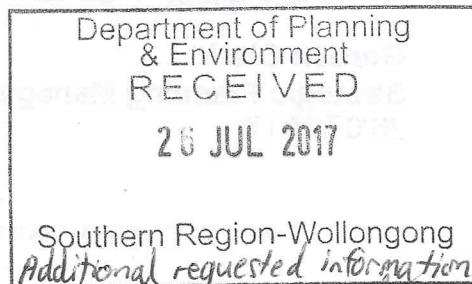


PWG003012

Council Reference: 54702E (D17/220169)

Department of Planning & Environment - Southern Region
By email: wollongong@planning.nsw.gov.au



Dear Sir/Madam

**St Vincent and Deering Streets, Ulladulla (PP025) - Planning Proposal for Gateway
Determination under Section 56 of the
Environmental Planning and Assessment Act 1979**

I am writing to submit a Planning Proposal (PP) for land at the intersection of St Vincent and Deering Streets, Ulladulla for Gateway determination under Section 56 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). The PP has been prepared in accordance with Section 55 of the EP&A Act and sets out the objectives, intended outcomes and justification for the proposal.

The PP is based on a proposal submitted by Your Urban Designer on behalf of the owner of 116-118 St Vincent Street, Ulladulla (Techmah Pty Limited). Council resolved on 5 June 2017 to support a broader proposal and submit a PP for Gateway determination with the following requested as conditions of the Gateway determination:

- Economic feasibility analysis to consider the proposed heights following completion of the Review of Building Heights Study (part of Ulladulla CBD).
- Additional visual impact assessment and/or modelling for the planning proposal site following completion of the Review of Building Heights Study (part of Ulladulla CBD) and Economic Feasibility Analysis as required by Council.
- Stage 1 Contamination Assessment for Lots 3-7, 9 DP 21597 and Lot CP SP 42583.

A copy of Council's resolution and supporting report is attached to Council's PP, along with other relevant documentation.

The PP is considered to be minor in nature in that it seeks to rezone the land from B5 Business Development to B4 Mixed Use with a corresponding amendment to the Height of Building Map to increase the height from 7.5 metres up to a height of 14 metres, subject to the outcome of the additional assessments listed above. As such, Council is seeking delegation to make the plan.

If you need further information about this matter, please contact Jenna Tague, Planning Environment & Development Group on (02) 4429 3553. Please quote Council's reference 54702E (D17/220169).

Yours faithfully

Gordon Clark.

Gordon Clark
Strategic Planning Manager
26/07/2017

Encl: Planning Proposal & Attachments