

# Explanatory Document

## Planning Proposal PP071 – 88 North Bendalong Road, Bendalong

*Amendment of Shoalhaven Local Environmental Plan (SLEP) 2014 (Minimum Lot Size map) to create dwelling entitlement.*

### Affected Land

This proponent-initiated Planning Proposal (PP071) affects Lot 32 DP 1191742 at 88 North Bendalong Road, Bendalong (the subject site) - see Figure 1.



Figure 1 – Aerial photo of the Subject Land (red outline) and surrounds.

### Overview

The subject site currently does not have the legal ability to construct a dwelling house because the land is smaller than the mapped minimum lot size of 40 ha. PP071 seeks to create a dwelling entitlement by reducing the mapped minimum lot size to 6,000 m<sup>2</sup>. The *C3 Environmental Management* zoning will remain unchanged, and no subdivision potential will be created by the PP.

An existing development consent (DA14/2397) for *Demolition of Existing Structures and Erection of 10 Holiday Cabins, 2 Accessible Accommodations, Common Facilities & Office* will be surrendered by the landowners prior to finalisation of the PP. A detailed assessment and

explanation of the PP are discussed in the Planning Proposal Report prepared by MMJ Real Estate and Town Planning and Council staff report which form part of the exhibition package – see below.

## Exhibition Documents

The Planning Proposal is on public exhibition from Wednesday, 13 December 2023 to Friday 9 February 2024 and available for viewing online at:

[www.shoalhaven.nsw.gov.au/MyCouncil/Public-exhibition/Documents-on-exhibition](http://www.shoalhaven.nsw.gov.au/MyCouncil/Public-exhibition/Documents-on-exhibition).

Electronic copies of the exhibited package will also be available at Council's City Administration Centre (Bridge Road, Nowra) and at the Ulladulla Administration Building (Deering Street, Ulladulla) during business hours (9am-5pm) for the duration of the exhibition period.

The exhibition package includes:

- Explanatory Document
- Planning Proposal Report prepared by MMJ
- Council staff report dated 30 October 2023, Council Report Attachment and Council resolution MIN23.639 (report includes links to supporting technical studies etc)
- Public Notice
- Gateway Determination (27 November 2023)

## Request For Comment

Submissions relating to the Planning Proposal are invited during the exhibition period and should be made in writing, and addressed to:

- Post: The Chief Executive Officer, Shoalhaven City Council, PO Box 42, Nowra NSW 2541
- E-mail: [council@shoalhaven.nsw.gov.au](mailto:council@shoalhaven.nsw.gov.au)
- Website: via the form on the Exhibition page at:  
[www.shoalhaven.nsw.gov.au/Council/Access-to-Information/Documents-on-Exhibition](http://www.shoalhaven.nsw.gov.au/Council/Access-to-Information/Documents-on-Exhibition)

All submissions must be received in writing by **5pm Friday 9 February 2024**, quoting Council's reference 73010E.

Please note that correspondence submitted to Council on this matter may be open to public inspection without notifying the correspondents. Pre-printed form letters, which have been individually signed will be considered but not formally acknowledged. 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.

Enquiries should be directed by email to Kaitlin Aldous [kaitlin.aldous@shoalhaven.nsw.gov.au](mailto:kaitlin.aldous@shoalhaven.nsw.gov.au) or by phone on (02) 4429 3320, quoting Council's reference **73010E**.