



Draft Planning Proposal (LP408) - Rezoning of Various Existing Caravan Parks

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File 47831E

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1 Introduction

This Planning Proposal seeks to rezone eleven (11) existing caravan park sites and associated land within the Shoalhaven Local Government Area (LGA) to the SP3 Tourist zone. It aims to resolve the issue of ‘caravan parks’ becoming a potentially prohibited use for a number of the sites in the proposed E3 Environmental Management zone in the adopted draft Shoalhaven Local Environmental Plan (LEP) 2013. It also proposes to rezone an adjoining site from a current residential zone to allow extension of a caravan park. Through this planning proposal, Council is seeking to rezone the subject caravan park sites to a zone (preferably SP3) that specifically allows ‘caravan parks’ as a permitted use.

1.1 Subject Land

The subject caravan park sites are situated throughout the Shoalhaven LGA.

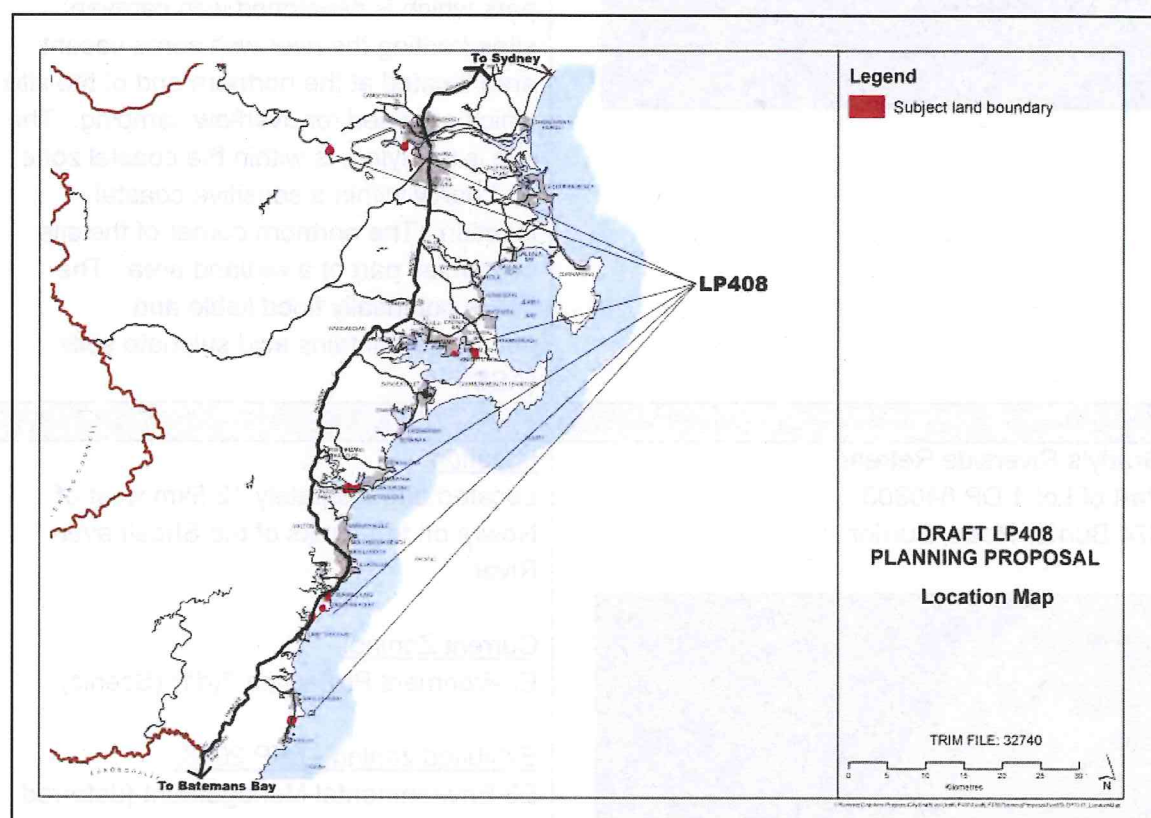


Figure 1 - Planning Proposal Locations

More specifically, this Planning Proposal relates to the following sites as described in Table 1 below.

Please note for caravan park sites 1-10, the Planning Proposal seeks to only zone the whole or part of each site which was exhibited as E3 during the draft LEP 2013 exhibition and later “deferred” by Council in the finalisation of the LEP.

Table 1 - Planning Proposal Subject Site details

Site	Name	Site Details
1	Shoalhaven Ski Park Lot 1 DP 725938 70 Rockhill Road North Nowra 	<u>Location:</u> Located approximately 3 kilometres (km) west of Nowra on the banks of the Shoalhaven River. <u>Current zoning:</u> Environment Protection 7(d1)(Scenic) <u>Exhibited zoning - LEP 2013:</u> E3 Environmental Management (deferred from adopted draft LEP 2013). <u>Site Characteristics:</u> The 8.41ha site is an established caravan park which is developed with caravan sites fronting the river with some vacant area located at the northern end of the site which are used for overflow camping. The site is low lying, is within the coastal zone and partly within a sensitive coastal location. The northern corner of the site comprises part of a wetland area. The site is potentially flood liable and potentially contains acid sulphate soils (ASS).
2	Grady's Riverside Retreat Part of Lot 1 DP 840803 674 Burrier Road, Burrier 	<u>Location:</u> Located approximately 12.5km west of Nowra on the banks of the Shoalhaven River. <u>Current Zoning:</u> Environment Protection 7(d1) (Scenic) <u>Exhibited zoning - LEP 2013:</u> E3 Environmental Management (deferred from adopted draft LEP 2013). <u>Site Characteristics:</u> The site is an established caravan park surrounded by rural land, is within a scenic preservation area as defined in LEP 1985 and is potentially flood liable. The whole site is approximately 6.75ha with 4ha subject to the Planning Proposal.