Shoalhaven City Council

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Council Reference: 58670E (D19/245677)
Your Reference: PP_2018_SHOAL_006_00/EF18/32124 (IRF18/4852)

23/07/2019

George Curtis
NSW Department of Planning, Industry and Environment
By email: wollongong@planning.nsw.gov.au

Attention: George Curtis

Dear George

Request for Extension to Gateway Deadline – Nowra CBD Fringe Planning Proposal

I refer to the Gateway determination for Planning Proposal (PP) [PP_2018_SHOAL_006_00] dated 11 September 2018. This determination provided a period of 12 months for the completion of the LEP. The purpose of this letter is to seek a revised Gateway determination with a 12-month extension to this timeframe.

The delay for this PP has been due to some further heritage work which has been done following consultation with OEH (Heritage Division). OEH in their letter dated 2 November 2018 indicated support for the Planning Proposal but recommended a Heritage Study be undertaken by a suitably qualified and experienced heritage consultant to review and make recommendations on:
- Proposed HCA boundaries;
- Land use zonings;
- Building heights;
- DCP controls; and
- Impacts on two (2) State Heritage Register (SHR) items in the locality (Meroogal and Graham Lodge).

Louise Thom Heritage was engaged to undertake the required Heritage Study, which is provided in **Attachment 1**.

Council considered the recommendations of the Heritage Study at its Development and Environment Committee meeting on 2 July 2019 and resolved as follows:

"That Council:

1. Adopt the following recommendations of the Heritage Study and provide an amended Planning Proposal to the Department of Planning and Environment:

    a. Reduce the boundaries of the proposed Heritage Conservation Area to exclude areas where there are large areas of 'non-contributory' buildings.

    b. Update the Statement of Significance for the proposed Heritage Conservation Area.

2. Not adopt the following recommendation of the Heritage Study and defer for consideration as part of any broader future Shoalhaven heritage review:

<ol type="a" start="1">
Expand the proposed Heritage Conservation Area boundary to include Oliver Parade which is in the study area but not in the proposed Heritage Conservation Area.

<ol start="3">
Not include 'post-war fibro cottages' on Leaney Avenue and Oliver Parade as 'contributory' items on the contributory items map.
Endorse the revised contributory items map for public exhibition with the supporting DCP Chapter.
Not endorse the DCP controls recommended in the Heritage Study to ensure the overall focus of the DCP Chapter remains on character rather than heritage aspects of individual 'contributory' items."

As such, the PP has been revised to include an amended Statement of Significance and to reflect the amended HCA boundary, including updating the proposed HOB map for areas no longer proposed to be included in the HCA. In accordance with Condition 1 of the Gateway Determination, the Explanation of Provisions section has also been updated. For your reference and to update the LEP Tracking site, a copy of the revised Planning Proposal is provided in **Attachment 2** and revised Heritage and Height of Buildings maps are provided in **Attachment 3** and **Attachment 4** respectively.

A 12-month extension is intended to allow enough time to complete the public exhibition requirements and finalisation of the proposed amendment.

If you need further information about this matter, please contact me on (02) 4429 3596. Please quote Council's reference 58670E (D19/245677).

Yours faithfully

Molly Porter
Strategic Planner – Local Planning Team
23/07/19

Attachments: 1. Heritage Study
2. Revised Planning Proposal
3. Revised PP Attachment D - Existing and Proposed Heritage Map
4. Revised PP Attachment E - Existing and Proposed Height of Buildings Map