

14/02/2020

NSW Department of Planning, Industry & Environment - Southern Region
PO Box 5475
WOLLONGONG NSW 2500

By email only: wollongong@planning.nsw.gov.au

Dear Sir/Madam

**Gateway Determination Request
Planning Proposal PP050 - Lots 7 & 8, Section 3, DP 758530 Huskisson
Former Anglican Church**

I am writing to submit the attached Planning Proposal (PP050) for Gateway Determination under Section 3.34 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). The PP has been prepared in accordance with Section 3.33 of the EP&A Act and sets out the objectives, intended outcomes and justification for the proposal.

The PP is the result of a proponent-initiated PP application over the former Anglican Church site at Huskisson; Lots 7 and 8, Section 3, DP 758530, known as No. 17 Hawke Street and No. 22 Currambene Street. A report on the PP application was considered by Council on 20 January 2020. Council resolved as follows (MIN20.17):

1. *Support 'in principle' the proposed rezoning of Lots 7 and 8, Section 3, DP 758530 - 17 Hawke Street and 22 Currambene Street, Huskisson from SP2 – Place of Public Worship to B4 – Mixed Use Business under the Shoalhaven LEP 2014, and also extend the proposed B4 zoning to include the adjacent section of Hawke Street that is currently zoned SP2 – Road.*
2. *Support 'in principle' the proponent's proposed increase in the height controls to Lot 7 Section 3, DP 758530 (No. 17 Hawke Street).*
3. *Submit a Planning Proposal to the NSW Department of Planning, Industry and Environment (DPIE) for Gateway determination that is in accordance with parts 1 and 2.*
4. *Subject to a favourable Gateway determination, undertake the following assessments:*
 - a. *A new independent Ground Penetrating Radar (GPR) survey over the entire site by a grave detection specialist using best practice methodology.*
 - b. *Independent research into the graves and whether they are 'relics' under the NSW Heritage Act.*
 - c. *Consultation with Heritage NSW; the NSW Department of Planning, Industry and Environment; the Jerrinja Local Aboriginal Land Council; and Council's Aboriginal Advisory Committee to seek clarification on the legal status of the graves with regard to the NSW Heritage act.*

- d. *Continued consultation with the Jerrinja Local Aboriginal Land Council and Council's Aboriginal Advisory Committee as required/appropriate.*
- e. *Independent peer reviews of the proponent's urban design strategy and feasibility assessment*
5. *Upon completion of the above assessments and considerations, report the findings to Council to confirm the details of Planning Proposal. Immediately upon gateway determination, subject to the completion of any reports required by the gateway determination, the Planning Proposal is to be placed on public exhibition*
6. *Amend Shoalhaven Development Control Plan 2014, Chapter N18 - Huskisson Town Centre, as required, in conjunction with the Planning Proposal process.*
7. *Note the required reviews/assessments are to be funded by the proponent in accordance with Council's Planning Proposal Guidelines.*
8. *Advise the proponent, CCB and submitters of this decision.*

A copy of the resolution, the required checklists and other supporting documentation is provided in Council's PP. (The report to Council and specialist reports submitted by the proponent can be accessed via the hyperlinks within the PP.)

The PP seeks to amend Shoalhaven Local Environmental Plan (LEP) 2014 as follows:

1. Rezone the subject land from SP2 Infrastructure to B4 – Mixed Use.
2. Increase the mapped height controls for Lot 7 Section 3, DP 758530 (No. 17 Hawke Street) as follows:
 - a. Increase the 'maximum height of buildings' from 10 m to 13 m; and the
 - b. Increase the 'incentive building height' from 13 m to 16 m.

The following studies are considered appropriate prior to public exhibition:

- A Ground Penetrating Radar (GPR) survey over the entire site by a grave detection specialist using best practice methodology.
- An assessment by a heritage specialist of the status of the graves to determine if they are 'relics' under the NSW Heritage Act in consultation with the Jerrinja Local Aboriginal Land Council and Council's Aboriginal Advisory Committee, and Heritage NSW.
- A peer review of the feasibility assessment prepared by Walsh and Monaghan.
- A peer review of the Urban Design Strategy prepared by SJB Urban.

Delegation is requested to make the Plan.

If you need further information about this matter, please contact Council's Coordinator Special Projects Eric Hollinger on (02) 4429 3320. Please quote Council's reference 62597E (D20/50392).

Yours faithfully



Eric Hollinger
Coordinator Special Projects