

PUBLIC EXHIBITION - SHOALHAVEN LOCAL ENVIRONMENTAL PLAN (LEP) 2014 - PLANNING PROPOSAL (PP027) - REVIEW OF SUBDIVISION PROVISIONS

This Planning Proposal (PP027) will be publicly exhibited from **Wednesday 22 April to Friday 22 May 2020 (inclusive)**.

Given that Council's customer service centres and other facilities are currently closed to the public in response to COVID-19, the Planning Proposal will be available for viewing on Council's public exhibition webpage:

(www.shoalhaven.nsw.gov.au/MyCouncil/Publicexhibition).

The Planning Proposal intends to amend Shoalhaven LEP 2014 to:

- Include a new sub clause in clause 4.1 Minimum subdivision lot size to clarify that for the purpose of calculating the area of a battle-axe lot, an access handle is excluded from the calculation.
- Replace existing clause 4.1A Exceptions to minimum lot sizes for dual occupancies and multi dwelling housing with a minimum lot size for the parent lot prior to the erection of a dual occupancy, manor house, multi dwelling housing, multi dwelling housing (terraces) or residential flat building. The provision also seeks to lift the restriction on Torrens subdivision via clause 4.1 following lawful medium density development.
- Amend clause 4.1C Exceptions to minimum subdivision lot sizes for certain residential development relating to dwelling houses, attached dwellings and semi-detached dwellings to reduce the minimum lot size for resulting lots from 350m² to 300m².
- Include term 'battle-axe' in the Local Environment Plan (LEP) Dictionary.
- Amend all relevant Lot Size Maps to remove the clause 4.1A Exceptions to minimum lot sizes for dual occupancies and multi dwelling housing layer.
- Rezone certain R2 Low Density Residential land in the following locations to R5 Large Lot Residential to maintain the low density large lot characteristics of the land into the future: Berry, Bomaderry, Bangalee, Tapitallee, North Nowra, Worrowing Heights, Bewong, St Georges Basin, Conjola Park, Milton, Lake Tabourie.
- Include a savings and transition provision to ensure that the proposed amendments do not affect any undetermined development applications or appeal processes.

Note: this review is partially in response to the Low Rise Medium Density Housing Code in the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 which will commence for Shoalhaven on 1 July 2020.

Invitation for submissions: Submissions quoting Council reference 56071E can be lodged in writing to: The Chief Executive Officer, Shoalhaven City Council, PO Box 42, Nowra, NSW, 2541; or via email: council@shoalhaven.nsw.gov.au. Any submissions must be received in writing before **5pm Friday 22 May 2020**.

Submissions may become public documents and may be viewed by other persons on request. All persons who lodge a submission are required to declare any relevant political donations and/or gifts in accordance with Section 10.4(5) of the *Environmental Planning and Assessment Act 1979*.

Further information: Enquiries should be directed to Jenna Tague, Planning, Environment and Development Group, on (02) 4429 3553. Quote 56071E
