



Your ref: DA2024/1457
Our ref: DOC24/829519

The Chief Executive Officer
Shoalhaven City Council
PO Box 42
Nowra NSW 2541

By email: council@shoalhaven.nsw.gov.au (and via NSW Planning Portal)

Attention: Mr Bryan Netzler

Subject: Request for Department concurrence for a reduced credit obligation for DA2024/1457 at 102 & 106 Hillcrest Avenue South Nowra

I refer to the above request dated 4 September 2024 for the construction and occupation of a new single storey building for 'Gudjaga Gunyahlamai Birth Centre' including carpark, landscaping and consolidation of two lots into one single Torrens lot (i.e. Lot 72 DP31078 and Lot 4 DP 561605) at 102 and 106 Hillcrest Avenue Nowra NSW 2541.

I am pleased to advise you that as delegate for the Secretary of the Department, I have granted concurrence for a full credit obligation reduction for DA2024/1457 under section 7.12 of the *Biodiversity Conservation Act 2016* (BC Act). Please see **Attachment A** for the biodiversity credits that do not need to be retired.

In making my decision, I have reviewed the information provided in support of the request for concurrence and have had regard to the matters listed in section 7.12(5) of the BC Act. The reasons for my decision are:

- Shoalhaven City Council have supported the streamlined Biodiversity Development Assessment Report (BDAR) without requiring further information or survey
- a review of the BDAR indicates it meets the requirements of the Biodiversity Assessment Method 2020
- the proposed development has been located within the edge of the subject property to avoid fragmenting the vegetation present by limiting vegetation removal to the edge of a large patch and to avoid the riparian corridor located within the centre of the subject property
- mitigation measures have been identified in the BDAR and in addition to these other mitigation methods are proposed as consent conditions by Council
- the proposed development that facilitates 'Birthing on Country' is supported through Federal and State government policy and through grant funding, reflecting government commitment to Closing the Gap
- the estimated development cost of \$21.5 million to be funded by the \$22 million Federal Government grant is based on construction commencement of January 2025, leaving limited funds for unexpected costs

- the proponent 'Waminda – South Coast Women's Health and Wellbeing Aboriginal Corporation' is a registered not-for-profit enterprise with the Office of the Registrar of Indigenous Corporations, providing a culturally safe and holistic service, giving Aboriginal women and their families an opportunity to belong and receive quality healthcare and well-being support over the last 40 years
- 6.5% of Shoalhaven LGA consists of Aboriginal and/or Torres Strait Islander people, near double the NSW and National percentages (ABS, 2021).

If you have any queries regarding this matter, please contact Mr Chris Page, Senior Team Leader, Planning (Illawarra) at chris.page@environment.nsw.gov.au.

Yours sincerely,



Michael Saxon
Director South East Branch
Regional Delivery Division
Biodiversity, Conservation & Science
As delegate for the Secretary of the Department of Climate Change, Energy, the Environment and Water

15 October 2024

Attachment A – Biodiversity credits that do not need to be retired for DA2024/1457

Number of credits	Name of plant community type/ID	Type of credit
11	3269-Shoalhaven Lowland Spotted Gum-Paperbark Forest	Ecosystem credit