



Our Ref: PP_2017_CGREG_002_00 (17/13345)

Mr Allen Dwyer
General Manager
Cootamundra-Gundagai Regional Council
PO Box 420
COOTAMUNDRA NSW 2590

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Attn: Grace Foulds

Dear Mr Dwyer

Planning Proposal PP_2017_CGREG_001_00 – Approval to Exhibit

I refer to Council's revised planning proposal PP_2017_CGREG_001_00 provided in accordance with condition 1 of the 19 May 2017 Gateway determination.

I have considered the revised planning proposal, including the Heritage Impact Statement (HIS) and Traffic Impact Assessment, and letters to Council from the Roads and Maritime Service (RMS) dated 24 August 2017, and the Office of Environment and Heritage (OEH) dated 20 September 2017.

In relation to the Traffic Impact Assessment, I understand that the NSW Roads and Maritime Service are satisfied that traffic matters can be appropriately addressed at the Development Assessment Stage.

The Office of Environment and Heritage (OEH) has raised a number of concerns in relation to the content of the HIS and has requested that further information is included in the HIS prior to exhibition. It is requested that the HIS and planning proposal are amended prior to public consultation to address the concerns raised by OEH, namely:

- A single map identifying the boundaries of both the State Heritage Item and the subject site, including aerial imagery to show the location of existing buildings, trees and other vegetation.
- Clarification whether the proposal involves the removal of existing trees and vegetation and opportunity to avoid or minimise such impacts.
- Consideration of the findings of the Cootamundra Conservation Study 2010 in relation to the subject land.

It is noted that OEH has identified that a separate archaeological study may need to be undertaken as part of any future development application for the proposed facility.

It is also noted any development proposed within the boundaries of the State Heritage Item will require an approval from the OEH under the *Heritage Act 1977*.

Subject to the requested information being included in the HIS and planning proposal Council may proceed to community consultation in accordance with the original Gateway Determination issued on 19 May 2017. OEH is required to be consulted on the exhibited planning proposal as per the Gateway determination:

If you have any questions in relation to this matter, I have arranged for Mr Nathan Foster to assist you. Mr Foster can be contacted on 4224 9459.

Yours sincerely



Fatima Abbas 3.10.17
**Director Regions, Southern
Planning Services**

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