



# EXCEPTIONS TO 'BEST FIT': Key specific changes

## Introduction

This document lists some key specific changes by area which are considered to be exceptions to the general 'best fit' transfer on which the draft Shoalhaven LEP 2009 is based.

The draft Shoalhaven LEP 2009 is largely based on a 'best fit' transfer from the current Shoalhaven LEP 1985 to the Standard Instrument or LEP template approach provided by State Government. However, there are a number of instances where a specific change has been made to the proposed zoning of an area under the new draft Plan.

These changes may be:

- to reflect an adopted strategy for an area e.g. the Nowra Bomaderry Structure Plan,
- required to implement State Government policy directions,
- a rezoning request that Council considers has some merit,
- to rectify an anomaly, or
- to reflect the approved/existing use of a parcel of land.

The more substantial stand-alone changes are outlined by area below.

*NOTE: this document does not include all the specific changes that may occur as a result of the conversion to the Standard Instrument or LEP Template approach or the requirements of the Section 65 Certificate issued by the NSW Department of Planning & Infrastructure. Should you come across any major or significant changes that are not included in this list, staff are able to discuss these with you.*

Land/ area being changed	Nature of change
Land acquired by National Parks and Wildlife Services (NPWS) but still retaining inappropriate zone.	Changed to E1 National Parks and Nature Reserves zone consistent with other land in the National Park Estate.
Public open space (i.e. parks, sports fields) owned by Council but still retaining inappropriate zone.	Changed to RE1 Public Recreation zone.
Acid Sulfate Soils mapping	Inclusion of mapping of the five planning classes relating to the potential for Acid Sulfate soils together with an Acid Sulphate Soils clause (Clause 7.10).
Coastal Hazards	Inclusion of mapping of the areas of the coast identified as subject to coastal hazards together with a coastal risk planning clause (Clause 7.11).
Water body mapping	Inclusion of mapping showing sensitive water bodies and categorising waterways together with

Land/ area being changed	Nature of change
	an associated water clause (Clause 7.6).
SEPP 14 Wetlands not currently zoned for environmental protection.	Changed to E2 Environmental Conservation zone as per direction under NSW Government’s South Coast Regional Plan.
SEPP 27 Littoral Rainforest not currently zoned for environmental protection.	Changed to E2 Environmental Conservation zone as per direction under NSW Government’s South Coast Regional Plan.
Waterways that are currently unzoned	No area can be left unzoned so waterways are given: <ul style="list-style-type: none"> <li>• An appropriate waterway zone (W1, W2 or W3) depending on their use and the surround land uses, or</li> <li>• An E1 National Parks and Nature Reserves zone if owned by NPWS, or</li> <li>• If minor waterway, same zone as adjoining land.</li> </ul>
Roads that are currently unzoned	No area can be left unzoned so major roads are zoned SP2 Infrastructure and all other roads are zoned as per the adjoining land. The exception is where Council roads go through National Parks (not appropriate to zone E1 National Parks and Nature Reserves) so roads are given a rural zone or SP2 Infrastructure zone.
Shoalhaven Water and Council infrastructure sites where not currently zoned for special purposes.	Changed to SP2 Infrastructure to recognise existing use.
Land zoned Residential 2(c) where area has been developed for low density housing.	Changed to R2 Low Density Residential to reflect developed low density character.
Sex services premises – currently only permissible in two defined industrial zoned areas in Nowra and Ulladulla.	Proposed to now be permissible only in the B3 Commercial Core zone. The Department of Planning and Infrastructure advised that sex services premises must be permissible in at least one zone Citywide, not just specific areas. As such the B3 zone was chosen as it has only been used for the Nowra and Ulladulla CBDs, whereas possible industrial zones are used across the City.
Exempt and Complying	Exempt and Complying development types currently set by <i>State Environmental Planning Policy (Exempt and Complying Codes) 2008</i> (the Codes SEPP) and Council’s <i>Development Control Plan (DCP) 89: Exempt and Complying Development</i> . Exempt development that has not been included in Codes SEPP is now included in the draft LEP instead of the DCP.
Minimum lot sizes in LEP - Currently, only the minimum lot sizes for the rural, rural residential and environmental protection	Mapping of minimum lot sizes for relevant zones has now been included in the draft LEP together with an associated clause relating to subdivision (Clause 4.1).

Land/ area being changed	Nature of change
zones are in the LEP Instrument. Residential minimum lot sizes are currently set via a development control plan.	
Removal of Fair Trading option - The fair trading clause currently allows for some additional subdivision potential on land affected by a regional significant project (e.g. the Illawarra Escarpment Walking Track) in return for dedication of land.	The Department of Planning and Infrastructure has advised that Council can no longer require dedication of land through the LEP so the current clause has not been included in the draft LEP. Council is investigating other ways of achieving a similar outcome.
Proposed roads - are currently shown in the LEP via broken lines.	The Department of Planning and Infrastructure has advised that proposed roads cannot be shown in the draft LEP. Proposed roads are likely to be shown in a development control plan instead.
Jervis Bay Regional Plan (JBREP)	The JBREP will no longer apply to Jervis Bay once the draft LEP commences. Clause 7.15 has been included in the draft LEP and contains the relevant provisions from the JBREP.

Basin View	Nature of change
Lot 1-2 DP 1086360 3 Harriss Ave	Changed part from Rural 1(g)(Flood Liable) to R2 Low Density Residential as the St Georges Basin Floodplain Risk Management Plan shows land is not flood prone.
Lots 2-3 DP 856179, Lots 1-3 DP 1141696 and Lots 4-6 DP 863242 The Basin Road	Changed from Residential 2(c)(Living Area) to R5 Large Lot Residential due to approved lot configuration and known environmental constraints.

Bawley Point	Nature of change
Lot 2 Voyager Cr 83 DP 262700	Changed from Residential 2(c)(Living Area) to B1 Neighbourhood Centre to recognise existing use (shopping centre) on the site.
Various lots west of Murramarang Road	Changed from Residential 2(c)(Living Area), with a ‘Low Density’ designation (on the Shoalhaven LEP1985 maps) to R5 Large Lot Residential to reflect current large lot residential use.

Bendalong	Nature of change
Lot 7050 DP 1101639 Bendalong Road	Changed from 2(e) Village Zone to R2 Low Density Residential Zone and E2 Environmental Conservation Zone consistent with the recommendations of Sensitive Urban Lands Review.

<b>Berry</b>	<b>Nature of change</b>
Lot 3 DP 840080 Station Rd	Changed from Special Uses 5(b)(Railways) to RE1 Public Recreation as the land is now owned by Council.
Lot 1 DP 791614 24 Prince Alfred St	Changed front portion of lot from Rural 1(g)(Flood Liable) to R2 Low Density Residential. This change was the result of a rezoning request and was supported as the front portion of the lot contains an existing dwelling and is not identified as flood prone.
Lot 1 DP 332423 132 Princes Highway	Changed from Residential 2(a4)(Restricted Development) to B2 Local Centre to recognise existing commercial use on site .
Lot 2 DP 532935 23 Prince Alfred St	Changed from Residential 2(a1) to B2 Local Centre to recognise existing commercial use on site.
Lot 1 - 4 DP 270250, Lot 1 DP 570413 & Lot 4 DP 8058 Queen Street	Changed from Residential 2(b2) to B2 Local Centre to recognise existing commercial uses and minor infill potential on site.
Lot 100 DP 1057897 A10 Princes Highway	Changed from Rural 1(b)(Arterial and Main Road Protection) to SP3 Tourist to recognise existing tourist use as a motel.
Lot 1-2 DP1111478 137 Queen Street	Changed from Special Uses 5(a) to B2 Local Centre as no longer used as a Post Office.

<b>Bewong</b>	<b>Nature of change</b>
Part of Lot 20 DP 1035693 D2399 Princes Hwy	Part of lot zoned Rural 1(b)(Arterial and Main Road Protection) changed to RU5 Rural Village to recognise existing service station on site.

<b>Burrill Lake</b>	<b>Nature of change</b>
Lots 212-216 DP15648 Princess Ave and Princes Highway	Changed from Special Uses 5(d)(Proposed Arterial Roads Reservation and Widening of Existing Arterial Roads Reservation) zone to SP3 Tourist consistent with adjoining land as the RTA has advised that it is no longer required for future road widening.
Lots 5-8 DP 814486 Princes Hwy	Rezoning request to fix an anomaly as land is no longer required for road purposes. Changed from Special Uses 5(d)(Proposed Arterial Road Reservation) zone to SP3 Tourist consistent with surrounding lands.
Lot CP SP 73138 30 Balmoral Rd	Residential 2(d), which has a tourist accommodation focus, changed to R3 Medium Density Residential to reflect development as aged persons units.
Lot 252, 254, 256-261, 268-270 DP 755967 Princes Hwy	Residential 2(d) changed to R1 General Residential given level of difficulties in achieving tourist development due to use specific bushfire requirements.

<b>Burrill Lake</b>	<b>Nature of change</b>
Lots 307 & 208 DP 15648 2 & 4 McDonald Pde, Burrill Lake	Delete tree from Heritage Schedule as the tree has been removed.

<b>Callala Bay</b>	<b>Nature of change</b>
Lot 11 DP 1045244 30 Emmett Street	Changed from Residential 2(c)(Living Area) to SP2 Educational Establishment to recognise existing school.
Lot 8 DP 9063 Sec 20 40 Emmett Street	Changed from Residential 2(c)(Living Area) to SP2 Emergency Services Facility to recognise RFS station.

<b>Conjola Park</b>	<b>Nature of change</b>
Lot 3 DP 1067884 Lake Conjola Entrance Rd	Changed from Open Space 6(a)(Existing) zone to SP2 Infrastructure zone as the land was acquired in 2006 for road purposes.

<b>Coolangatta</b>	<b>Nature of change</b>
Lot 722 DP 1076887 Edward Wollstoncraft Road	Removal of Special Rural Lifestyle Area (SRLA) No. 5 which allowed for 50 tourist units on the northern side of Edward Wollstoncraft Road and the creation of a single “dwelling entitlement” on the cleared area of the lot located on the southern side of Edward Wollstoncraft Road via the Lot Size Map. This was a request from the landowner and was supported by Council as 1 dwelling in the cleared area of the lot has much less visual and environmental impact than 50 tourist units at the base of Coolangatta Mountain.

<b>Culburra Beach</b>	<b>Nature of change</b>
Lots 5, 6 & 7 DP1065111 and Lot 61 DP755951 Culburra Road	Large area changed from Residential 2(c)(Living area) to E2 Environmental Protection (south of Culburra Road) and RU2 Rural Landscape (north of Culburra Road) as per the NSW Government’s Sensitive Urban Land Review.
Lot 6 1065111 Culburra Road	School site changed from Special Uses 5(c)(Reservation) zone – High School to E2 Environmental Conservation as the Department of Education and Training have advised that a high school is not required in that location.
Lot 1 DP 621595 West Crescent	Changed from Special Uses 5(a) to RE1 Public Recreation consistent with the zoning of the surrounding land as a Scout hall (community facility) is permissible in the RE1 zone.
Lot 309-310 DP 11892 100 & 102 West Crescent	Changed from Village under the Interim Development Order to RE1 Public Recreation. This area previously had a “deferred” zoning and is now a public reserve.

<b>Culburra Beach</b>	<b>Nature of change</b>
Lot 408 DP 11892 126 The Lake Crct	Changed from Special Uses 5(a) to R2 Low Density Residential as the church (place of public worship) is permissible in the R2 zone.
Lot 1 DP 579906 10 Jopejija Crescent	Changed from Special Uses 5(a) to R2 Low Density Residential as it is surplus Council land (unused water reservoir site) surrounded by R2 zoned land.
Lot 1646 DP 12278 164 Prince Edward Avenue	Changed from Residential 2(b2) to R2 Low Density Residential as the result of a landowner request. This request was supported as the site is not suitable for higher density as it is a small parcel that is unable to be amalgamated with adjoining parcels to provide a suitable development site for medium density.
Lot 12 DP 788445 & Lot 5 DP 116511Culburra Road	Changed from Special Uses 5(a) to R1 General Residential to reflect existing use on site.
Lots 1033 & 1085-1088 DP 11893 The Marina	Changed from Residential 2(a4)(Restricted) to RE1 Public Recreation as the lots form part of a public reserve that is classified as “community land”.

<b>Currarong</b>	<b>Nature of change</b>
Lot 7010-7011 DP 1076655, Part lot 112 DP 755903 (por 112) Pacific Avenue	Changed from Special Uses 5(a) and Residential 2(c)(Living Area) to E3 Environmental Management as per Crown Land Assessments.
Lot 3 DP 700672 1 Piscator Avenue	Changed from Residential 2(a1) to B1 Neighbourhood Centre to recognise existing shops.
Lot 11 DP 755903 37 Beecroft Parade	Removed from the Heritage Schedule at the request of the landowner and supported by a heritage assessment. The Department of Planning &Infrastructure have agreed to the removal.

<b>Dolphin Point</b>	<b>Nature of change</b>
Lot 7 DP 1123774 Dolphin Point Road	Small area of cleared land isolated from remaining 7(a) zoned land by a road. Changed from Environment Protection 7(a)(Ecology) zone to B4 Mixed Use to fix the anomaly.

<b>Greenwell Point/Orient Point</b>	<b>Nature of change</b>
Lot 1 DP 530097 & Lots A–D DP 391663 Greenwell Point Road	Changed from Industrial 4(b)(Light) to R2 Low Density Residential. Consistent with a previous resolution of Council to rezone this area (draft LEP No. LP 374).
Lot 25-26 DP 755953 Apple Orchard Island	Changed from Rural 1(g)(Flood Liable) to E3 Environmental Management. The island is Crown land and has know environmental constraints
Lot 18-19 DP 24007, Lot 42 DP	Changed from Special Use 5(a) to B2 Local Centre

<b>Greenwell Point/Orient Point</b>	<b>Nature of change</b>
24386, part lot 3 DP 24007 sec B 5 & 7 Wilkins Street & 83 Greenwell Point Road	as it is an existing car park – car parks are permissible in the B2 zone. This change is consistent with the direction issued by the Department of Planning & Infrastructure.
Greenwell Point wharf and surrounding waterfront.	Changed from Special Uses 5(a) and Open Space 6(a) to IN4 Working Waterfront to reflect current use and anticipated future use.
Lot 118 DP 45810 170 Greens Rd	Changed from Environment Protection 7(a)(Ecology) to IN4 Working Waterfront to recognise existing oyster farm.
Lot 5 DP 27888 1 West Street	Changed from Special Uses 5(a) to IN4 Working Waterfront to recognise public slipway owned by Council.

<b>Huskisson</b>	<b>Nature of change</b>
Lot 1 DP 1106227 53 Hawke Street	Changed from part Special Use 5(a)(Church) to R3 Medium Density, consistent with surrounding zone. Church (place of public worship) is permissible in an R3 zone. This change is consistent with the direction issued by the Department of Planning & Infrastructure.
Lot 7038 – 7042 DP 1094564 Crown land west of Currumbene Street	Changed from Rural 1(g) (Flood Liable) to E2 Environmental Protection due to known environmental constraints.

<b>Kangaroo Valley</b>	<b>Nature of change</b>
Lot 1 DP 596037 40 Mt Scanzi Rd	Changed from Rural 1(a)(Agricultural Production) to R5 Large Lot Residential and E2 Environmental Conservation as the result of a rezoning request. This request was supported as it is consistent with Development Control Plan (DCP) 66 – Kangaroo Valley which shows the site as partially residential. It also enables the riparian corridor to be zoned E2 to protect and maintain the waterway and existing vegetation consistent with the DCP.
Lot None DP 377859 Quirk St	Changed from Special Uses 5(a) to RU1 Primary Production, consistent with the proposed zoning of the adjoining land, as it is surplus Council land.

<b>Kings Point</b>	<b>Nature of change</b>
Lot 6 DP 1068174 South west corner Kings Point Dr	Changed from Open Space 6(c)(Proposed Recreation) to E2 Environmental Conservation as Council does not intend to acquire the land.
Lot 391 DP 1058769 & Lot 2 DP 1063393 Kings Point Dr	Open Space 6(c)(Proposed) land on eastern shore of Burrill Lake changed to E2 Environmental Conservation. Former crown land now privately owned. The RE1 Public Recreation cannot be

<b>Kings Point</b>	<b>Nature of change</b>
	used as it is only for publically owned land or land identified for acquisition.

<b>Kioloa</b>	<b>Nature of change</b>
Lot 125 DP 755941 Pretty Beach Rd	Changed from Open Space 6(c) (Proposed Recreation) to RE2 Private Recreation to reflect existing use.

<b>Lake Tabourie</b>	<b>Nature of change</b>
Lot 7015 DP 1066116 Princes Highway	Small area changed from Open Space 6(a)(Existing) to E2 Environmental Conservation as it is a SEPP 14 wetland.

<b>Manyana</b>	<b>Nature of change</b>
Crown land west of Cunjurong Point Road and south of The Bounty.	Majority of Crown land changed from Residential 2(e)(Village) and a Village zone under the Interim Development Order to E2 Environmental Conservation and small areas retained in proposed R2 Low Density Residential as recommended in the State Government’s Sensitive Urban Lands Review.
Lot 705 DP 613881 Manyana Drive	Area of the lot with a Village zone under the Interim Development Order changed to E3 Environmental Management consistent with an approved major project on the site. The area currently zoned Residential 2(a1) will go to the R2 Low Density Residential zone.

<b>Milton</b>	<b>Nature of change</b>
Lot 4 DP 975074 Sec E 128 Princes Highway	Changed from Special Uses 5(a)(Hall) to R2 Low Density Residential. Community facilities (i.e. halls) are permitted in the R2 zone and the land is privately owned.
Lots 9, 11 & 12 DP 37923 and Lot 40 DP 1041554 Cnr Croobyar Road and Princes Highway	Former telecom site changed from Special Uses 5(a) to R1 General Residential. The site has approved residential development located on it.
Lot 78 DP 775854 259 Princes Highway	Changed from Special Uses 5(a)(Church) to R2 Low Density Residential. Churches (places of public worship) are permitted in the R2 zone and the land is privately owned.
Lot 385 DP 45117 210 Matron Porter Drive	Changed from Open Space 6(a)(Existing) to E3 Environmental Management as this land was the subject of a successful aboriginal land claim. The RE1 Public Recreation zone is only for publically owned land or land identified for acquisition.
Lot CP SP 52435 48 Church Street	Changed from Residential 2(c) to R3 Medium Density to reflect approved use of site.



<b>Mollymook</b>	<b>Nature of change</b>
Lot 1 DP 535097 37 Princes Highway	Telstra owned land changed from Special Uses 5(a) to R1 General Residential consistent with State Government direction.

<b>Mollymook Beach</b>	<b>Nature of change</b>
Lot 1 DP 786156 1 Donlan Road	Changed from Residential 2(a1) to B2 Local Centre to recognise existing use of site as a real estate office (formerly permitted by an “allowance clause” in Shoalhaven LEP1985).

<b>Narrawallee</b>	<b>Nature of change</b>
Portion of land at northern end of Mollymook beach	Changed from Open Space 6(a)(Existing) to E2 Environmental Conservation zone as it is Littoral rain forest protected by SEPP 27.

<b>North Durras</b>	<b>Nature of change</b>
Lot 134 DP 45823 6 Carr St	Changed from the National Park 8(a) zone to SP2 Infrastructure to recognise the existing use (Rural Fire Station) on the site.

<b>North Bendalong</b>	<b>Nature of change</b>
Lot 1 DP 1015286 North Bendalong Road and Cypress Street	Area of lot west of North Bendalong Road changed from Residential 2(e)(Village) to R2 Low Density Residential generally consistent with the findings of the State Government’s Sensitive Urban Lands Review and subsequent discussions with the Department of Planning & Infrastructure. Changed Open Space 6(c)(Proposed) zone to E3 Environmental Conservation as it is privately owned and Council previously resolved not to acquire it. The RE1 Public Recreation zone is only for publically owned land or land identified for acquisition.
Lot 7053 DP 1101641, Lot 468 DP 755923, Lot 255 & Part of Part – Lot 271 DP 755923 North Bendalong Road and Cypress Street	Changed from Residential 2(e)(Village) to E2 Environmental Conservation except for a 20 metre strip of R2 Low Density Residential adjacent to the western edge of Lot DP 1015286 to allow for a future perimeter road as recommended in the State Government’s Sensitive Urban Land Review.

Nowra, North Nowra and Bomaderry	Nature of change
Various	Range of detailed changes as per Nowra Bomaderry Structure Plan. For more information please see <i>Fact Sheet 27: Nowra Bomaderry Structure Plan Changes</i> and the Structure Plan documents.
Lot 1 DP 1126288 Princes Highway, South Nowra	Changed from Rural 1(b)(Arterial and Main Road Protection) to IN1 General Industrial to encourage rehabilitation/reuse of Nowra Brickworks site in future.
Lots 11 & 12 DP 2624 22 Jervis St, Nowra	Changed from Special Uses 5(a) to R1 General Residential. This is the site of a former nursing home that is no longer in operation.
Lot 1 DP 1010062 10 Pleasant Way, Nowra	Changed from Open Space 6(b)(Private) to B4 Mixed Uses. Site contains Graham Lodge, a heritage listed building previously used as a licensed club. The heritage listing will be maintained and the new zoning will allow reuse of building.
Lot 11 DP 130904 3 Kinghorne Street, Nowra	Nowra Presbyterian Church Manse - changed from Special Uses 5(a) to B3 - This change was requested by the Presbyterian Church and was supported as it is no longer used as a dwelling and the new zoning will allow reuse of the heritage listed building.
Lot 2 DP 610812 7 Taranna Crescent, Nowra	Changed the Residential 2(b2) portion of lot to R2 Low Density Residential to remove the current split zoning of the lot. This change is in response to a landowner request and was supported as the site is not of a suitable size for medium density development.
Lot 3 DP 868373 Lamonds Lane, Nowra	Nowra gas works removed from Heritage schedule as the gas works site was contaminated and as part of the decontamination process, the heritage items were demolished or removed. The site is now occupied by a car park.
Part - Lot 159 DP 755952 (Por 159) Albatross Road, South Nowra	Changed from Open Space 6(a) to IN1 General Industrial. This Crown Land adjoins industrial land and is isolated from the adjacent reserve by a power line easement.
Lot 1 DP 193024, Lot 3 DP 193024 Sec 2 and Lot 2 1099054 Cnr Jervis Street and Princes Highway, Nowra	Changed from Residential 2(a1) to R3 Medium Density to enable the site to be viably decontaminated and redeveloped when recycling activities on the site cease.
Lot 1 DP 597342 and Lot 16 DP 861146 Worrigeer Road, Worrigeer	Changed from Rural 1(d)(General Rural) to R5 Large Lot Residential consistent with the zoning of adjoining properties.
Lot 129 DP 3060 & Lot 110 DP 131219	Changed from Rural 1(b)(Arterial and Main Road Protection) to B4 Mixed Use to enable relocation

<b>Nowra, North Nowra and Bomaderry</b>	<b>Nature of change</b>
Moss Vale Road, Bomaderry	of the existing sale yards and the site’s appropriate redevelopment.
New Living Area 3 Lot 5 DP609294 Bangalee Road, Tapitallee	New Living Area proposed under Nowra Bomaderry Structure Plan - area proposed to be zoned R1 General Residential has been increased with more of the cleared area of the lot into Bangalee Rd West New Living Area.
New Living Area 4 Crams Road, North Nowra	Area of New Living Area proposed under Nowra Bomaderry Structure Plan reduced as the result of detailed environmental studies. There is still some discussion as to the final boundaries of this area. Please see the separate <i>Crams Road URA</i> document for more information.
New Living Area 6 Cabbage Tree Lane, Mundamia	New Living Area proposed under Nowra Bomaderry Structure Plan – area proposed to be zoned R1 General Residential has been reduced as the result of detailed environmental studies and proposed location of school, commercial facilities and open space relocated.
New Living Area 7 Worrigeer	New Living Area proposed under the Nowra Bomaderry Structure – area proposed to be zoned R1 General Residential has been increased as the result of a request from the landowner. This will allow filling of the flood plain to provide flood free access from the site and for additional residential development.
Albatross Aviation Park, Yerriyong	Changed from Special Uses 5(a) to B7 Business Park as this is a more appropriate zone for this area. The B7 is only currently proposed to be used in this one location in the City.

<b>Old Erowal Bay/ Erowal Bay</b>	<b>Nature of change</b>
Lot 34 DP 1093403 Walter Hood Parade	Changed the Residential 2(e)(Village) part of the site to RU2 Rural Landscape, consistent with the remainder of the site to recognise existing Retirement Village. Seniors Living is permissible on the site through the SEPP Housing for Seniors or People with a Disability.

<b>Sanctuary Point</b>	<b>Nature of change</b>
Lot 1256 DP 31816 105 The Park Drive	Changed from Special Uses 5(e)(Proposed Local Road Reservation) to R2 Low Density Residential as the land is no longer required for a local road.
Lot 219 DP 1071257 Wullun Close	Changed from Residential 2(c)(Living Area) to R3 Medium Density to reflect approved use of site.
Lots 1521-1524 DP 236518 141, 143, 145, 147 Larmer Ave	Land is privately owned. Changed from Open Space 6(a)(Existing) and Residential 2(a1) to B5 Business Development to reflect existing use as

Sanctuary Point	Nature of change
	a service station.

Shoalhaven Heads	Nature of change
Lot 24 & 25 DP 231017 5 & 7 Trentham Rd	Changed from Residential 2(a1) to RE2 Private Recreation as the land is owned and used by Shoalhaven Heads Bowling Club.
Area zoned 5(a) retirement units below Lot 7010 DP 1035145 145 Scott Street	Changed from Special Uses 5(a) Retirement Units R3 Medium Density to reflect residential use.
Lot 40 DP 882901 Discovery Place	Changed from Rural 1(g)(Flood Liable) to R1 General Residential To reflect the existing approved subdivision that is partially in the 1(g) zone. Area has been filled to be above the flood planning level and the zone amended accordingly.
Lot 21 DP 252581 50 Shoalhaven Street	Changed from Special Uses 5(a) to RU1 Primary Production consistent with adjoining caravan park which leases the land. Land parcel is also proposed to also be reclassified from community to operational under draft LEP 2009.
Lot 13 DP 630628 Lot 6 DP 248783 Jerry Bailey Rd	Rear of properties changed from Rural 1(g)(Flood Liable) to SP2 Infrastructure to recognise existing water supply infrastructure.
Lot 1 DP 524448 31 Jerry Bailey Rd	Rear of property changed from Rural 1(g)(Flood Liable) to R2 Low Density Residential to resolve an anomaly of the spilt zoning on the site.
Deferred area along Hay Ave	Changed from Village under the Interim Development Order to R2 Low Density Residential. RU5 Rural Village would be equivalent zone but is considered too flexible in this location due to the known flood constraint.
Lot 84 DP 823256 42 Mathews St	Majority of site changed from Special Uses 5(a) to R2 Low Density Residential as it is surplus Council land. It is classified as ‘operational land’.

Sussex Inlet, Swanhaven and Cudmirrah	Nature of change
Badgee Lagoon “Deferred” area	Majority changed from a Village zone under the Interim Development Order to E2 Environmental Conservation as recommended in the State Government’s Sensitive Urban Land Review. The small area that is to retain a residential zone will be R1 General Residential.
Lot 123 DP 528699 Jacob Drive	Changed from Rural 1(d)(General) to R3 Medium Density Residential as recommended in the State Government’s Sensitive Urban Land Review.
Pacificana Drive	Previously unzoned road is proposed to be zoned SP2 Infrastructure as it is a Council owned road

Sussex Inlet, Swanhaven and Cudmirrah	Nature of change
	surrounded by National Park. Generally local roads are given the same zone as adjoining land but as the adjoining land is E1 National Park and Nature Reserves, the road has been given an SP2 zone.
Lot 153 DP 755937 (por 153) 97 Medlyn Ave	Zone changed from Residential 2(d) to R2 Low Density Residential as it is now surrounded by National park (all formerly 2(d) zoned) and to recognise existing single dwelling.
Lot 169 DP 726741 20 Medlyn Ave	Sewerage Treatment Plant site - change part that is zoned Rural 1(d)(General) zone to IN1 General Industrial consistent with the remainder of the site.
Crown land opp Lot 180 DP 823254 (no property description) Sussex Inlet Rd	Zoning of part of the site changed from Residential 2(c) to RE1 Public Recreation as per the Sussex Inlet Settlement Strategy.
Lot 8 DP 731147 12 The Springs Rd	Zoning of part of the site changed from Rural 1(d)(General) zone to IN1 General Industrial to reflect current use approved through Amendment No. 146 to Shoalhaven LEP 1985 (Ocean and Earth factory).
Lot 101 DP 26638 Sussex Inlet Rd	Changed from Rural 1(g)(Flood Liable) to E3 Environmental Management to reflect the nature of the subject land.
Lot 104 DP 26638 1002B Sussex Inlet Rd	Changed from Rural 1(d)(General) to IN1 General Industrial and RU2 Rural Landscape as per the Sussex Inlet Settlement Strategy.
Lot CP SP 30699 48 Thora St	Changed from Residential 2(c)(Living Area) to R3 Medium Density to reflect approved use of site.
Lot 126 DP 755937 157 The Springs Rd	Changed from Residential 2(c)(Living Area) to SP3 Tourist to reflect approved tourist use of site.
Residential zoned land west and east of The Springs Road between Sussex Inlet and Swanhaven.	Changed from Residential 2(c)(Living Area), Residential 2(d), Rural 1(d)(General Rural), Open Space 6(a) and Environmental Protection 7(d1)(Scenic) to E1 National Park and Nature Reserves and E3 Environmental Management consistent with ownership, the Crown Land Assessment and the Sussex Inlet Settlement Strategy.
Lot 7300 DP 1153675 Waratah Avenue Cudmirrah	Majority of Residential 2(c)(Living Area) zoned area changed to E3 Environmental Management consistent with the Sensitive Urban Lands Review. The small area that is to retain a residential zone will be R1 General Residential.

Terara	Nature of change
Terara Village	Inclusion in the Heritage schedule and on the Heritage Map as a Conservation Area. This was a request from the landowners in Terara Village and was supported by Council via a resolution of Council.
Lot 6 DP 770600 62 Millbank Drive	Inclusion in the Heritage schedule and on the Heritage Map as a Heritage Item as agreed with landowner and resolved by Council.

Tomerong	Nature of change
Lot 59 DP 816150 4B Kells Rd	Changed part of site from Residential 2(e)(Village) to E2 Environmental Conservation based on known constraints and current development consent for the site.

Ulladulla	Nature of change
Ulladulla CBD area	The final LEP will reflect and be consistent with the most current version of <i>Development Control Plan 56 – Ulladulla Town Centre</i> .
Lots 1 – 5 DP 21356 189, 191, 193, 195, 197, 199 and 201 Princes Hwy	Changed split zoning from Business 3(b)(Transition) and Industrial 4(b)(Light) to all B5 Business Development.
Residential 2(a1) zoned land north of Parson Street and east of Burrill Street South	Changed from Residential 2(a1) to R3 Medium Density Residential to allow medium density development as per DCP 56 Ulladulla Town Centre and Harbour.
3(g) zoned land north of South Street and west of Burrill Street South.	Changed from Business 3(g) to B3 Commercial Core as per DCP 56 Ulladulla Town Centre and Harbour.
5(a) zoned land south of Green Street and west of the Princes Highway.	Changed from Special Uses 5(a) to B4 Mixed use as per DCP 56 Ulladulla Town Centre and Harbour.
Parts of Lots 313, 317-319, 412-418 DP 1135273 & Lot 238 DP 1159813 Red Gum Drive	Changed from Special Uses 5(d)(Proposed Arterial Roads Reservation and Widening of Existing Arterial Roads Reservation) zone to R1 General Residential as the land forms part of an approved subdivision and the RTA have advised that the land is not required for the Ulladulla bypass.
Lot 16 DP 747884, Lot 1-3 DP 236164, Lot 15 DP 747884 & Lot 5 DP 236164 Cnr Princes Highway and Dowling Street	Changed from Residential 2(a1) to R1 General Residential to allow for tourist accommodation associated with Milton Ulladulla Ex-Servicemens Club. This was a request from the landowner which was supported by Council.

<b>Vincentia</b>	<b>Nature of change</b>
Town Centre	Changed car park zoned Special Use 5(a) and adjoining Residential 2(c)(Living Area) land changed to B4 Mixed Use as the result of a rezoning request. This request was supported as it will allow for the future reuse and redevelopment of the existing shopping centre given the approval of the new Vincentia District Centre.
Vincentia District Centre	Changed from currently being excluded from the LEP (zoning under Major Projects SEPP) to R2 Low Density Residential, B2 Local Centre, SP2 Infrastructure and E2 Environmental Conservation.

<b>Worrawing Heights</b>	<b>Nature of change</b>
Lot 32 DP 858484 1260B Naval College Road,	Changed lot size from 40ha to 1ha on Minimum Lot Size Map to allow for a managers residence at the nursery.