



Shoalhaven Local Environmental Plan 1985 (Amendment No 215)

under the

Environmental Planning and Assessment Act 1979

I, the Minister Assisting the Minister for Infrastructure and Planning (Planning Administration), make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*. (W02/00118/PC)

DIANE BEAMER, M.P.,
Minister Assisting the Minister for Infrastructure
and Planning (Planning Administration)

2004 No 723

Clause 1 Shoalhaven Local Environmental Plan 1985 (Amendment No 215)

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1 Name of plan

This plan is *Shoalhaven Local Environmental Plan 1985 (Amendment No 215)*.

2 Aims of plan

The aims of this plan are:

- (a) to rezone part of the subject land to Zone No 3 (b) (the Business “B” (Transitional) Zone) under *Shoalhaven Local Environmental Plan 1985*, in accordance with the Nowra CBD Strategy, and
- (b) to allow for landscaping and buildings which, through the use of good design, materials and colours, are appropriate to the strategic location of the land and significantly improve the appearance of the locality which serves as an important gateway to the Nowra CBD, and
- (c) to provide for future road widening to help facilitate the arterial road upgrading associated with the development of the Nowra CBD, and
- (d) to ensure that the traffic impact associated with the future development of the subject land is appropriately managed and any vehicular access to the land from North Street is minimised and appropriately located.

3 Land to which plan applies

This plan applies to land situated in the City of Shoalhaven, being Lot 6, DP 260281 Moss Street and Princes Highway, Lots 3 and 4, Section 3, DP 1607 Moss Street, Lot 5, DP 701773 North Street and Princes Highway and Lots 3 to 14, Section 4, DP 1607 North Street and Brereton Street, Nowra, in the Parish of Nowra and County of St Vincent, as shown edged heavy black and with red and white bands edged with a broken black line on the map marked “Shoalhaven Local Environmental Plan 1985 (Amendment No 215)” deposited in the office of the Council of the City of Shoalhaven.

4 Amendment of Shoalhaven Local Environmental Plan 1985

Shoalhaven Local Environmental Plan 1985 is amended as set out in Schedule 1.

2004 No 723

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Schedule 1 Amendments

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(Clause 4)

[1] Clause 6 Interpretation

Insert in appropriate order in the definition of *the map* in clause 6 (1):

Shoalhaven Local Environmental Plan 1985 (Amendment No 215)

[2] Clause 19B

Insert after clause 19A:

19B Development in Zone No 3 (b)—certain land at Princes Highway/North Street/Moss Street, Nowra

- (1) This clause applies to land shown edged heavy black on the map marked “Shoalhaven Local Environmental Plan 1985 (Amendment No 215)”.
- (2) The Council must not consent to development of land to which this clause applies that provides direct vehicular access to or from the Princes Highway and Moss Street, or to or from either of those streets.
- (3) The Council must not consent to development of land to which this clause applies unless it is satisfied that:
 - (a) the nature and scale of the proposed development is satisfactory in terms of the likely traffic generation and that no impacts on public safety or on the efficiency of the Princes Highway and associated arterial road network will result from it, and
 - (b) the traffic impact associated with the development is appropriately managed and vehicular access to the land from North Street is minimised and appropriately located, and
 - (c) any buildings (and associated landscaping) are appropriate for the strategic location of the subject land through the use of good design, materials and colours and significantly improve the appearance of the locality which serves as an important gateway to the Nowra CBD.

BY AUTHORITY