 7(f1) and 7(f3) under City of Shoalhaven Local Environmental Plan 1985, in relation to the amendments made by Schedule 1 [1]-[4], and</p> <p>(b) to Lot 8, DP 865023, and Lots 76, 77 and 78, DP 878143, Willinga Road, Bawley Point, in relation to the amendment made by Schedule 1 [5].</p> <p>This plan aims:</p> <p>(a) to allow the residue of land remaining after the creation of an allotment under clause 11 (3) of City of Shoalhaven Local Environmental Plan 1985 to be less than 40 hectares, and</p> <p>(b) to allow the Council of the City of Shoalhaven to grant consent to a subdivision under clause 11(3) before the allotment proposed to be created is lawfully used for a purpose nominated under that provision, if the Council is satisfied that the allotment will be used for such a purpose before the plan of subdivision or strata plan is registered, and</p> <p>(c) to allow the Council to consent to the erection of a dwelling-house on an allotment created for the purpose of a tourist facility under clause 11 (3) or (4) of that Plan, to provide a residence for a manager of the tourist facility, and</p> <p>(d) to vary the additional purposes for which development may be carried out on the land described in clause 3 (b).</p>	14 June 2002
192	<p><b>YERRIYONG</b></p> <p>This plan applies to land in the vicinity of R.A.N.A.S. Nowra (H.M.A.S. Albatross), as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No 149)" deposited in the office of Shoalhaven City Council.</p> <p>This plan aims to encourage the development of a wider range of uses on the land to which this plan applies by permitting development that is consistent with the objectives of the <i>City of Shoalhaven Local Environmental Plan 1985</i> rather than the narrower objectives of the relevant zone.</p>	28 June 2002
190	<p><b>ULLADULLA</b></p> <p>This plan applies to land situated in the City of Shoalhaven, being Portion 213 in the Parish of Ulladulla, at the corner of Parson Street and the Princes Highway, Ulladulla, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No 190)" deposited in the office of the Council of the City of Shoalhaven.</p> <p>This plan aims to allow, with the consent of the Council of the City of Shoalhaven, the carrying out of development on the land to which this plan applies for the purpose of the sale of electrical appliances (in conjunction with bulky goods retailing).</p>	5 July 2002
194	<p><b>VINCENTIA</b></p> <p>This plan aims:</p> <p>(a) to rezone the subject land to the Environment Protection</p>	2 August 2002

Amendment No.	Name	Gazetted
	<p>7(d2) (Special Scenic) Zone under the <i>City of Shoalhaven Local Environmental Plan 1985</i>, and</p> <p>(b) to provide for the erection of one dwelling-house on the subject land on the south side of the creek on that land.</p> <p>This plan applies to land situated in the City of Shoalhaven, being Lot 3 DP 810820, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No 194)" deposited in the office of the Council of the City of Shoalhaven.</p>	
186	<p>YALWAL</p> <p>This plan aims to amend the City of Shoalhaven Local Environmental Plan 1985:</p> <p>(a) to permit tourist facilities on certain land in the vicinity of Danjera Dam, Yalwal, within Zone No 7(c) under that plan, and</p> <p>(b) to ensure that the water quality of Danjera Dam is safeguarded, and</p> <p>(c) to acknowledge the heritage significance of the area by identifying it as an item of environmental heritage under that plan, and</p> <p>(d) to ensure that matters relating to sound environmental, cultural and economic management, visual impact, heritage, management of riparian buffer zones, effluent management, erosion control and size and scale of any tourist facilities are adequately addressed.</p> <p>This plan applies to land situated in the City of Shoalhaven local government area at Yalwal, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment N0 186)" deposited in the office of the Council of the City of Shoalhaven.</p>	23 August 2002
193	<p>CALLALA BAY</p> <p>(1) This plan aims to amend the <i>City of Shoalhaven Local Environmental Plan 1985</i>:</p> <p>(a) to redefine the boundaries of the foreshore reserve and rezone part of the foreshore reserve from Zone No 6(c) (Open Space – Recreation "C" (Proposed) Zone) to Zone No 7(f1) (Environment Protection "F1" (Coastal) Zone), and</p> <p>(b) to rezone part of the foreshore reserve from Zone No 3(g) (Business "G" (Development Area) Zone) to Zone No 7(f1) (Environment Protection "F1" (Coastal) Zone), and</p> <p>(c) to rezone certain residential lots from Zone No 3(g) (Business "G" (Development Area) Zone) to Zone No 2(a1) (Residential "A1" Zone), and</p> <p>(d) to allow for medium density development on 2 of the rezoned residential lots, and</p> <p>(e) to prohibit development for the purpose of a caravan park or dwelling on certain land within Zone No 7(f1) (Environment Protection "F1" (Coastal) Zone).</p> <p>(2) This plan also corrects an anomaly in a provision of the <i>City of Shoalhaven Local Environmental Plan 1985</i>.</p> <p>This plan applies to land situated in the City of Shoalhaven at Callala Bay, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No 193)" deposited in the office of the Council of the City of Shoalhaven.</p>	27 September 2002
199	This plan aims:	14 March 2003

Amendment No.	Name	Gazetted
	<p>(a) to adopt a new definition of <i>home activity</i> in <i>City of Shoalhaven Local Environmental Plan 1985</i>, and</p> <p>(b) to provide that development may be carried out for the purposes of home activities in Zones Nos 7(c) and 7(e), but only with development consent, and</p> <p>(c) to remove certain restrictions imposed on use of a building for, and development for, the purpose of a home activity.</p> <p>This plan applies to all land situated in the City of Shoalhaven to which <i>City of Shoalhaven Local Environmental Plan 1985</i> applies.</p>	
201	<p>NOWRA</p> <p>This plan aims to provide for the use of Lot 1, DP 1006744, Graham Street, Nowra for the wholesale retail of fruit and vegetables for a maximum period of 10 years, with no further intensification of the current use of the site to be permitted.</p> <p>This plan applies to land situated in the City of Shoalhaven, being Lot 1, DP 1006744, Graham Street, Nowra, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No 201)".</p>	14 March 2003
200	<p>SHOALHAVEN CITY</p> <p>This plan aims to remove the provisions in the <i>City of Shoalhaven Local Environmental Plan 1985</i> (clause 17) relating to density controls for residential flat buildings. This plan applies to all land within the City of Shoalhaven local government area under the <i>City of Shoalhaven Local Environmental Plan 1985</i>.</p>	4 April 2003
195	<p>MILTON/ULLADULLA</p> <p>This plan applies to all land to which <i>City of Shoalhaven Local Environmental Local Environmental Plan 1985</i> applies. To the extent that this plan rezones land, it applies to the land shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No 195)" deposited in the office of the Council of the City of Shoalhaven. This plan aims:</p> <ul style="list-style-type: none"> <li>(a) to rezone certain land so as to provide for the orderly and efficient residential expansion of the Milton and Ulladulla areas, and</li> <li>(b) to provide for a variety of uses to efficiently service that residential expansion, and</li> <li>(c) to maintain or improve the water quality of water bodies, including wetlands and water courses, by regulating development near foreshore building lines, and</li> <li>(d) to provide for safe and efficient access to commercial areas, and</li> <li>(e) to provide for the social, cultural and recreational needs of the community, and</li> <li>(f) to protect significant items of Aboriginal heritage, and</li> <li>(g) to omit references to Zone No 3 (e) from <i>City of Shoalhaven Local Environmental Plan 1985</i>, and</li> <li>(h) to provide for the development of certain land for the purpose of tourist facilities, and</li> <li>(i) to make minor amendments to <i>City of Shoalhaven Local Environmental Plan 1985</i> of a law revision nature.</li> </ul>	13 June 2003

Amendment No.	Name	Gazetted
196	<p>BAMARANG, BANGALEE, BERRARA, BURRIER, CAMBEWARRA, CONJOLA, COOLANGATTA, LONGREACH, MUNDAMIA, NORTH NOWRA, ST GEORGES BASIN, SHOALHAVEN HEADS, SUSSEX INLET, VINCENTIA AND YATTE YATTAH</p> <p>This plan applies to land situated in Bamarang, Bangalee, Berrara, Burrier, Cambewarra, Conjola, Coolangatta, Longreach, Mundamia, North Nowra, St Georges Basin, Shoalhaven Heads, Sussex Inlet, Vincentia and Yatte Yattah, as shown edged heavy black on Sheets 1 and 2 of the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No 196)" deposited in the office of Shoalhaven City Council.</p> <p>Aims of plan:</p> <p>(1) This plan aims to reclassify part of the land to which this plan applies from community land to operational land within the meaning of the <i>Local Government Act 1993</i>.</p> <p>(2) This plan also aims to rezone part of the land to which this plan applies so as to correct a zoning anomaly for certain land at Berrara, Conjola and Sussex Inlet.</p> <p>(3) This plan incidentally makes more extensive provisions in <i>City of Shoalhaven Local Environmental Plan 1985</i> for the classification or reclassification of public land as operational land as a consequence of major changes to the statutory scheme in section 30 (Reclassification of community land as operational) of the <i>Local Government Act 1993</i>.</p>	11 July 2003
197	<p>KANGAROO VALLEY</p> <p>This plan applies to land situated in the City of Shoalhaven, being Lot 11, DP 866737, Moss Vale Road, Kangaroo Valley, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendments No. 197)" deposited in the office of the Council of the City of Shoalhaven.</p> <p>This plan aims to reclassify the land to which this plan applies from community to operational land within the meaning of the <i>Local Government Act 1993</i>.</p>	11 July 2003
203	<p>WORROWING HEIGHTS</p> <p>This plan applies to land situated in the City of Shoalhaven, being Lot 4, DP 8771, Birriga Avenue, Worrowing Heights in the Parish of Bherwerre, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No 203)" deposited in the office of the Council of the City of Shoalhaven.</p> <p>This plan aims to allow, with the consent of the Council of the City of Shoalhaven, the erection of a dwelling-house on the land to which this plan applies.</p>	12 September 2003
198	<p>BOMADERRY</p> <p>This plan applies to land situated in the City of Shoalhaven, being part of Lot 10, DP 245290, Concorde Way, Bomaderry, in the Parish of Bunberra and County of Camden, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No 198)" deposited in the office of the Council of the City of Shoalhaven.</p> <p>This plan aims:</p> <p>(a) to reclassify the land to which this plan applies, which is</p>	19 September 2003

Amendment No.	Name	Gazetted
	currently public land, from community to operational land within the meaning of the <i>Local Government Act 1993</i> , for the purpose of selling surplus land, and (b) to rezone the land to the Industrial "A" (General) Zone under the <i>City of Shoalhaven Local Environmental Plan 1985</i> so that it can be used for industrial purposes.	
204	EROWAL BAY This plan applies to land situated in the City of Shoalhaven, being Lot 29, Section 10, DP 9182, Grand View Street, Erowal Bay, as shown edged heavy black and lettered "2(a1)" on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No 204)" deposited in the office of the Council of the City of Shoalhaven. This plan aims to rezone the land to which this plan applies from Special Uses "C" (Reservation – School) to Zone No 2(a1) (the Residential "A1" Zone) under the <i>City of Shoalhaven Local Environmental Plan 1985</i> .	24 October 2003
207	LAKE CONJOLA This plan applies to land situated in the City of Shoalhaven, being Lot 26, DP 1016153, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No 207)" deposited in the office of the Council of the City of Shoalhaven. The aims of this plan are: (a) to rezone Lot 26, DP 1016153 to the Environmental Protection "F1" (Coastal) Zone under <i>City of Shoalhaven Local Environmental Plan 1985</i> , and (b) to prohibit development for the purpose of camping grounds, caravan parks, dwelling-houses or golf courses on that land.	14 November 2003
209	NOWRA This plan applies to land situated in the City of Shoalhaven, being part of Lot 2, DP 802068, Brereton Street, Nowra, in the Parish of Nowra and County of St Vincent, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No 209)" deposited in the office of the Council of the City of Shoalhaven. This plan aims to reclassify the land to which this plan applies from community land to operational land within the meaning of the <i>Local Government Act 1993</i> .	14 November 2003
211	This plan applies to land situated in the City of Shoalhaven, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No 211)" deposited in the office of the Council of the City of Shoalhaven. This plan aims to rectify an administrative error in the map that supported the recently gazetted <i>City of Shoalhaven Local Environmental Plan 1985 (Amendment No 195)</i> .	28 November 2003
205	VINCENTIA This plan applies to land situated at Vincentia in the City of Shoalhaven, being land shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No 205)" deposited in the office of the Council of the City of Shoalhaven. This plan aims: (a) to provide for the proper management of wetlands and lands of high scenic quality, and (b) to provide for the social amenity of the Vincentia district.	6 February 2004

Amendment No.	Name	Gazetted
208	<p>NOWRA</p> <p>This plan applies to land situated in the City of Shoalhaven, being Lot 2, DP 714140, Riverview Road, Nowra, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No 208)" deposited in the office of the Council of the City of Shoalhaven. This plan aims:</p> <p>(a) to rezone part of the land to which this plan applies from Zone No 2 Village or Township under <i>Interim Development Order No 1 – Shire of Shoalhaven (the IDO)</i> to zone No 2(a4) (the Residential "A4" (Restricted Development Zone) under the <i>City of Shoalhaven Local Environmental Plan 1985 (the 1985 plan)</i> and to prohibit the subdivision of that land, and</p> <p>(b) to rezone the remaining land from Zone No 2 under the IDO to Zone No 6(a) (the Open Space – Recreation "A" (Existing) Zone) under the 1985 plan.</p>	6 February 2004
213	<p>(1) In respect of the aim set out in clause 2(a), this plan applies to part of Lots 31 and 32, DP 1049913, The Wool Road, Worrowing Heights, as shown edged heavy black and lettered "1(d)" or "2(e)" on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No 213)" deposited in the office of the Council of the City of Shoalhaven.</p> <p>(2) In respect of the aim set out in clause 2(b), this plan applies to part of Lot 2, DP 1008459, Caulfield Parade, Worrowing Heights, as shown edged heavy black and lettered "7(a)" on that map.</p> <p>(3) In respect of the aim set out in clause 2(c), this plan applies to a strip of land fronting The Wool Road, Worrowing Heights, as shown by a heavy black line and lettered "6(c)" on that map.</p> <p>(4) In respect of the aim set out in clause 2(d), this plan applies to all land in the City of Shoalhaven under <i>City of Shoalhaven Local Environmental Plan 1985 (the 1985 plan)</i>.</p> <p>(5) In respect of the aim set out in clause 2(e), this plan applies to land within Zone No 7(d2) (the Environment Protection "D2" (Special Scenic) Zone) under the 1985 plan.</p> <p>(6) In respect of the aims set out in clause 2(f), this plan applies to the land to which clause 54 of the 1985 plan applies and to SP 66005, Superb Crescent, Callala Bay</p> <p>This plan aims:</p> <p>(a) to rezone part of the land to which this plan applies to partly Zone No 1(d) (the Rural "D" (General Rural) Zone) and partly Zone No 2(e) (the Residential "E" (Village) Zone) under <i>City of Shoalhaven Local Environmental Plan 1985 (the 1985 plan)</i>, and</p> <p>(b) to rezone part of the land to Zone No 7(a) (the Environment Protection "A" (Ecology) Zone) under the 1985 plan, and</p> <p>(c) to clearly identify on the map referred to in clause 3 a part of the land (being a strip of land) as zoned existing Open Space – Recreation "C" (Proposed) land under the 1985 plan, and</p> <p>(d) to rename the 1985 plan as <i>Shoalhaven Local Environmental Plan 1985</i>, to assist with locating the 1985 plan on the State's legislation database, and</p> <p>(e) to prohibit home activities on land within Zone No 7 (d2)</p>	5 March 2004

Amendment No.	Name	Gazetted
	(the Environment Protection "D2" (Special Scenic) Zone) under the 1985 plan, and (f) to correct minor anomalies relating to an incorrect clause heading and a partial land description in the 1985 plan.	
202	<p>NOWRA</p> <p>This plan applies to land situated in the City of Shoalhaven, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No 202)" deposited in the office of the Council of the City of Shoalhaven except for the land shown edged heavy black and marked "Deferred" being land excluded from the application of this plan pursuant to section 70(4) of the <i>Environmental Planning and Assessment Act 1979</i>.</p> <p>The aims of this plan are as follows:</p> <ul style="list-style-type: none"> <li>(a) to rezone certain land at Nowra to Zone 3(a) (Business "A" (Retail) Zone), Zone No 3(g) (Business "G" (Development Area) Zone) and Zone No 5(a) (Special Uses "A" Zone) under the <i>City of Shoalhaven Local Environmental Plan 1985</i>,</li> <li>(b) to implement the principles of the Nowra CBD Strategy,</li> <li>(c) to maintain the traffic integrity of the Princes Highway,</li> <li>(d) to provide for additional retail opportunities and other compatible uses to enhance the commercial and social role of Nowra as a sub-regional centre,</li> <li>(e) to provide safe and improved vehicle and pedestrian interaction between Nowra Fair and the Nowra CBD.</li> </ul>	2 April 2004
206	<p>This plan applies to all land in the City of Shoalhaven to which <i>City of Shoalhaven Local Environmental Plan 1985</i> and <i>Interim Development Order No 1 – Shire of Shoalhaven</i> apply.</p> <p>(1) This plan aims to amend <i>City of Shoalhaven Local Environmental Plan 1985</i>:</p> <ul style="list-style-type: none"> <li>(d) to permit the subdivision of land in rural areas in certain circumstances, and</li> <li>(e) to update references to <i>Development Control Plan No 89 Exempt and Complying Development</i>, which has been remade, and</li> <li>(f) to correct the heading to two provisions.</li> </ul> <p>(2) This plan also aims to amend <i>Interim Development Order No 1 – Shire of Shoalhaven</i> to update references to <i>Development Control Plan No 89 Exempt and Complying Development</i>.</p>	6 August 2004
214	<p>NOWRA</p> <p>This plan applies to land situated in the City of Shoalhaven, being Lot 7, DP 809132, Lyrebird Drive, Nowra, as shown edged heavy black on the map marked "Shoalhaven Local Environmental Plan 1985 (Amendment No 214)" deposited in the office of the Council of the City of Shoalhaven.</p> <p>This plan aims to rezone the land to which this plan applies to</p>	22 October 2004

Amendment No.	Name	Gazetted
	Zone No 2(a4) (the Residential "A4" (Restricted Development Zone) under <i>Shoalhaven Local Environmental Plan 1985</i> in line with the recommendations contained in the <i>Riverview Road Area – Nowra Floodplain Management plan</i> .	
215	<p>NOWRA</p> <p>The aims of this plan are:</p> <ul style="list-style-type: none"> <li>(a) to rezone part of the subject land to Zone No 3(b) (the Business "B" (Transitional) Zone) under <i>Shoalhaven Local Environmental Plan 1985</i>, in accordance with the Nowra CBD Strategy, and</li> <li>(b) to allow for landscaping and buildings which, through the use of good design, materials and colours, are appropriate to the strategic location of the land and significantly improve the appearance of the locality which serves as an important gateway to the Nowra CBD, and</li> <li>(c) to provide for future road widening to help facilitate the arterial road upgrading associated with the development of the Nowra CBD, and</li> <li>(d) to ensure that the traffic impact associated with the future development of the subject land is appropriately managed and any vehicular access to the land from North Street is minimised and appropriately located.</li> </ul> <p>This plan applies to land situated in the City of Shoalhaven, being Lot 6, DP 260281 Moss Street and Princes Highway, Lots 3 and 4, Section 3, DP 1607 Moss Street, Lot 5, DP 701773 North Street and Princes Highway and Lots 3 to 14, Section 4, DP 1607 North Street and Brereton Street, Nowra, in the Parish of Nowra and County of St Vincent, as shown edged heavy black and with red and white bands edged with a broken black line on the map marked "Shoalhaven Local Environmental Plan 1985 (Amendment No 215)" deposited in the office of the Council of the City of Shoalhaven.</p>	29 October 2004
216	<p>NORTH NOWRA</p> <p>The aim of this plan is to provide for the use of the subject land as a medical centre.</p> <p>This plan applies to Lots 1 and 2, DP 260511, McMahons Road, North Nowra, as shown edged heavy black on the map marked "Shoalhaven Local Environmental Plan 1985 (Amendment No 216)" deposited in the office of the Council of the City of Shoalhaven.</p>	29 October 2004
SEPP	<p>REPEAL OF CONCURRENCE &amp; REFERRAL PROVISIONS 2004</p> <p>The aim of this policy is to amend certain Environmental Planning Instruments to omit requirements to obtain certain concurrences or refer certain matters to various bodies.</p> <p>Amended clauses 39E(4) and 39(E)(5)(b) to remove required consultation with the Roads &amp; traffic Authority.</p>	17 December 2004 (Commenced 28 February 2005)
218	This plan aims to replace a provision in <i>Shoalhaven Local</i>	11 March 2005

Amendment No.	Name	Gazetted
	<p><i>Environmental Plan 1985</i> with a new provision to further ensure that:</p> <ul style="list-style-type: none"> <li>(a) emergency personnel and properties are adequately protected from bush fires, and</li> <li>(b) future development does not adversely affect existing bush fire protection strategies.</li> </ul> <p>This land applies to all land situated in the City of Shoalhaven to which <i>Shoalhaven Local Environmental Plan 1985</i> applies.</p>	
221	<p>SANCTUARY POINT</p> <p>This plan aims to rezone the land to which this plan applies to Zone No 3(f) (the Business "F" (Village) Zone) under <i>Shoalhaven Local Environmental Plan 1985</i> to allow the land to be used for commercial purposes.</p> <p>This plan applies to Lots 658, 681, 690 and 691, DP 27855, and known respectively as 130 Macleans Point Road and 207, 189 and 187 Kerry Street, Sanctuary Point, as shown edged heavy black and lettered "3(f)" on the map marked "Shoalhaven Local Environmental Plan 1985 (Amendment No 221)" deposited in the office of the Council of the City of Shoalhaven.</p>	17 June 2005
219	<p>BEAUMONT</p> <p>This plan aims to allow, with the consent of Shoalhaven City Council, the carrying out of development on the land to which this plan applies for the purpose of relocating and improving the existing Cambewarra Mountain communications facility, but only if the Council is satisfied as to the following matters:</p> <ul style="list-style-type: none"> <li>(a) bushfire threat,</li> <li>(b) flora and fauna protection,</li> <li>(c) soil and water management,</li> <li>(d) visual impact and landscaping,</li> <li>(e) Aboriginal heritage,</li> <li>(f) building design,</li> <li>(g) risk factors.</li> </ul> <p>This plan applies to land situated in the City of Shoalhaven, being Lot 2, DP 849185 and part of adjacent road reserve, Cambewarra Lookout Road, Beaumont, as shown edged heavy black on the map marked "Shoalhaven Local Environmental Plan 1985 (Amendment No 219)" deposited in the office of the Council of the City of Shoalhaven.</p>	1 July 2005
222	<p>SOUTH NOWRA</p> <p>This plan aims to reclassify the land to which this plan applies from community land to operational land within the meaning of the <i>Local Government Act 1993</i>.</p> <p>This plan applies to land situated in the City of Shoalhaven, being Lot 46, DP 31078, Hillcrest Avenue, South Nowra, as shown edged heavy black on the map marked "Shoalhaven Local Environmental Plan 1985 (Amendment No 222)" deposited in the office of the Council of the City of Shoalhaven.</p>	1 July 2005
226	<p>ULLADULLA &amp; HUSKISSON</p> <p>This plan aims:</p> <ul style="list-style-type: none"> <li>(a) to rezone part of the land to which this plan applies, being land in the Ulladulla commercial area, from Zone No 5 (a) (the Special Uses "A" Zone) to Zone No 3 (a) (the Business "A" (Retail) Zone) under <i>Shoalhaven Local Environmental Plan 1985 (the 1985 plan)</i>, and</li> </ul>	12 August 2005

Amendment No.	Name	Gazetted
	<ul style="list-style-type: none"> <li>(b) to rezone the remaining land, being land in the Huskisson commercial area, from partly Zone No 5 (a) (the Special Uses "A" Zone) and partly Zone No 5 (c) (the Special Uses "C" (Reservation) Zone) to Zone No 3 (f) (the Business "F" (Village) Zone) under the 1985 plan, and</li> <li>(c) to ensure the adequate provision of car parking for, and service vehicle access to, that land and the adjoining land.</li> </ul> <p>This plan applies to land situated in the City of Shoalhaven, being:</p> <ul style="list-style-type: none"> <li>(a) Lot 1, DP 792523, Lot 11, DP 791198, Lot 2, DP 717433, part of Lot 12, Section 2, DP 759018, part of SP 69933 and part of Lot 10, DP 791198, at Ulladulla, as shown edged heavy black and lettered "3 (a)" on the map marked "Shoalhaven Local Environmental Plan 1985 (Amendment No 226)" deposited in the office of the Council of the City of Shoalhaven, and</li> <li>(b) Lot B, DP 348180 and Lots 1 and 23, DP 7169, at Huskisson, as shown edged heavy black and lettered "3 (f)" on that map.</li> </ul>	
223	<p>The aims of this plan are:</p> <ul style="list-style-type: none"> <li>(a) to provide that <i>State Environmental Planning Policy No 15 – Rural Landsharing Communities</i> no longer applies to the City of Shoalhaven local government area, and</li> <li>(b) to allow certain dwelling-houses for which development consent was granted pursuant to <i>State Environmental Planning Policy No 15 – Rural Landsharing Communities</i> or under the repealed <i>State Environmental Planning Policy No 15 – Multiple Occupancy of Rural Land</i> to be located on individual lots created by subdivisions under the provisions of the <i>Community Land Development Act 1989</i>, and</li> <li>(c) to allow consent to be granted by Shoalhaven City Council pursuant to <i>State Environmental Planning Policy No 15 – Rural Landsharing Communities</i> for certain dwellings if the consent is granted to a pending development application within 2 years after the commencement of this plan.</li> </ul> <p>This plan applies to all land within the City of Shoalhaven local government area.</p>	30 September 2005
224	<p>SUSSEX INLET</p> <p>This plan aims:</p> <ul style="list-style-type: none"> <li>(a) to rezone the land to which this plan applies from Zone No 5(a) (the Special Uses "A" Zone) to partly Zone No 3(a) (the Business "A" (Retail) Zone), partly Zone No 3(f) (the Business "F" (Village) Zone) and partly Zone No 3(g) (the Business "G" (Development Area) Zone) under <i>Shoalhaven Local Environmental Plan 1985</i>, and</li> <li>(b) to ensure the adequate provision of car parking and service vehicle access to that land and the adjoining</li> </ul>	30 September 2005

Amendment No.	Name	Gazetted
	<p>land, and  (c) to prohibit the carrying out of development on the land for the purposes of dwellings, dwelling-houses and motels.</p> <p>This plan applies to certain land situated in the City of Shoalhaven, in the Sussex Inlet commercial centre on the northern and southern side of Jacobs Drive, Sussex Inlet, as shown edged heavy black and lettered "3(a)", "3(f)" or "3(g)" on the map marked "Shoalhaven Local Environmental Plan 1985 (Amendment No 224)" deposited in the office of Shoalhaven City Council.</p>	
228	<p>NOWRA</p> <p>This plan aims to rezone the land to which this plan applies from Zone No 5 (e) (the Special Uses "E" (Proposed Local Roads Reservation and Widening of Local Roads Reservation) Zone) to partly Zone No 3 (b) (the Business "B" (Transitional) Zone) and partly Zone No 5 (e) (the Special Uses "E" (Proposed Local Roads Reservation and Widening of Local Roads Reservation) Zone) under <i>Shoalhaven Local Environmental Plan 1985</i> so as:</p> <p>(a) to provide for the use of part of the land for commercial purposes, and  (b) to provide a straight alignment to the road reservation along the western side of Burr Avenue, Nowra.</p> <p>This plan applies to land situated in the City of Shoalhaven, being certain land fronting Worrigea and Plunkett Streets and Burr Avenue, Nowra, as shown distinctively coloured, edged with heavy black lines or broken black lines and lettered "3(b)" or "5(e)" on the map marked "Shoalhaven Local Environmental Plan 1985 (Amendment No 228)" deposited in the office of the Council of the City of Shoalhaven.</p>	28 October 2005
227	<p>CULBURRA BEACH, SANCTUARY POINT, HUSKISSON</p> <p>The aim of this plan is to reclassify the land to which this plan applies from community land to operational land within the meaning of the Local Government Act 1993.</p> <p>This plan applies to the following land situated in the City of Shoalhaven:</p> <p>(a) part of Lot 3, DP 602505, Brighton Parade, Culburra Beach,  (b) part of Lot 4, DP 806393, Kerry Street, Sanctuary Point,  (c) Lot 71, DP 789148 and Lot 2, DP 806110, Owen Street, Huskisson,  as shown edged heavy black on the map marked "Shoalhaven Local Environmental Plan 1985 (Amendment No 227)" deposited in the office of the Council of the City of Shoalhaven.</p>	18 November 2005
229	<p>CAMBEWARRA</p> <p>This plan aims to designate the land to which this plan applies as a scenic preservation area under <i>Shoalhaven Local Environmental Plan 1985</i>.</p> <p>This plan applies to land situated in the City of Shoalhaven, being rural land in Cambewarra and Bangalee surrounding the village of Cambewarra, as shown edged heavy black and hatched on the map marked "Shoalhaven Local Environmental</p>	2 December 2005

Amendment No.	Name	Gazetted
	Plan 1985 (Amendment No 229)" deposited in the office of the Council of the City of Shoalhaven.	
230	This plan applies to all land situated in the City of Shoalhaven to which Shoalhaven Local Environmental Plan 1985 applies. The aim of this plan is to provide for the use of dwellings as short-term rental accommodation for visitors without the need for development consent.	16 June 2006
220	NOWRA The aims of this plan are: (a) to rezone part of the land to which this plan applies partly to Zone No 3(d) (Business "D" (Commercial) Zone) and partly to Zone No 3(g) (Business "G" (Development Area) Zone) under <i>Shoalhaven Local Environmental Plan 1985</i> , and (b) to ensure that a development control plan is prepared in relation to certain land north of Graham Street and between the Princes Highway and Bridge Road, Nowra before development of the land is carried out.  This plan applies to land situated in the City of Shoalhaven, being Lots 5 and 6, DP 813461, Lot 1, DP 194884, Lots A and B, DP 158942, part Lot 3, DP 152829, part Lot 96, DP 755952 (Por 96), Lots 2 and 3, DP 552527, Lot A, DP 161574, Lot 1, DP 513571, Lots 5 and 6, DP 975062, Lots 7 and 8, DP 600782, Lots 8 and 9, DP 605984, Lots 9 and 10, DP 607132, Lots 10 and 11, DP 606121, part Lot 1 and part Lot 2, DP 130993, Lots 1 and 2, DP 115820 and Lot 12, DP 609964, Bridge Road and Graham Street, Nowra, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No 220)" deposited in the office of the Council of the City of Shoalhaven.	24 November 2006
231	BERRY This plan aims to rezone the land to which this plan applies from Zone No 5(b) (Special Uses "B" (Railways) Zone) to Zone No 2(a1) (Residential "A1" Zone) under <i>Shoalhaven Local Environmental Plan 1985</i> to provide for the use of the land for residential purposes.  This plan applies to land situated in the City of Shoalhaven, being Lot 1, DP 1022140, 66 Prince Alfred Street, Berry, as shown edged heavy black on the map marked "Shoalhaven Local Environmental Plan 1985 (Amendment No 231)" deposited in the office of the Council of the City of Shoalhaven.	24 November 2006
REP	DRINKING WATER CATCHMENTS REGIONAL ENVIRONMENTAL PLAN NO 1 This plan aims: (a) to create healthy water catchments that will deliver high quality water while sustaining diverse and prosperous communities, and (b) to provide the statutory components in Sustaining the Catchments that, together with the non-statutory components in Sustaining the Catchments, will achieve the aim set out in paragraph (a), and (c) to achieve the water quality management goals of: (i) improving water quality in degraded areas and critical locations where water quality is not suitable for the relevant environmental values, and (ii) maintaining or improving water quality where it is currently suitable for the relevant environmental	9 June 2006 (commenced 1 January 2007)

Amendment No.	Name	Gazetted
	values.  Inserted clause 24A Development within the hydrological catchment comprising intensive plant growing.	
212	This plan applies to all land within the City of Shoalhaven under <i>Shoalhaven Local Environmental Plan 1985</i> This plan aims: (a) to identify and conserve the environmental heritage of the City of Shoalhaven, and (b) to conserve the heritage significance of existing significant fabric, relics, settings and views associated with the heritage significance of heritage items and heritage conservation areas, and (c) to ensure that archaeological sites and places of Aboriginal heritage significance are conserved, and (d) to ensure that the heritage conservation areas throughout the City of Shoalhaven retain their heritage significance.	13 April, 2007
Statute Law Act No 27	Statute Law (Miscellaneous Provisions) Act 2007. Assented to 4 July 2007 Date of commencement of Sch 2, assent, sec 2(2)	
Statute Law Act No 82	Statute Law (Miscellaneous Provisions) Act (No 2) 2007. Assented to 7 December 2007 Date of commencement of Sch 3, assent, sec 2(2)	
232	DOLPHIN POINT This plan aims to: (a) rezone part of the land to which this plan applies from Zone No 6(b) (Open Space-Recreation "B" (Private) Zone) to Zone No 2(c) (Residential "C" (Living Area) Zone) for residential purposes, and (b) rezone the remaining land from Zone No 6(b) (Open Space- Recreation "B" (Private) Zone) to Zone No 7(d2) (Environment Protection "D2" (Special Scenic) Zone) to preserve a riparian corridor so as to maintain stream water quality in this sensitive location and provide opportunities for biodiversity connectivity.  This plan applies to land situated in the City of Shoalhaven, being part of Lot 11, DP 1104789, Dolphin Point Road, Dolphin Point, as shown distinctively coloured and edged and lettered "2(c)" or "7(d2)" on the map marked "Shoalhaven Local Environmental Plan 1985 (Amendment No 232)" deposited in the office of the Council of the City of Shoalhaven.	22 February, 2008
SEPP	REPEAL OF CONCURRENCE & REFERRAL PROVISIONS 2008 The aims of this Policy are: (a) to amend certain Environmental Planning Instruments so as to omit provisions requiring consent authorities to obtain certain concurrences under section 30 of the <i>Environmental Planning and Assessment Act 1979</i> or to refer certain matters to various persons or bodies, and (b) to replace certain concurrence or referral provisions within environmental planning instruments with matters for the relevant Council's consideration, and (c) to omit provisions in certain regional environmental plans that relate to policies for the preparation of draft local environmental plans and consultation requirements, and (d) to make other miscellaneous amendments to	12 December 2008 (Commenced 15 December 2008)

Amendment No.	Name	Gazetted
	environmental planning instruments.  Removed clause 20H requiring notification to the Heritage Council. Amended clauses 20I & J, 39A, 39BB, 46, 49 & 50. Added Notes to clauses 20E and 50.	
235	<p>ULLADULLA</p> <p>This plan aims to:</p> <ul style="list-style-type: none"> <li>(a) rezone the former Ulladulla Sewerage Treatment Works to allow the site to be appropriately redeveloped and to enable the natural environmental values of the site to be recognised and maintained, and</li> <li>(b) provide for a wider range of potential uses of part of the former Ulladulla Sewerage Treatment Works site, by allowing development that is permitted with or without consent on land within Zone No 6(a) (Open Space – Recreation “A” (Existing) Zone) on that land that is rezoned as Zone No 4 (b) (Industrial “B” (Light) Zone) and,</li> <li>(c) remove the 30 metre building line that applies to certain industrial land at South Ulladulla and allow the building line to be determined and applied under the relevant development control plan, and</li> <li>(b) amend the definition applying to bulky goods retailing to also include premises used primarily for the sale of electrical appliances and to allow the ancillary sale of foodstuffs or clothing, and</li> <li>(e) allow certain community events to be held on public reserves or other public land without the need for development consent.</li> </ul> <p>In respect of the aims referred to in clause 2 (a)-(c), this plan applies to land shown edged heavy black on Sheets 1 and 2 of the map marked “Shoalhaven Local Environmental Plan 1985 (Amendment No 235)”, deposited in the office of the Council of the City of Shoalhaven.</p> <p>In respect of the aims referred to in clause 2 (d) and (e), this plan applies to all land to which Shoalhaven Local Environmental Plan 1985 applies.</p>	22 May 2009
237	<p>NOWRA</p> <p>This Plan applies to certain land at Bridge Road, Graham Street and the Princes Highway, Nowra, as shown edged heavy black on the map marked “Shoalhaven Local Environmental Plan 1985 (Amendment No 237)” deposited in the office of Shoalhaven City Council.</p>	19 February 2010
236	<p>MILTON</p> <p>This Plan applies to Lot 1, DP 780801 and Lot 1, DP 737576, Princes Highway, Milton, as shown edged heavy black on the map marked “Shoalhaven Local Environmental Plan 1985 (Amendment No 236)” deposited in the office of Shoalhaven City Council.</p>	30 April 2010
238	<p>TAPITALLEE</p> <p>This plan applies to certain land at Tapitallee, being:</p> <ul style="list-style-type: none"> <li>(a) land shown coloured orange, edged with a heavy black broken line, hatched and identified as “Land to be dedicated for addition to Bangalee Reserve” on the map marked “Shoalhaven Local Environmental Plan 1985 (Amendment No 238)” deposited in the office of Shoalhaven City Council, and</li> </ul>	21 April 2011

<b>Amendment No.</b>	<b>Name</b>	<b>Gazetted</b>
	(b) Lot 21, DP 1092927, Lilly Pilly Lane, as shown coloured orange on the amending map.	
240	NOWRA This Plan applies to part of Lot 7300, DP 1132679, Scenic Drive, Nowra, as shown coloured yellow, edged in heavy black and lettered scarlet " Health Services Facility" on the map marked "Shoalhaven Local Environmental Plan 1985 (Amendment No 240)" deposited in the office of Shoalhaven City Council.	23 September 2011
239	NARRAWALLEE This plan applies to part of Lot 300, DP 792411, Ross Avenue, Narrawallee (Garrads Lagoon), as shown coloured orange, edged heavy black and identified as "7 (a)" on the map marked " Shoalhaven Local Environmental Plan 1985 (Amendment No 239)" deposited in the office of Shoalhaven City Council.	21 October 2011
191	NARRAWALLEE This plan applies to part of Lot 29, DP 874275, Seascape Close, Narrawallee, as shown distinctively coloured and identified as "2(a1)" and "7(d2)" on the map marked "Shoalhaven Local Environmental Plan 1985 (Amendment No 191)" deposited in the office of Shoalhaven City Council.	21 October 2011