

## NOTICE OF PUBLIC EXHIBITION

### PLANNING PROPOSAL (PP048) & DEVELOPMENT CONTROL PLAN (DCP2014.40) FOR MOSS VALE ROAD NORTH URBAN RELEASE AREA

Key documents recommending new and adjusted planning controls and draft development controls to guide the development of the Moss Vale Road North Urban Release Area will be publicly exhibited by Council from **Wednesday 18 May to Friday 1 July 2022**. The documents, supporting technical studies, and a range of explanatory information are available online at the [Documents on Exhibition](http://www.shoalhaven.nsw.gov.au/Documents-on-Exhibition) page on Council's website: [www.shoalhaven.nsw.gov.au](http://www.shoalhaven.nsw.gov.au).

- The Planning Proposal (Ref: PP048) recommends changes to the existing planning controls for the area in *Shoalhaven Local Environmental Plan 2014*. The proposed changes include, but are not limited to, adjustment of existing land use zones, building heights and minimum lot sizes for (subdivision). Other recommended controls encourage a diversity of house types, permit smaller lots in certain locations, and protect and manage watercourses and vegetation.
- The draft development controls (Ref: DCP2014.40) apply to several matters, including the design and staging of future subdivisions and dwellings, the networks of open space and streets, and the management of environmental areas and natural hazards. These controls are proposed to be included as a new chapter in the existing City-wide *Shoalhaven Development Control Plan 2014* and will complement a range of existing generic development controls.

Both the Planning Proposal and draft Development Controls have been informed by a series of technical studies on various matters including stormwater management, traffic planning, protecting and rehabilitating watercourses and associated vegetation, and other facilities to support the future community. These documents are also part of the exhibition package.

For further information on the urban release area, the proposed planning and development controls, and how to make a submission on the documents, please refer to the fact sheets provided on the exhibition webpage. Submissions on the planning documents must be received in writing by **5pm on Friday 1 July 2022**.

To support the exhibition, a **community 'drop-in' information session will be held on Thursday 2 June 2022** (4-7pm) in the Mezzanine Meeting Room, Shoalhaven Indoor Sports Centre, 90 Cambewarra Road, Bomaderry. This provides an opportunity to view the documents and large maps of the future development. Council staff will be present to help navigate the documents and answer questions. It's not a formal meeting, elected Councillors may not be present, and there will be no presentation. Please register your interest in this session by **5:00pm, Monday 30 May 2022** by contacting us on (02) 4429 3426 or at [Kerrie.Mackey@shoalhaven.nsw.gov.au](mailto:Kerrie.Mackey@shoalhaven.nsw.gov.au). Alternatively, you can register online using [Council's Get Involved website](http://www.shoalhaven.nsw.gov.au/Councils-Get-Involved-website).

For further information please contact the Strategic Planning Team on (02) 4429 5377 or at [council@shoalhaven.nsw.gov.au](mailto:council@shoalhaven.nsw.gov.au).

Date of Notice: 18 May 2022