



New South Wales

Shoalhaven Local Environmental Plan 1985 (Amendment No 220)

under the

Environmental Planning and Assessment Act 1979

I, the Minister for Planning, make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*. (WO3/00183/PC)

FRANK SARTOR, M.P.,
Minister for Planning

2006 No 681

Clause 1 Shoalhaven Local Environmental Plan 1985 (Amendment No 220)

Shoalhaven Local Environmental Plan 1985 (Amendment No 220)

under the

Environmental Planning and Assessment Act 1979

1 Name of plan

This plan is *Shoalhaven Local Environmental Plan 1985 (Amendment No 220)*.

2 Aims of plan

The aims of this plan are:

- (a) to rezone part of the land to which this plan applies partly to Zone No 3 (d) (Business “D” (Commercial) Zone) and partly to Zone No 3 (g) (Business “G” (Development Area) Zone) under *Shoalhaven Local Environmental Plan 1985*, and
- (b) to ensure that a development control plan is prepared in relation to certain land north of Graham Street and between the Princes Highway and Bridge Road, Nowra before development of the land is carried out.

3 Land to which plan applies

This plan applies to land situated in the City of Shoalhaven, being Lots 5 and 6, DP 813461, Lot 1, DP 194884, Lots A and B, DP 158942, part Lot 3, DP 152829, part Lot 96, DP 755952 (Por 96), Lots 2 and 3, DP 552527, Lot A, DP 161574, Lot 1, DP 513571, Lots 5 and 6, DP 975062, Lots 7 and 8, DP 600782, Lots 8 and 9, DP 605984, Lots 9 and 10, DP 607132, Lots 10 and 11, DP 606121, part Lot 1 and part Lot 2, DP 130993, Lots 1 and 2, DP 115820 and Lot 12, DP 609964, Bridge Road and Graham Street, Nowra, as shown edged heavy black on the map marked “City of Shoalhaven Local Environmental Plan 1985 (Amendment No 220)” 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.

Schedule 1 Amendments

(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 220)—Sheet 1

[2] Clause 40K

Insert after clause 40J:

40K Development of certain land in Nowra

- (1) This clause applies to land shown edged heavy black on Sheet 2 of the map marked “Shoalhaven Local Environmental Plan 1985 (Amendment No 220)”.
- (2) Before any development of the land to which this clause applies is carried out, a development control plan that applies to the land, and that complies with this clause, must be prepared.
- (3) A development control plan complies with this clause if it contains or deals with all of the following:
 - (a) urban design principles to apply to the development in relation to the built form, character and siting of buildings, building envelopes (including heights and setbacks), landscaping, the interface between buildings and the existing and proposed public domain, views, privacy, solar access and security, and other design elements, with an explanation of how they relate to an analysis of the land to which this clause applies and its context,
 - (b) proposals for the distribution of the major land uses, including public and private access and open space,
 - (c) proposals relating to the mitigation of environmental impacts, including noise attenuation, flood mitigation, water and soil management, remediation of contaminated land, solar access, energy efficiency and environmental sustainability,
 - (d) proposals for access, including public transport, pedestrian, cycle and road access and circulation networks, as well as local traffic and parking management,
 - (e) proposals for the enhancement of, and integration with, the existing and proposed public domain,

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Schedule 1 Amendments

- (f) proposed patterns of amalgamation of lots and subdivision,
 - (g) proposals for landscaping (including any tree retention or removal),
 - (h) concept plans showing the indicative layout, form and scale of proposed buildings,
 - (i) proposals regarding heritage conservation,
 - (j) any other matter required in writing by the Council.
- (4) This clause does not prevent development being carried out before a development control plan is prepared if, in the opinion of the Council, the development is of a minor nature.
- (5) Any development application lodged with respect to any of the land to which this clause applies, but not finally determined before the commencement of *Shoalhaven Local Environmental Plan 1985 (Amendment No 220)*, is to be assessed and determined as if that plan had not been made.

BY AUTHORITY
