

EXPLANATORY STATEMENT

Planning Proposal – Ulladulla CBD (Southern Part) Building Height and Zoning Amendment (PP030)

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Shoalhaven
City Council

PUBLIC EXHIBITION EXTENDED UNTIL 5PM FRIDAY 28 FEBRUARY 2020

Overview

This Planning Proposal (PP) applies to land in the southern part of Ulladulla CBD (Southern Part) outlined red in Figure 1, being the area generally bounded by St Vincent Street, Parson Street, Burrill Street South, Jubilee Avenue, Deering Street and the Princes Highway. The PP proposes to amend the Shoalhaven Local Environment Plan (LEP) 2014 to:

1. Increase the maximum building height for the land in the LEP from 7.5 metres (2 storeys) to 11 metres (3 storeys);
2. Rezone nine (9) properties at 116-126 St Vincent Street and 37-41 Deering Street (outlined blue in Figure 1) from B5 Business Development to B4 Mixed Use and increase the maximum building height for these properties from 7.5 metres (2 storeys) to 14 metres (4 storeys).



Figure 1: Land in southern part of Ulladulla CBD (Southern Part) included in the PP.

The land in the PP area consists of about 90 properties which are occupied by a broad range of commercial, industrial and residential developments including steel fabrication, offices, vehicle mechanics, shops, and detached dwellings. The smaller area at 116-126 St Vincent Street and 37-41 Deering Street has been developed with a range of light industrial uses, including some storage premises. Appendix 1 of the PP document provides a full list of the properties included in the PP.

The current planning controls limit the height of buildings to 7.5 metres, or 2-storeys. The St Vincent-Deering Street site is currently zoned *B5 Business Development*, permitting its development with business and warehouse uses, and shops requiring a large floor area for their goods. The proposed changes increase the range of maximum heights to between 11 and 14 metres, or 3-4 storeys, to provide an incentive for new development. They also rezone the St Vincent-Deering Street site to encourage its development with a mix of compatible uses.

The proposed changes to building height and zoning are intended to encourage the redevelopment of land in the southern part of the CBD with a mix of uses including apartments, shops, and commercial premises. New development will contribute to economic activity in this location, helping to support local businesses. It also provides opportunities to provide a range of housing close to the CBD, activate local streets and improve the pedestrian environment.

Background

The proposed general increase in maximum building heights implements the recommendations of the *Ulladulla Building Height Review Report* commissioned by Council in June 2017. This report identified the changes necessary to encourage the continued development of the CBD (as a vibrant, mixed-use centre with a diversity of shops and businesses and quality residential and holiday apartments).

The proposed rezoning of the St Vincent-Deering Street site responds to a request from the owners of this site to change its zoning and increase the maximum permissible building height beyond what is proposed for the site in the 2017 building height review report. The owners are seeking these changes to enable the site to be redeveloped for a mixed-use development of shops and businesses on the ground floor with apartments above. The owners have submitted additional technical studies, including a visual impact assessment, preliminary land contamination assessment and an economic feasibility analysis to support the rezoning and increased building height in this location. The additional studies are included in the material on exhibition.

The general building height amendments resulting from the building heights review and the site-specific amendments to the St Vincent-Deering Street site initially commenced as separate PPs. The initial Gateway determination for the St Vincent-Deering Street PP was received from the NSW Government on 29 August 2017.

Following Council's consideration of the outcomes of the final *Ulladulla Building Height Review Report* over several meetings in 2017 and 2018 it was resolved to combine the two PPs into one PP. An altered Gateway determination for the combined PP was received from the NSW Government on 14 May 2018 requiring additional studies for the St Vincent-Deering Street site amendments, including a visual impact assessment, preliminary land contamination assessment and economic feasibility analysis. Two subsequent alterations to the Gateway determination have been received since which have extended the timeframe for completion of the PP to 1 May 2020.

Following the completion of the additional technical studies in accordance with the Gateway determination, the PP is now being exhibited for formal community comment.

The Planning Proposal

The proposed changes to planning controls affect the *Height of Buildings Map* and *Land Zoning Map* in *Shoalhaven Local Environmental Plan 2014*. No other changes to planning controls are proposed over the subject land.

The *Height of Buildings Map* functions by setting a limit for the height (in metres) of new buildings. The current building height in the identified part of the CBD is 7.5 metres or 2 storeys. The PP proposes to increase the building height to 11 metres (3 storeys) and, for the St Vincent-Deering street site, 14 metres (4 storeys).

Figure 2 shows the existing and proposed height of buildings.

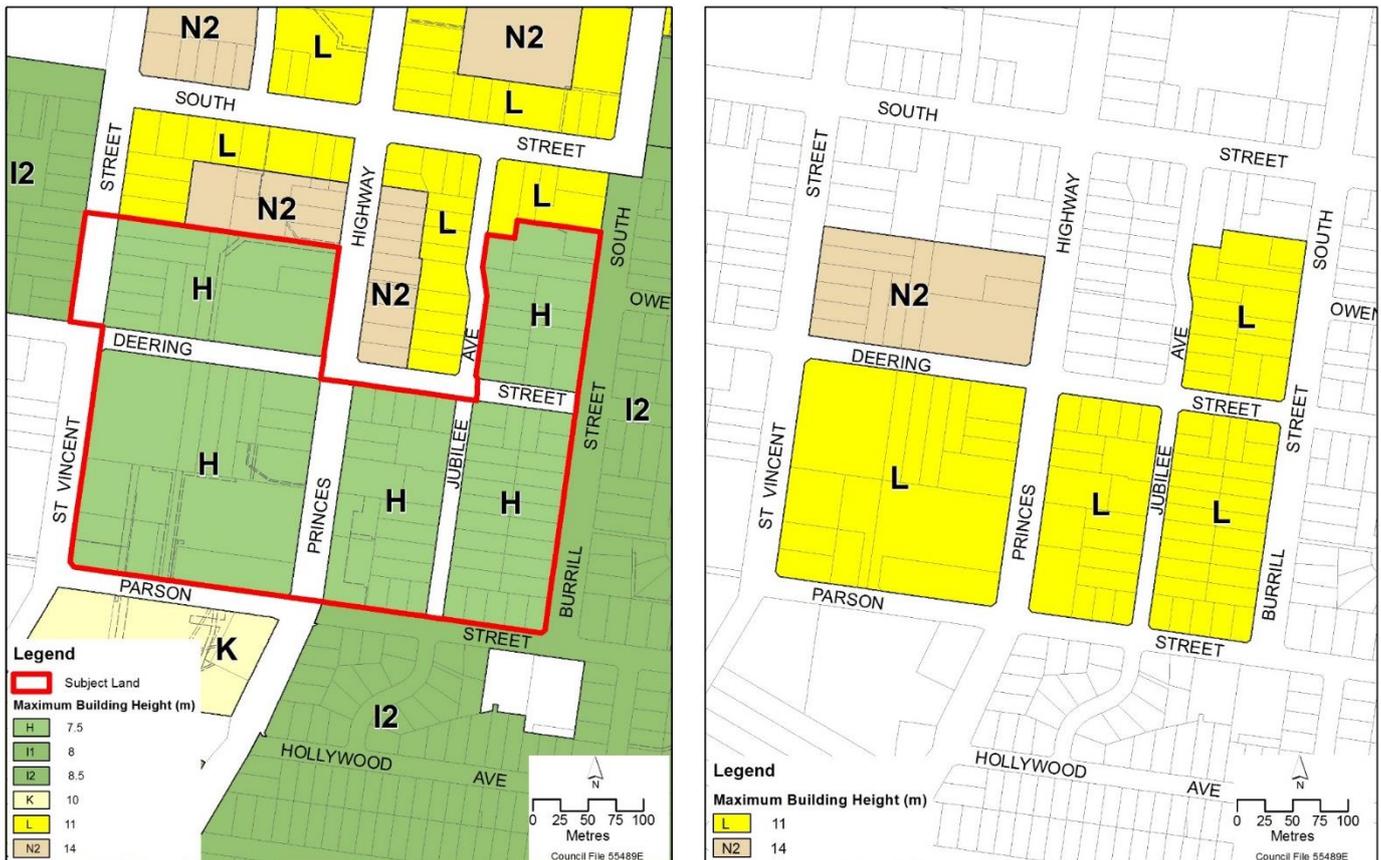


Figure 2: Existing and proposed height of buildings

The *Land Zoning Map* applies various land use zones to land within Shoalhaven. Each zone has a set of objectives to guide future development outcomes and a list of the permitted and prohibited types of development.

The *Land Zoning Map* currently zones the St Vincent-Deering Street site as *B5 Business Development*, which permits development for business and warehouse uses and shops requiring a large floor area for their goods. The PP proposes to change the zoning of the St Vincent-Deering Street site to zone *B4 Mixed Use*. Zone B4 permits development for a mix of businesses, offices, shops and residential apartments.

No other changes to land zoning are proposed over the subject land.

Figure 3 shows the existing and proposed land zoning.

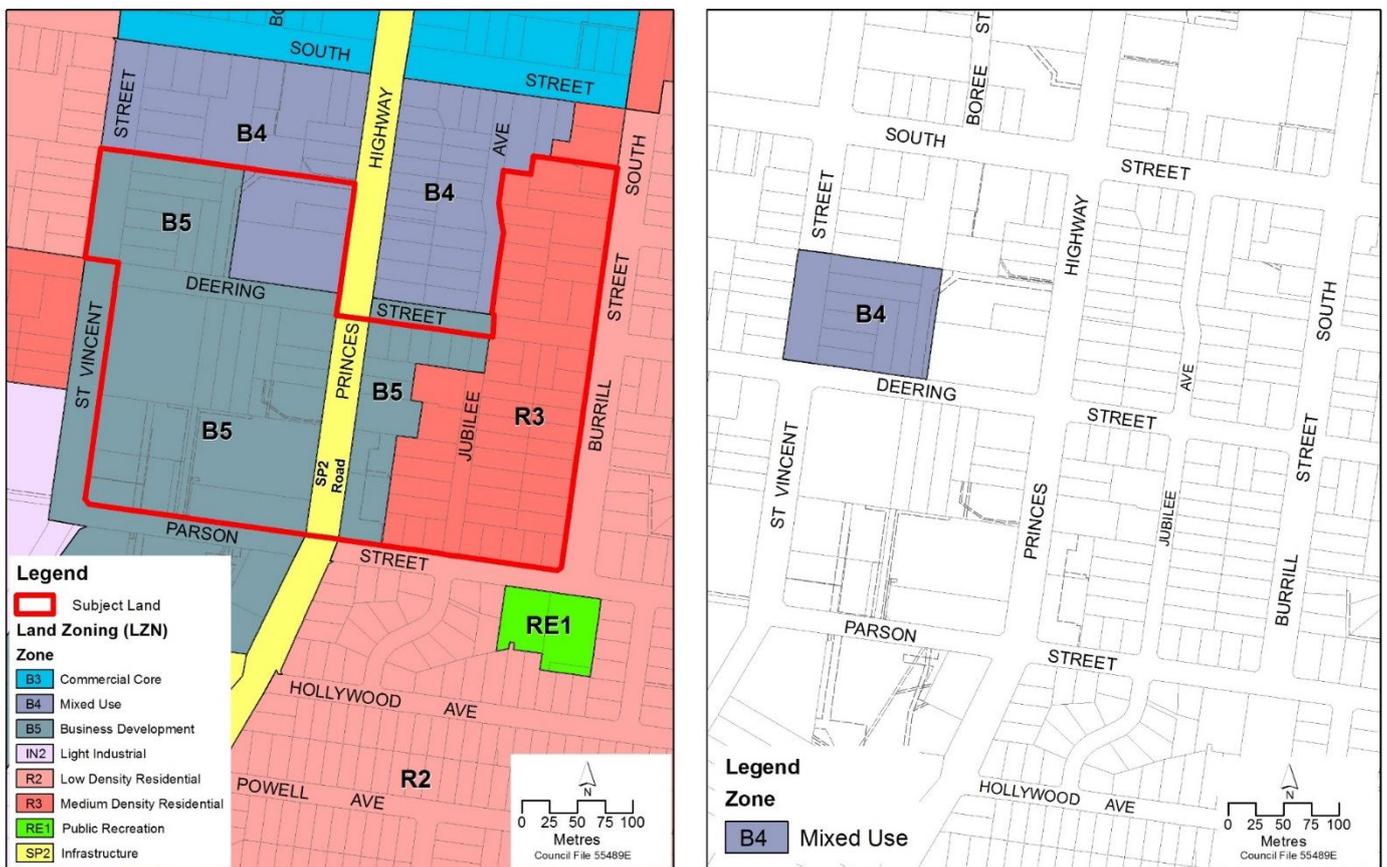


Figure 3: Existing and proposed land zoning.

Exhibition Documents

The PP and supporting material will be on public exhibition from Wednesday, 27 November 2019 to Friday, 28 February 2020 (inclusive) at the City Administration Centre, Bridge Road, Nowra, during business hours, 9am – 5pm.

The PP and supporting material will also be available for viewing at the Ulladulla Administration Building (Deering Street, Ulladulla), the Ulladulla Civic Centre and on Council's website at www.shoalhaven.nsw.gov.au/My-Council/Public-exhibition.

The PP exhibition materials include:

1. This Explanatory Statement
2. Planning Proposal – Ulladulla CBD (Southern Part) Building Height and Zoning Amendment (PP030)
3. Ulladulla Building Heights Review Report (Atlas Urban & City Plan, 2017)
4. Economic Feasibility Analysis
5. Visual Impact Assessment
6. Preliminary Land Contamination Report
7. Gateway Determination dated 29 August 2017
8. Alteration to Gateway Determination dated 14 May 2018
9. Newspaper advertisement

Have Your Say

You are encouraged to view the exhibition materials and provide written submissions during the exhibition period. Submissions should be made in writing and include Council's reference 55480E. All submissions must be received in writing by **5pm Friday, 28 February 2020**.

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

E-mail: council@shoalhaven.nsw.gov.au

Website: via the link on the Exhibition page at

www.shoalhaven.nsw.gov.au/MyCouncil/Publicexhibition

Further information

For further information, contact Ryan Jameson of Council's Planning, Environment and Development Group on (02) 4429 3139.