

Steve Bartlett
5 Sorell Street
FORREST ACT 2603

By email only: steve@bartlett.com.au

Dear Steve

**Pre-lodgement meeting, possible planning proposal for Lots 7 and 8 Section 3 DP
758530 (17 Hawke Street and 22 Currumbene Street) Huskisson**

I refer to the pre-lodgement meeting you attended with Gordon Clark and I at Council at 2 pm on 2 October 2018, regarding a potential planning proposal (rezoning) for the above land.

The land is currently zoned SP2 Infrastructure – Place of Public Worship under SLEP 2014, effectively prohibiting development that is not incidental or ancillary to use for a place of public worship. We understood that you are in the process of purchasing the land, that you have lodged a development application to demolish all structures on the land. You indicated that you are preparing to lodge a planning proposal (pp) to change the land's zoning (or other provisions) in SLEP 2014 to enable the site to be redeveloped as residential and/or tourist accommodation (apartments and/or motel rooms) and retail premises (including food and drink premises).

The purpose of this letter is to provide preliminary feedback on matters that will need to be addressed in a planning proposal (PP) prepared for the site. It is stressed that this is preliminary feedback and other matters may be identified. No assumptions have been made in relation to the DA that you have lodged to demolish the church and associated structures.

Planning Proposal Guidelines

As discussed, if you wish to change provisions in the LEP you will need to submit a formal PP request to Council. Matters to be addressed in a PP request and the steps in the process are outlined in Council's Planning Proposal guidelines, which was included in the information provided to you at this meeting. Council is in the process of updating its PP guidelines; the draft revision of Council's Planning Proposal Guidelines was also included in the information provided, along with the relevant Council fees and charges. Note: we

anticipate that the revised PP Guidelines (which are on exhibition until 5/10/18) will be reported to Council for adoption in November or December.

Matters to be addressed in a PP request

Based on the information provided on the intended use of the site, as a minimum, the following matters need to be addressed in your PP request:

- The strategic justification for the requested rezoning and consistency with existing plans etc.
- Justification for proposed expansion of the commercial area including an analysis of economic viability and the impact of increasing the existing commercial zoned area.
- A thorough analysis of the site's constraints and opportunities and these should be summarised on a detailed site analysis plan.
- Traffic and car parking (noting that car parking demand needs would need to be met on site)
- Heritage: regardless of the site's formal heritage status, options for retaining items with heritage value such as the Church building, should be considered and as should all heritage considerations.
- Visual impact assessment: inclusion of concept architectural drawings, 3D drawings and/or modelling, shadow diagrams. Also need to consider and address urban design and character.
- Capacity of existing services to accommodate the additional development, including electricity and water
- Stormwater management (to be managed in accordance with Chapter G2)
- Relevant Ministerial Directions under Section 9.1 of the Environmental Planning and Assessment Act including but not limited to:
 - 1. Employment and Resources (note requirement to address justification and consistency with adopted strategy – see also direction 5.10 below)
 - 2.2 Coastal Management
 - 2.3 Heritage Conservation
 - 4.4 Planning for Bushfire Protection. It is suggested that at this stage, the PP include a preliminary assessment of bushfire risk, noting that only a narrow strip of land along the eastern boundary is mapped as bushfire prone land. The need for a more thorough assessment could be considered 'post-gateway'.
 - 5.10 Implementation of Regional Plans
- An assessment of the site's biodiversity habitat values (as a minimum).

The above information is based on a preliminary assessment of the information provided to Council and does not preclude additional matters from being identified.

It is anticipated that any planning proposal for this site is likely to attract significant community interest. Should you lodge a PP request, the PP request and supporting information will be made available for viewing on Council's website prior to the matter being considered by Council. Guidance on Council's community engagement process is included in the draft revised Planning Proposal Guidelines.

As discussed, in terms of Council's fee structure, the PP would be classed a 'major' based on the issues and complexity. A copy of this letter should be submitted with your PP request, along with a PP request lodgement form that will need to be signed by the current owner.

If you have any questions regarding the above information or you would like further feedback before submitting a PP request, I can be contacted on (02) 4429 3320 or email eric.hollinger@shoalhaven.nsw.gov.au. Please quote Council's reference 50572E (D18/342973) in any correspondence regarding this matter.

Yours faithfully

A handwritten signature in blue ink, appearing to be 'Eric Hollinger', with a long horizontal flourish extending to the right.

Eric Hollinger
Coordinator - Special Projects Team
03/10/2018