

PLANNING PROPOSAL – PP030

Shoalhaven Local Environmental Plan 2014 Building Height Review – Southern Part of Ulladulla CBD

Prepared by
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Shoalhaven City Council

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1 Introduction

This Planning Proposal (PP) seeks to amend Shoalhaven Local Environmental Plan 2014 (SLEP 2014) to increase the height of buildings control in the southern part of the Ulladulla CBD from 7.5 metres to part 11 metres and part 14 metres.

It is requested that Council be given delegation for plan making functions for this PP. The evaluation criteria for delegation is located at **Attachment A**.

This PP has been prepared in line with ‘A Guide to preparing Local Environmental Plans’ and ‘A Guide to preparing planning proposals’.

1.1 Subject Land

The Subject Land is located in the southern part of the Ulladulla CBD within in the Shoalhaven Local Government Area as shown in **Figure 1** and **Figure 2**.

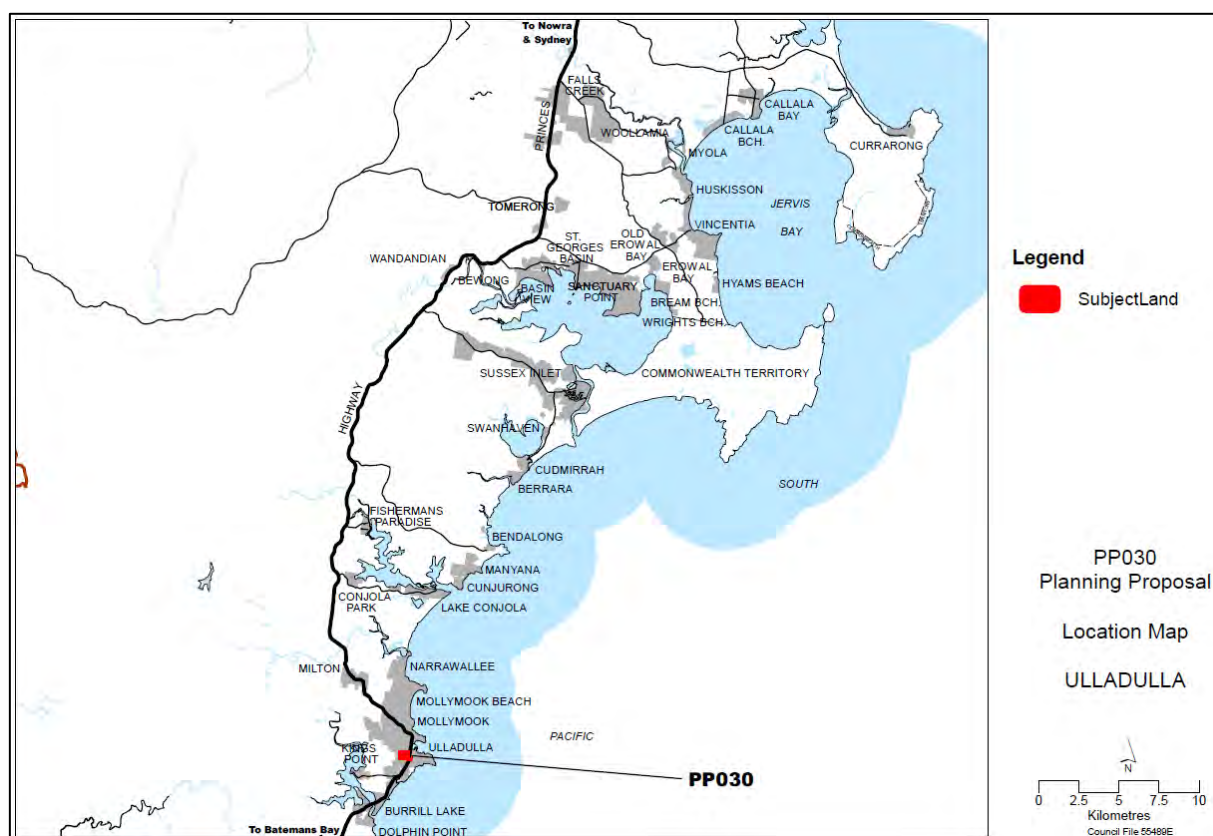


Figure 1: Subject Land

The Subject Land is generally bounded by St Vincent Street, Parson Street, Burrill Street South, Jubilee Avenue, Deering Street and the Princes Highway, Ulladulla. The Subject Land is currently mapped at 7.5 metres as indicated in SLEP 2014 and is zoned B4 Mixed Use, B5 Business Development and R3 Medium Density Residential. It has an approximate area of 9.6 hectares and comprises approximately 90 lots:

Lot 21 DP 632881 - 41 Burrill Street South	Lot 7 DP 19708 - 56 Deering Street
Lot 22 DP 632881 - 43A Burrill Street South	Lot 8 DP 19708 - 58 Deering Street
Lot 2 DP 346168 - 45 Burrill Street South	Lot 16 DP 25900 - 59 Deering Street
Lot 20 DP 25900 - 47 Burrill Street South	Lot 382 DP 1231220 - 60 Deering Street
Lot 19 DP 25900 - 51 Burrill Street South	Lot 17 DP 25900 - 61 Deering Street
Lot 18 DP 25900 - 53 Burrill Street South	Lot 11 DP 228578 - 62 Deering Street
Lot 1 DP 204774 - 55 Burrill Street South	Lot 12 DP 228578 - 62A Deering Street
Lot 2 DP 204774 - 57 Burrill Street South	Lot 13 DP 228578 - 64 Deering Street
Lot 11 DP 26469 - 59 Burrill Street South	Lot 14 DP 228578 - 66 Deering Street
Lot 12 DP 26469 - 61 Burrill Street South	Lot 15 DP 228578 - 68 Deering Street
Lot 13 DP 26469 - 63 Burrill Street South	Lot 6 DP 592737 - 72 Deering Street
Lot 14 DP 26469 - 65 Burrill Street South	Lot 7 DP 26469 - 74 Deering Street
Lot 1 DP 240662 - 67 Burrill Street South	Lot 8 DP 26469 - 76 Deering Street
Lot 2 DP 240662 - 69 Burrill Street South	Lot 2 DP 551266 - 6 Jubilee Avenue
Lot 3 DP 240662 - 71 Burrill Street South	Lot 10 DP 25900 - 8 Jubilee Avenue
Lot 4 DP 240662 - 73 Burrill Street South	Lot 11 DP 25900 - 10 Jubilee Avenue
Lot 5 DP 240662 - 75 Burrill Street South	Lot 12 DP 25900 - 12 Jubilee Avenue
Lot 70 DP 840916 - 62 Princes Highway	Lot 13 DP 25900 - 14 Jubilee Avenue
Lot 4 DP 524007 - 137 Princes Highway	Lot 14 DP 25900 - 16 Jubilee Avenue
Lot 3 DP 524007 - 139 Princes Highway	Lot 15 DP 25900 - 18 Jubilee Avenue
Lot 1 DP 509202 - 141 Princes Highway	Lot 60 DP 623248 - 21 Jubilee Avenue
Lot 110 DP 865998 - 147 Princes Highway	Lot 5 DP 592737 - 22 Jubilee Avenue
Lot 12 DP 19708 - 151 Princes Highway	Lot 4 DP 26469 - 24 Jubilee Avenue
Lot 10 DP 228578 - 152 Princes Highway	Lot 3 DP 26469 - 26 Jubilee Avenue
Lot 13 DP 19708 - 153 Princes Highway	Lot 2 DP 717239 - 27 Jubilee Avenue
Lot 9 DP 228578 - 154 Princes Highway	Lot 2 DP 26469 - 28 Jubilee Avenue
Lot 381 DP 1231220 - 155 Princes Highway	Lot 1 DP 26469 - 30 Jubilee Avenue
Lot 1 DP 717239 - 156 Princes Highway	Lot 11 DP 239967 - 31 Jubilee Avenue
Lot CP SP 74967 - 161 Princes Highway	Lot 13 DP 240662 - 32 Jubilee Avenue
Lot 71 DP 840916 - 166 Princes Highway	Lot 10 DP 239967 - 33 Jubilee Avenue
Lot 51 DP 1047471 - 169 Princes Highway	Lot 12 DP 240662 - 34 Jubilee Avenue
Lot 5 DP 805221 - Parson Street	Lot 9 DP 239967 - 35 Jubilee Avenue
Lot 6 DP 805221 - Parson Street	Lot 11 DP 240662 - 36 Jubilee Avenue
Lot 5 DP 239967 - 5 Parson Street	Lot 8 DP 239967 - 37 Jubilee Avenue
Lot 6 DP 239967 - 7 Parson Street	Lot 10 DP 240662 - 38 Jubilee Avenue
Lot 7 DP 239967 - 9 Parson Street	Lot 1 DP 21597 - 116 St Vincent Street
Lot 9 DP 240662 - 11 Parson Street	Lot 2 DP 21597 - 118 St Vincent Street
Lot 7 DP 240662 - 15 Parson Street	Lot 3 DP 21597 - 120 St Vincent Street
Lot 8 DP 240662 - 13 Parson Street	Lot 4 DP 21597 - 122 St Vincent Street
Lot 6 DP 240662 - 17 Parson Street	Lot 5 DP 21597 - 124 St Vincent Street
Lot 7 DP 21597 - 37 Deering Street	Lot 6 DP 21597 - 126 St Vincent Street

<p>Lot CP SP 42583 - 39 Deering Street</p> <p>Lot 9 DP 21597 - 41 Deering Street</p> <p>Lot 1 DP 844532 - 44 Deering Street</p> <p>Lot 6 DP 19708 - 54 Deering Street</p>	<p>Lot 12 DP 834367 - 140 St Vincent Street</p> <p>Lot 3 DP 746228 - 144 St Vincent Street</p> <p>Lot 4 DP 805221 - 146 St Vincent Street</p> <p>Part St Vincent Street Road Reserve</p>
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There is a broad range of existing development on the subject land including a combination of commercial, industrial and residential land uses such as steel fabrication, office premises, vehicle mechanic, retail premises and detached dwellings. Currently the site is surrounded by:

- Predominantly low density residential development to the east, south and south-east. Parson Street Reserve is located to the south-west of the site.
- Commercial, bulky goods and industrial development to the south and south-west.
- Low and medium density residential development to the west, north-west and south-west.
- Commercial development and a mix of low, medium, and higher residential development to the north.

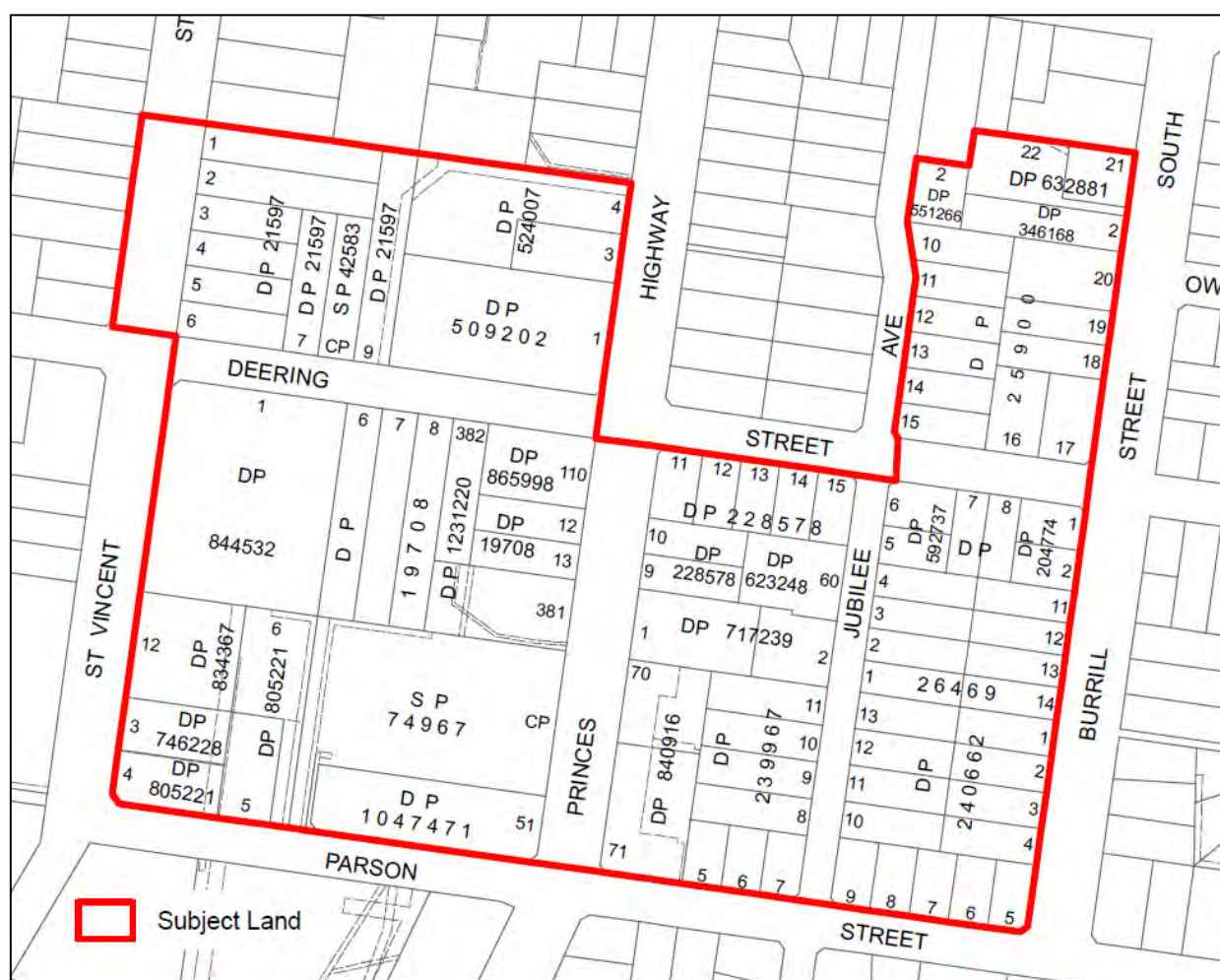


Figure 2: Cadastral Map



Figure 3: Aerial Map

1.2 Background

On 14 March 2017, Council's Development Committee initially considered a development application (DA16/2412) for a three (3) storey office building at proposed Lot 15 Parson Street, Ulladulla.

The proposal sought a 46% (3.5 metre) variation to the 7.5 metre height prescribed in the SLEP 2014 for the land. Although the Committee originally resolved to support the variation (MIN17.183), a rescission motion was considered at the 28 March 2017 Ordinary Meeting (MIN17.217) and it was resolved to not support the proposed variation (MIN17.218). As part of this resolution, Council also resolved (part 2) to:

Undertake a review of the 7.5 metre building heights in this part of the Ulladulla Town Centre in the next 6 months which is limited to the area south of Deering Street and the B5 and R3 zones.

It is noted that the area of the review was expanded beyond that of the Council resolution to ensure a holistic review of land in this vicinity that currently has a building height of 7.5 metres in the LEP.

The Review

Consultants, City Plan Services and Atlas Urban, were engaged by Council in June 2017 to undertake a Building Height Review as an urban design and strategic planning exercise to investigate and reconsider the urban form height controls for the Study Area (**Figure 4**). The Review was based on a detailed analysis of the Study Area and context, as well as targeted consultation with the Ulladulla & Districts Community Forum, broader community and Council representatives.

On 31 July 2017, two consultation workshop sessions were held; one with the Ulladulla & Districts Community Forum and community (approximately 30 attendees), and another with Councillors. The purpose of the workshops was to enable stakeholders to provide feedback on the height strategy proposed by the consultants. The consultant's workshop presentation was made available for public review for a period of one week between 2 and 9 August 2017 following the workshop to enable additional opportunity for community involvement.

Balancing the outcomes of the targeted consultation and the strategic, statutory and physical parameters of the Study Area, the Review of Building Heights Report prepared by the consultants (**Attachment B**) recommended an increase in height across the Study Area from 7.5 metres to part 11 metres and part 14 metres (**Figure 4**).

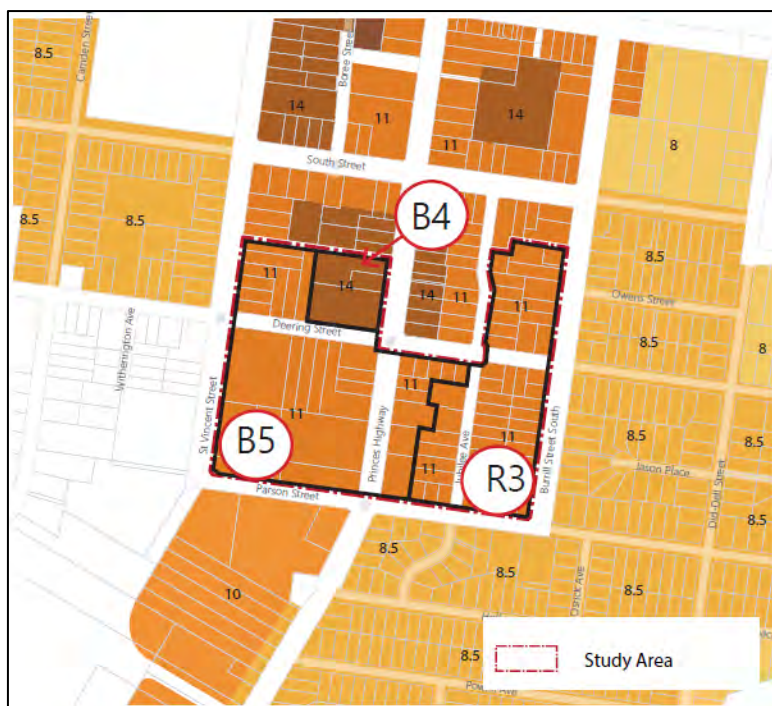


Figure 4: Heights recommended in the Review of Building Heights Report
(Source: City Plan Services and Atlas Urban)

The recommended change in height enables a modest transition to lower density development to the south, east and west and reflects the height of the Ulladulla CBD core to the north of the Study Area.

On 14 November 2017, Council's Development Committee resolved (MIN17.954(1)) to:

Prepare a Planning Proposal to amend Shoalhaven Local Environmental Plan 2014 to increase the height across the Study Area (excluding land subject to PP025) to part 11 metres and part 14 metres as per the Review of Building Heights Report.

On 13 February 2018, Council's Development Committee resolved (MIN18.81(1,2)) to:

1. *Endorse Planning Proposal (PP030) Building Height Review – Southern Part of Ulladulla CBD (Attachment 1) with the following change:*
 - a) *Include the land that is covered by the proponent initiated PP025 (i.e. land known as Lots 1-7, 9 DP 21597 and Lot CP SP 42583, St Vincent and Deering Streets, Ulladulla) with a mapped height of 11m in line with the outcomes of the Review of Building Heights Report endorsed by Council on 14 November 2017 (MIN17.954).*
2. *Submit the modified Planning Proposal to the NSW Department of Planning & Environment for a Gateway determination.*

On 27 February 2018, Council at its Ordinary Meeting resolved (MIN18.112):

That Council request revised conditions from the Department of Planning for the Gateway application for the Planning Proposal 030, to include a 14m height and a rezoning to B4 over the land contained in Planning Proposal 025.

A copy of the abovementioned Council Development Committee reports and minutes can be found at **Attachment C**.

2 Part 1 – Intended Outcome

The intended outcome of this PP is to:

- Increase the current maximum building height applying to the land from 7.5 metres to part 11 metres and part 14 metres; and
- Rezone the land known as Lots 1-7, 9 DP 21597 and Lot CP SP 42583, St Vincent and Deering Streets, Ulladulla from B5 Business Development to B4 Mixed Use.

The change in height seeks to enable development consistent with the vision and strategic direction of the:

- Milton-Ulladulla Structure Plan; and
- General future desired character and amenity expectations as outlined in Chapter S8: Ulladulla Town Centre of Shoalhaven Development Control Plan 2014 (SDCP 2014).

The intended outcome of the proposed part rezoning of Lots 1-7, 9 DP 21597 and Lot CP SP 42583 is to provide an opportunity for higher density residential development, most likely in the form of residential flat buildings/shop top housing. While the current B5 zoning permits mixed use development as 'shop top housing', it would also essentially require the entire ground floor to be commercial in nature. The B4 Mixed Use zone would enable an element of flexibility resulting in a better design outcome that would better compliment the adjoining residential development along the western side of St Vincent Street.

3 Part 2 – Explanation of Provisions

The Subject Land is currently mapped at 7.5 metres under SLEP 2014 and this PP seeks to increase the maximum height of buildings mapped for the land to part 11 metres and part 14 metres. This PP also seeks to rezone the land known as Lots 1-7, 9 DP 21597 and Lot CP SP 42583, St Vincent and Deering Streets, Ulladulla from B5 Business Development to B4 Mixed Use.

The proposed outcome of this PP will be achieved by amending the Height of Building map (Sheet HOB_016D) and Land Zoning map (Sheet LZN_016D) accordingly.

The existing and proposed height of building and zoning maps are shown in (Section 5) Part 4 - Mapping.

4 Part 3 – Justification

4.1 Need for the Planning Proposal (Section A)

4.1.1 Is the Planning Proposal a result of any strategic study or report?

The PP, in part, is the result of the Review of Building Heights Report which was a strategic study undertaken to reconsider the urban form height controls for the broader Study Area. It is based on a detailed analysis of the Study Area and context, strategic and statutory framework, as well as targeted consultation with the Ulladulla & Districts Community Forum, broader community and Council representatives.

4.1.2 Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

This PP is considered to be the best and only means of achieving the intended outcome.

4.2 Relationship to strategic planning framework (Section B)

4.2.1 Is the Planning Proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

Illawarra- Shoalhaven Regional Plan (ISRP)

The Illawarra Shoalhaven Regional Plan (ISRP) provides for a variety of housing choice and homes to meet the Regions changing housing demands over the next 20 years. It incorporates a series of directions and actions promoting sustainable housing development. Direction 2.2 of the Plan seeks to 'support housing opportunities close to existing services, jobs and infrastructure in the region's centres' and the PP is consistent with this direction. Ulladulla is one of the centres identified where increased housing activity should be focussed.

The PP will also enable greater opportunities/flexibility within the commercial and industrial areas of the precinct.

The PP is not inconsistent with the Regional Plan.

4.2.2 Is the Planning Proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?

Shoalhaven City Council's Community Strategic Plan

The Proposal is consistent with Council's Community Strategy Plan and the relevant themes and actions below:

- Theme 2. Sustainable, liveable environments
 - 2.2 Plan and manage appropriate and sustainable development
 - 2.3 Protect and showcase the natural environment
- Theme 3. Prosperous communities
 - 3.1 Maintain and grow a robust economy with vibrant towns and villages

Milton Ulladulla Structure Plan (MUSP)

MUSP applies to the Milton-Ulladulla area, underpins the current zonings in the area and establishes a set of principles to manage appropriate growth. It identifies the Ulladulla CBD as the sub regional retail core and commercial hub of southern Shoalhaven.

Sites within the Subject Land have been identified in the MUSP as ‘tourist orientated retail’ and ‘fringe commercial/industrial’ with ‘preferred off-street parking’ (**Figure 6**). Part of the Subject Land is excluded from the Ulladulla CBD, due to its residential nature, and is identified in the broader MUSP as ‘general urban’.

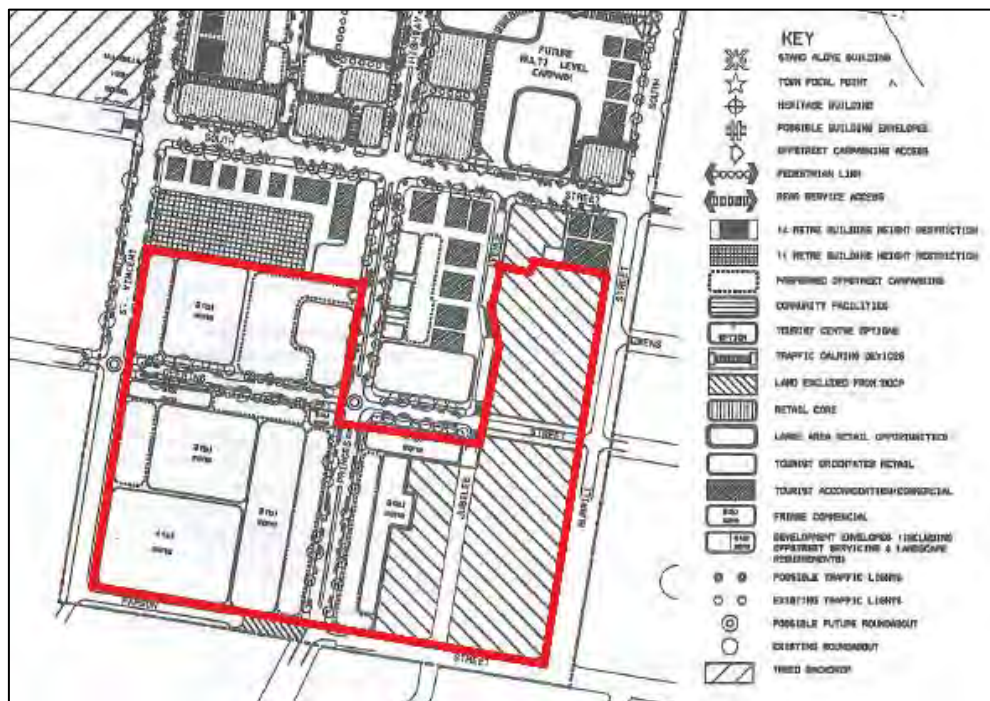


Figure 5: Excerpt of Milton-Ulladulla Structure Plan (Ulladulla CBD)

The MUSP outlines the demand for appropriate housing within the Milton-Ulladulla area to respond to population growth and future demographics (e.g. aged population). It is anticipated that greater heights will provide increased flexibility in this regard, most likely in the form of shop top housing and higher density residential development.

The PP will enable the provision of retail and commercial floor space within the Ulladulla CBD and will not diminish the opportunity for tourism orientated retail should the demand be present. The increase in heights will also enable greater flexibility in achieving floor heights to meet industry requirements. Further, the provision of supplementary residential development is not expected to hinder the opportunity for fringe commercial/industrial land uses, but seeks to cater for the growing demand of higher density residential development close to centres.

The PP is thus considered to be broadly consistent with the MUSP and enables an appropriate level of flexibility in a CBD periphery location.

4.2.3 Is the Planning Proposal consistent with applicable state environmental planning policies?

The PP is consistent with the applicable state environmental planning policies (SEPPs). A full list of the SEPPs is provided at **Attachment D**. The relevant SEPPs are discussed below.

State Environmental Planning Policy No. 55 – Remediation of land (SEPP 55)

SEPP 55 sets out provisions of relevance to the assessment of development applications and also requires that contamination and remediation of land be considered in a PP. Specifically, it requires that a relevant planning authority not rezone land that is identified as an investigation area declared by the Contaminated Land Management Act 1997, development listed in Table 1 of the Contaminated Land Management Guidelines, or development for the purposes of residential, educational, recreational, child care or hospital purposes.

Due to the size, historic uses and current zoning of the Subject Land, a number of lots have been identified in the B5 Business Development zone as potentially contaminated.

With the exception of Lots 1-7, 9 DP 21597 and Lot CP SP 42583, this PP seeks an increase in height, and does not seek to rezone the land. Part of the Subject Land which is proposed to be rezoned to B4 Mixed Use, Lots 1-2 DP 21597 (116-118 St Vincent Street), has historically been used for industrial/manufacturing purposes. Council is in receipt of statements constituting a Stage 1 Contamination Assessment relating to Lots 1-2 DP 21597.

Residential accommodation is currently permissible in the relevant business zones, and given the nature of the proposed changes, it is considered that contamination and remediation can be adequately addressed at the development assessment stage of any future development.

State Environmental Planning Policy No. 65 - Design quality of residential apartment development (SEPP 65)

SEPP 65 sets out development controls of relevance to the assessment of development applications. It is noted that shop top housing and residential flat buildings are permissible with consent in the Subject Area.

The proposed increase in height is considered to be within the tolerances of SEPP 65 and can be adequately addressed at the development assessment stage of any future development.

The proposed rezoning of Lots 1-7, 9 DP 21597 and Lot CP SP 42583 aims to enable higher density residential development on the site, most likely in the form of residential flat

buildings/shop top housing and thus SEPP 65 would apply. The PP is unlikely to contradict or obstruct the application of SEPP 65. Further detailed assessment against this SEPP will be undertaken during the Development Application stage.

State Environmental Planning Policy No. 71 – Coastal Protection (SEPP 71)

This policy aims to protect and manage the natural, cultural, recreational and economic attributes of the NSW coast through ensuring that development in the NSW coastal zone is appropriate and suitably located. The Subject Land is located in the coastal zone.

The proposed increase in height will not have any significant impacts on the 'Matters for consideration' outlined in Clause 8 of SEPP 71. The protection of the coast and associated amenity can be adequately addressed through the development assessment process.

The PP is considered consistent with the SEPP in that the proposed building heights and future supporting development controls will ensure that the type, bulk, scale and size of development is appropriate for the location and protects and improves the natural scenic quality of the surrounding area.

Infrastructure State Environmental Planning Policy (Infrastructure SEPP)

The Infrastructure SEPP aims to facilitate effective delivery of infrastructure in NSW including addressing matters that need to be considered in the assessment of development adjacent to particular types of infrastructure.

The Princes Highway, a classified (State) road, transects the Subject Land as depicted in **Figures 2 and 3**. It is noted that future development will require access from the Princes Highway in certain locations.

It is considered that access arrangements can be adequately addressed at the development assessment stage of any future development. Consultation will be undertaken with NSW Roads and Maritime Services as required.

4.2.4 Is the Planning Proposal consistent with applicable Ministerial Directions (s.9.1 directions)?

The Ministerial Directions are considered in **Attachment E** and those that are most relevant are discussed below.

1.1 Business and Industrial Zones

This direction applies as the PP seeks to increase the height in the B4 Mixed Use and B5 Business Development zones, and rezone part of the Subject Land from B5 Business Development to B4 Mixed Use. The PP achieves the objectives of this direction and does

not reduce the total potential floor space area for employment uses and related public services.

Encourages growth in a suitable location within the Ulladulla CBD and supports the viability of that centre. The proposal to rezone the site from B5 Business Development to B4 Mixed Use will allow for a more suitable mix of residential and commercial development on the site.

The PP is not inconsistent with this direction.

2.2 Coastal Protection

The direction applies as the PP affects land within the coastal zone. The PP is not inconsistent with the NSW Coastal Policy: A sustainable future for the New South Wales Coast or the NSW Coastline Management Manual 1990.

The PP is not considered inconsistent with the Coastal Design Guidelines 2003 as the potential for intensification and the impacts of any future development on the coastal environment is generally supported by the Review of Building Heights Report. Further, SDCP 2014 includes a number of area specific provisions relating to visual connections and views, appropriate scaled buildings and future desired character.

The PP is not inconsistent with this direction.

3.1 Residential Zones

The direction applies as the PP proposes to increase the height in the R3 Medium Density Residential zone.

The PP will increase development opportunity, make more efficient use of existing infrastructure and services and reduce development pressure on town and village boundaries. Satisfactory servicing arrangements are in place for the Subject Land and the PP will not reduce the permissible residential density of the Subject Land.

The proposed rezoning from one business zone to another business zone will provide for a greater variety of housing types within the Ulladulla CBD and aims to make use of existing infrastructure and services.

The PP is not inconsistent with this direction.

3.4 Integrating Land Use and Transport

The Subject Land is located in an area that is serviced by pedestrian infrastructure/ public transport and should reduce car dependency and increase the viability of public transport services.

The PP supports the principles and objectives of *Improving Transport Choice — Guidelines for planning and development* and *The Right Place for Business and Services — Planning Policy*.

Traffic impacts would be considered as part of the development assessment process, particularly in relation to development requiring access to the Princes Highway.

The PP is not inconsistent with this direction.

4.1 Acid Sulfate Soils

The Subject Land is mapped as having class 5 acid sulfate soils.

The PP to increase the height and rezone part of the Subject Land will not increase the potential impact on surface groundwater quality/quantity, ecosystems or biodiversity. The potential for intensification resulting in significant adverse environmental impact is limited.

The PP is not inconsistent with this direction.

4.4 Planning for Bushfire Protection

Part of the Subject Land is identified as bushfire prone land.

Where relevant, future development will be assessed against Planning for Bushfire Protection during the development assessment process.

Consultation will be undertaken with the NSW Rural Fire Service following receipt of a Gateway determination, and prior to undertaking community consultation.

The PP is not inconsistent with this direction.

5.10 Implementation of Regional Plans

The Illawarra-Shoalhaven Regional Plan (ISRP) applies to Shoalhaven and addresses the provision of suitable land for business and housing needs. The PP is considered consistent with the ISRP as discussed in Section 4.2.1. The PP is therefore consistent with this direction.

6.3 Site Specific Provisions

To enable the proposal to proceed, this PP seeks to rezone the site to a B4 zone, a zone which already applies in the SLEP 2014 instrument. This approach is consistent with Section (4)(b) of Direction 6.3.

4.3 Environmental, Social and Economic Impact (Section C)

4.3.1 Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The PP will not adversely affect any critical habitat or threatened species, populations or ecological communities, or their habitats as the land is generally developed and is located in an urban area.

Any future use of the land will consider environmental impacts as part of the development assessment process.

4.3.2 Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?

Other environmental impacts are not anticipated as the Review of Building Heights Report and SDCP 2014 includes commentary and/or provisions relating to urban design, visual connections and views, appropriate scaled buildings and future desired character.

Any future use of the land will consider environmental impacts as part of the development assessment process.

4.3.3 How has the Planning Proposal adequately addressed any social and economic effects?

The social and economic impacts related to the PP are considered minimal. The increased residential, commercial and light industrial opportunities following the change in height and part zoning will have positive social impacts for the community and viability of the Ulladulla Town Centre. Additional housing opportunities may assist with housing affordability.

4.4 State and Commonwealth Interests (Section D)

4.4.1 Is there adequate public infrastructure for the Planning Proposal?

The Subject Land is well serviced by existing infrastructure and the PP does not trigger the need for additional infrastructure.

In relation to Lots 1-7, 9 DP 21597 and Lot CP SP 42583, Shoalhaven Water have advised that available water supply is adequate for domestic purposes and that the sewage system is adequate to support such a PP. Any future development may need to consider pressurisation of these services.

4.4.2 What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination?

Council will consult with relevant State and Commonwealth authorities (e.g. NSW Rural Fire Service) in accordance with the conditions of the Gateway determination. The PP will be updated prior to public exhibition, if required, to incorporate the view of any public authority.

5 Part 4 – Mapping

The proposed mapping changes to Map Sheets HOB_016D and LZN_016D are outlined in Section 3 (Part 2 – Explanation of Provisions) and shown below in the following map set:

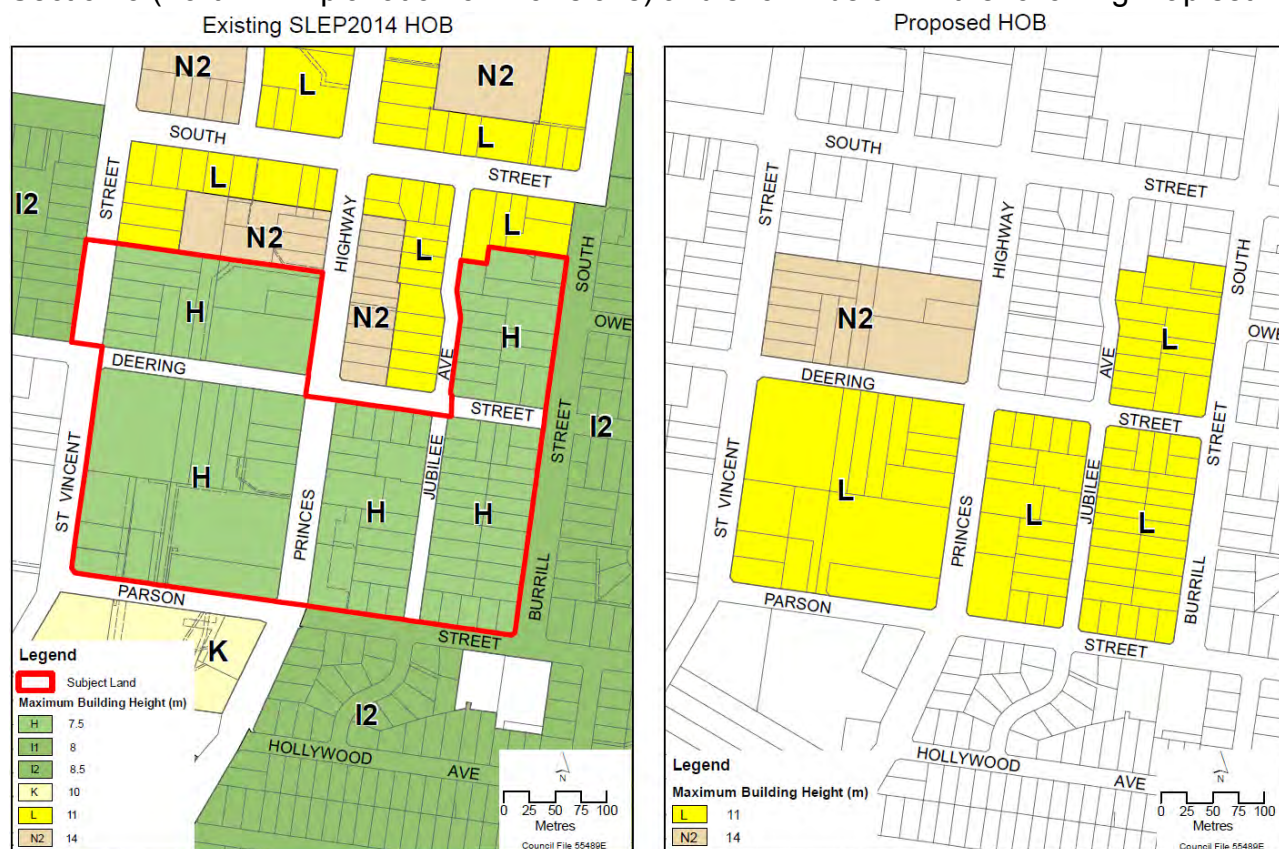


Figure 6 - Existing and Proposed HOB Mapping

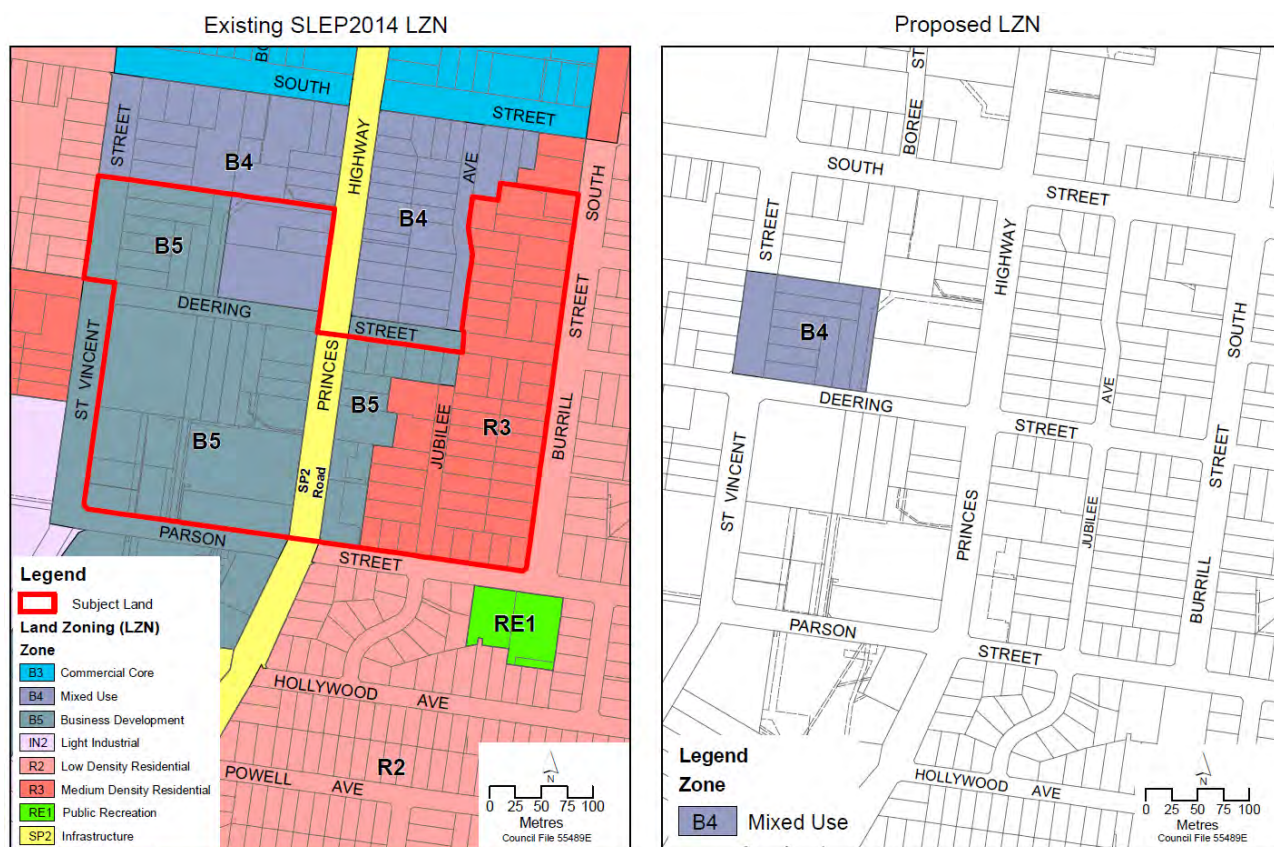


Figure 7 - Existing and Proposed LZN Mapping

6 Part 5 - Community Consultation

Initial consultation was undertaken in July and August 2017 in relation to the Review of Building Heights Report. Two consultation workshop sessions were held; one with the Ulladulla & Districts Community Forum and broader community (approximately 30 attendees), and another with Councillors. The purpose of the workshops was to enable stakeholders to provide feedback on the height strategy proposed by the consultants. The consultant's workshop presentation was also made available for public review for a period of one week between 2 and 9 August 2017 following the workshop to enable additional opportunity for community involvement.

The outcomes of the preliminary consultation is outlined within the Review of Building Heights Report and has shaped the resulting recommendations.

Council proposes to exhibit the planning proposal in accordance with the requirements of Schedule 1 of the *Environmental Planning and Assessment Act 1979* and any other requirements as determined by the Gateway process. It is intended that an exhibition period of 28 days apply so that amendments required to Chapter S8: Ulladulla Town Centre of SDCP 2014 can be exhibited concurrently.

Public notification of the exhibition would include notification in the local newspapers, and a notice on Council's website. Hard copies of the planning proposal would be made available at Council's Administrative Buildings in Nowra and Ulladulla.

7 Part 6 – Project Timeline

Table 1: Project Timeline

Task	Anticipated Timeframe
Commencement date (date of Gateway determination)	April 2018
Completion of Gateway determination requirements	June 2018
Public exhibition	July 2018
Consideration of submissions	August 2018
Post exhibition consideration of PP	August 2018
Finalisation and notification of Plan	November 2018

ATTACHMENTS

Attachment A – Evaluation criteria for the delegation of plan making functions to Councils

Local Government Area:

Shoalhaven City Council

Name of draft LEP:

Shoalhaven Local Environmental Plan 2014
PP030

Address of Land (if applicable):

The legal description for the subject land is:

Lot 21 DP 632881 - 41 Burrill Street South	Lot 7 DP 19708 - 56 Deering Street
Lot 22 DP 632881 - 43A Burrill Street South	Lot 8 DP 19708 - 58 Deering Street
Lot 2 DP 346168 - 45 Burrill Street South	Lot 16 DP 25900 - 59 Deering Street
Lot 20 DP 25900 - 47 Burrill Street South	Lot 382 DP 1231220 - 60 Deering Street
Lot 19 DP 25900 - 51 Burrill Street South	Lot 17 DP 25900 - 61 Deering Street
Lot 18 DP 25900 - 53 Burrill Street South	Lot 11 DP 228578 - 62 Deering Street
Lot 1 DP 204774 - 55 Burrill Street South	Lot 12 DP 228578 - 62A Deering Street
Lot 2 DP 204774 - 57 Burrill Street South	Lot 13 DP 228578 - 64 Deering Street
Lot 11 DP 26469 - 59 Burrill Street South	Lot 14 DP 228578 - 66 Deering Street
Lot 12 DP 26469 - 61 Burrill Street South	Lot 15 DP 228578 - 68 Deering Street
Lot 13 DP 26469 - 63 Burrill Street South	Lot 6 DP 592737 - 72 Deering Street
Lot 14 DP 26469 - 65 Burrill Street South	Lot 7 DP 26469 - 74 Deering Street
Lot 1 DP 240662 - 67 Burrill Street South	Lot 8 DP 26469 - 76 Deering Street
Lot 2 DP 240662 - 69 Burrill Street South	Lot 2 DP 551266 - 6 Jubilee Avenue
Lot 3 DP 240662 - 71 Burrill Street South	Lot 10 DP 25900 - 8 Jubilee Avenue
Lot 4 DP 240662 - 73 Burrill Street South	Lot 11 DP 25900 - 10 Jubilee Avenue
Lot 5 DP 240662 - 75 Burrill Street South	Lot 12 DP 25900 - 12 Jubilee Avenue
Lot 70 DP 840916 - 62 Princes Highway	Lot 13 DP 25900 - 14 Jubilee Avenue
Lot 4 DP 524007 - 137 Princes Highway	Lot 14 DP 25900 - 16 Jubilee Avenue
Lot 3 DP 524007 - 139 Princes Highway	Lot 15 DP 25900 - 18 Jubilee Avenue
Lot 1 DP 509202 - 141 Princes Highway	Lot 60 DP 623248 - 21 Jubilee Avenue
Lot 110 DP 865998 - 147 Princes Highway	Lot 5 DP 592737 - 22 Jubilee Avenue
Lot 12 DP 19708 - 151 Princes Highway	Lot 4 DP 26469 - 24 Jubilee Avenue
Lot 10 DP 228578 - 152 Princes Highway	Lot 3 DP 26469 - 26 Jubilee Avenue
Lot 13 DP 19708 - 153 Princes Highway	Lot 2 DP 717239 - 27 Jubilee Avenue
Lot 9 DP 228578 - 154 Princes Highway	Lot 2 DP 26469 - 28 Jubilee Avenue
Lot 381 DP 1231220 - 155 Princes Highway	Lot 1 DP 26469 - 30 Jubilee Avenue
Lot 1 DP 717239 - 156 Princes Highway	Lot 11 DP 239967 - 31 Jubilee Avenue

Lot CP SP 74967 - 161 Princes Highway Lot 71 DP 840916 - 166 Princes Highway Lot 51 DP 1047471 - 169 Princes Highway Lot 5 DP 805221 - Parson Street Lot 6 DP 805221 - Parson Street Lot 5 DP 239967 - 5 Parson Street Lot 6 DP 239967 - 7 Parson Street Lot 7 DP 239967 - 9 Parson Street Lot 9 DP 240662 - 11 Parson Street Lot 7 DP 240662 - 15 Parson Street Lot 8 DP 240662 - 13 Parson Street Lot 6 DP 240662 - 17 Parson Street Lot 7 DP 21597 - 37 Deering Street Lot CP SP 42583 - 39 Deering Street Lot 9 DP 21597 - 41 Deering Street Lot 1 DP 844532 - 44 Deering Street Lot 6 DP 19708 - 54 Deering Street	Lot 13 DP 240662 - 32 Jubilee Avenue Lot 10 DP 239967 - 33 Jubilee Avenue Lot 12 DP 240662 - 34 Jubilee Avenue Lot 9 DP 239967 - 35 Jubilee Avenue Lot 11 DP 240662 - 36 Jubilee Avenue Lot 8 DP 239967 - 37 Jubilee Avenue Lot 10 DP 240662 - 38 Jubilee Avenue Lot 1 DP 21597 - 116 St Vincent Street Lot 2 DP 21597 - 118 St Vincent Street Lot 3 DP 21597 - 120 St Vincent Street Lot 4 DP 21597 - 122 St Vincent Street Lot 5 DP 21597 - 124 St Vincent Street Lot 6 DP 21597 - 126 St Vincent Street Lot 12 DP 834367 - 140 St Vincent Street Lot 3 DP 746228 - 144 St Vincent Street Lot 4 DP 805221 - 146 St Vincent Street Part St Vincent Street Road Casement
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Intent of draft LEP:

The intended outcome of this PP is to:

- Increase the current maximum building height applying to the land from 7.5 metres to part 11 metres and part 14 metres; and
- Rezone the land known as Lots 1-7, 9 DP 21597 and Lot CP SP 42583, St Vincent and Deering Streets, Ulladulla from B5 Business Development to B4 Mixed Use.

Additional Supporting Points/Information:

Evaluation criteria for the issuing of an Authorisation	Council Response		Department Assessment	
	Y/N	Not relevant	Agree	Not agree
(Note: where the matter is identified as relevant and the requirement has not been met, council is attach information to explain why the matter has not been addressed)				
Is the Planning Proposal consistent with the Standard Instrument Order, 2006?	Y			
Does the Planning Proposal contain an adequate explanation of the intent, objectives, and intended outcome of the proposed amendment?	Y			

Are appropriate maps included to identify the location of the site and the intent of the amendment?	Y			
Does the Planning Proposal contain details related to proposed consultation?	Y			
Is the Planning Proposal compatible with an endorsed regional or sub-regional strategy or local strategy endorsed by the Director-General?	Y			
Does the Planning Proposal adequately address any inconsistency with all relevant S9.1 Planning Directions?	Y			
Is the Planning Proposal consistent with all relevant State Environmental Planning Policies (SEPPs)?	Y			
Minor Mapping Error Amendments				
Does the Planning Proposal seek to address a minor mapping error and contain all appropriate maps that clearly identify the error and the manner in which the error will be addressed?		NR		
Heritage LEPs				
Does the Planning Proposal seek to add or remove a local heritage item and is it supported by a strategy / study endorsed by the Heritage Officer?		NR		
Does the Planning Proposal include another form of endorsement or support from the Heritage Office if there is no supporting strategy/study?		NR		
Does the Planning Proposal potentially impact on item of State Heritage Significance and if so, have the views of the Heritage Office been obtained?		NR		
Reclassifications				
Is there an associated spot rezoning with the reclassification?		NR		
If yes to the above, is the rezoning consistent with an endorsed Plan Of Management (POM) or strategy?		NR		
Is the Planning Proposal proposed to rectify an anomaly in a classification?		NR		
Will the Planning Proposal be consistent with an adopted POM or other strategy related to the site?		NR		
Will the draft LEP discharge any interests in public land under Section 30 of the Local Government Act, 1993?		NR		
If so, has council identified all interests; whether any rights or interests will be extinguished; any trusts and		NR		

covenants relevant to the site; and, included a copy of the title with the Planning Proposal?				
Has the council identified that it will exhibit the Planning Proposal in accordance with the Department's Practice Note (PN09-003) Classification and reclassification of public land through a local environmental plan and Best Practice Guidelines for LEPs and Council Land?		NR		
Has council acknowledged in its Planning Proposal that a Public Hearing will be required and agree to hold one as part of its documentation?		NR		
Spot Rezonings				
Will the proposal result in a loss of development potential for the site (ie reduced FSR or building height) that is not supported by an endorsed strategy?	N			
Is the rezoning intended to address an anomaly that has been identified following the conversion of a principal LEP into a Standard Instrument LEP format?	N			
Will the Planning Proposal deal with a previously deferred matter in an existing LEP and if so, does it provide enough information to explain how the issue that lead to the deferral has been addressed?	N			
If yes, does the Planning Proposal contain sufficient documented justification to enable the matter to proceed?		NR		
Does the Planning Proposal create an exception to a mapped development standard?	N			
Section 3.22 matters				
Does the proposed instrument:				
a. Correct an obvious error in the principal instrument consisting of a misdescription, the inconsistent numbering of provisions, a wrong cross-reference, a spelling error, a grammatical mistake, the insertion of obviously missing words, the removal of obviously unnecessary works or a formatting error?;		NR		
b. Address matters in the principal instrument that are of a consequential, transitional, machinery or other minor nature?;		NR		

<p>c. Deal with matters that do not warrant compliance with the conditions precedent for the making of the instrument because they will not have any significant adverse impact on the environment or adjoining land?</p> <p>(NOTE – the Minister (or delegate) will need to form an Opinion under section 3.22(A)(1)(c) of the Act in order for a matter in this category to proceed).</p>		NR		
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Attachment B - Review of Building Heights Report (City Plan Services and Atlas Urban, 2017)



ULLADULLA

REVIEW OF BUILDING HEIGHTS

DRAFT REPORT FOR SHOALHAVEN CITY COUNCIL

12TH OCTOBER 2017

**Atlas Urban Design & Strategy Pty Ltd
City Plan Strategy and Development Pty Ltd**

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REVIEW OF BUILDING HEIGHTS ULLADULLA REPORT

CERTIFICATION

This report has been authorised by City Plan Strategy & Development and Atlas Urban Design & Strategy Pty Ltd. The accuracy of the information contained herein is to the best of our knowledge not false or misleading. The comments have been based upon information and facts that were correct at the time of writing this report.

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PROJECT TEAM:

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EXECUTIVE SUMMARY

City Plan Strategy & Development and Atlas Urban have been commissioned by Shoalhaven City Council to undertake a review of the building heights in part of the Ulladulla CBD.

Ulladulla has been identified as a 'Regional Centre' within the Illawarra Shoalhaven Regional Plan 2015 (Regional Plan). The regional plan seeks to facilitate Council led revitalisation of regional centres, ensuring they have the business, retail, entertainment and higher density residential uses to support the local area and surrounding suburbs.

The Study Area is located within the southern precinct of the Ulladulla CBD and is bounded by St Vincent Street, Parson Street, Burrill Street South, Jubilee Avenue, Deering Street and the Princes Highway, Ulladulla.

The current building height controls applicable to the Study Area are contained within the Shoalhaven Local Environmental Plan (SLEP) 2014, which prescribes a maximum building height standard of 7.5m across the whole of the Study Area.

The current height limit has largely remained unchanged since 1995 when the (now superseded) Development Control Plan (DCP) No. 56: Ulladulla CBD Strategy was adopted.

On 28 March 2017, Shoalhaven City Council resolved to "undertake a review of the 7.5m building heights in this part of the Ulladulla Town Centre". The resolution was in response to a recent development application, which sought a variation to the existing height controls in the Study Area. A planning Proposal has also been recieved by Council for land in the Study Area that seeks to increase the maximum height to 14m.

The purpose of this report is to provide an independent review of the existing height provisions for the Study Area and if and where appropriate, provide recommendations for changes to height controls.

The review is based on a comprehensive planning and urban design analysis that considers:

- The regional and local strategic planning and policy context
- Previous reviews of local planning controls
- Current planning controls within and surrounding the Study Area
- Environmental factors within and surrounding the Study Area, including topography, views, overshadowing
- Built form factors for various land uses permitted within the Study Area
- The general character of the Study Area within the context of the Ulladulla town centre

Community and Councillor workshops were held to discuss the findings of the initial analysis. Feedback from these workshops is summarised in Section 1.4 and has been considered in the formulation of recommendations for appropriate heights within the Study Area.

This report recommends several changes to the existing building height controls as illustrated in Figure 2.

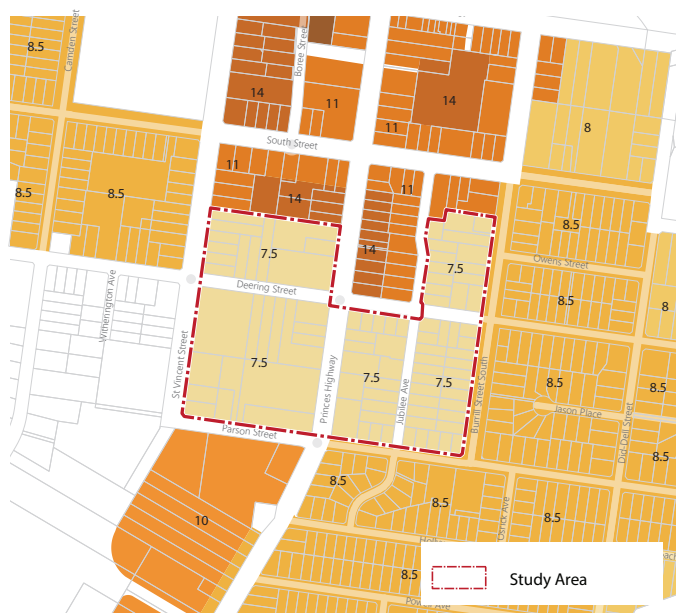


Fig. 1: Existing Maximum Building Heights Map
Information Source: Shoalhaven LEP 2014

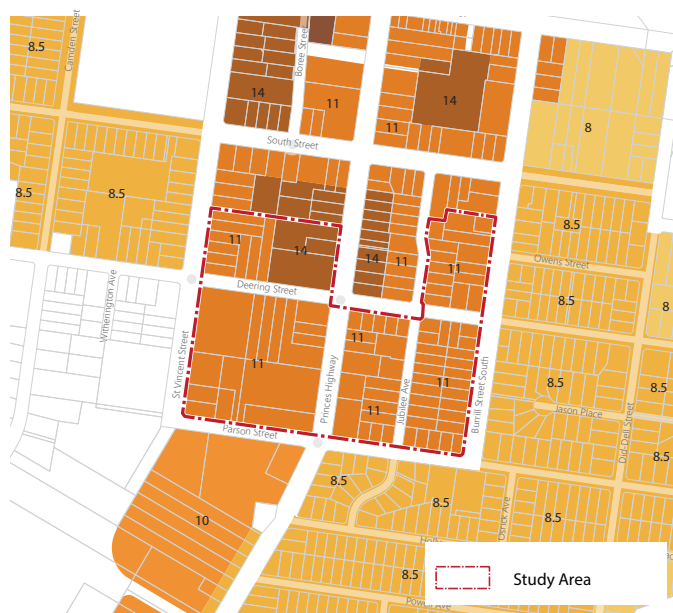


Fig. 2: Recommended Maximum Building Heights Map

The proposed building height controls primarily reflect the desired future character of the Study Area as outlined in the vision and strategic direction of the Milton-Ulladulla Structure Plan (1996) and desired future character outlined in Chapter S8: Ulladulla Town Centre of Shoalhaven DCP 2014 (SDCP).

1.0 INTRODUCTION

1.1 Study Area Introduction

City Plan Strategy & Development and Atlas Urban have been commissioned by Shoalhaven City Council to undertake a review of the building heights in part of the Ulladulla CBD. The brief of the review limited the scope of work to consider only building heights.

The Study Area (Figure 3) is located within the southern precinct of the Ulladulla CBD and is bounded by St Vincent Street, Parson Street, Burrill Street South, Jubilee Avenue, Deering Street and the Princes Highway, Ulladulla. The Study Area includes all land with a building height currently mapped at 7.5m as indicated in SLEP 2014.

This review will investigate and reconsider (where appropriate) the urban form height controls for the Study Area. Any changes to the height controls must reflect the Study Area as being part of a major town and stimulate and facilitate development consistent with the;

- Vision and strategic direction of the Milton-Ulladulla Structure Plan, Shoalhaven City Council, 1996;
- General future desired character and amenity expectations as outlined in Chapter S8: Ulladulla Town Centre of SDCP 2014; and the
- Illawarra-Shoalhaven Regional Plan where applicable.



Fig. 3: Study Area

Source: Project Brief: Review of Building Heights, Part of Ulladulla CBD – Shoalhaven Local Environmental Plan 2014

1.2 History of Building Heights in the Study Area

Under the previous Development Control Plan (DCP No. 56: Ulladulla CBD Strategy, 1995) the Study Area had the following height limits with the aim to 'ensure harbour views are available to as many developments in the commercial centre as possible';

- 8m (two storey) for commercially zoned land within the DCP area.
- As per the Illawarra Regional Environmental Plan No. 1 (for all land excluded from the DCP), Council could consider height up to 11m. Beyond 11m, concurrence from the Department of Planning was required but assumed, concurrence was provided to the Director of Planning in Council.

In 2006 Council resolved to review the DCP and investigate increasing heights in the study area following concerns that these heights were restricting development. The review included significant community consultation including a number of stakeholder workshops with emergent themes including view sharing, and assigning heights based on precincts.

Following the review, Amendment 4 to the DCP was made effective. Amendment 4 applied to the entire Study Area and prescribed a 7.5m (two storey) height limit for the land (retained by subsequent Amendment 5). The resulting height in the context of the surrounding height environment is illustrated in Figure 4. In 2014, Council prepared a Height of Buildings Map for the Shoalhaven Local Environmental Plan which retained the 7.5m limit and commenced on 22 April 2014.

The resolution was in response to a recent development application, which sought a variation to the existing height controls in the Study Area. A planning Proposal has also been received by Council for land in the Study Area that seeks to increase the maximum height to 14m. The Study Area includes all land with a building height currently mapped at 7.5m as indicated in SLEP 2014. It is noted that the Study Area has been expanded beyond that of the Council resolution (south of Deering Street and the B5 and R3 zones) to ensure a holistic review of land in this vicinity with a building height of 7.5m.

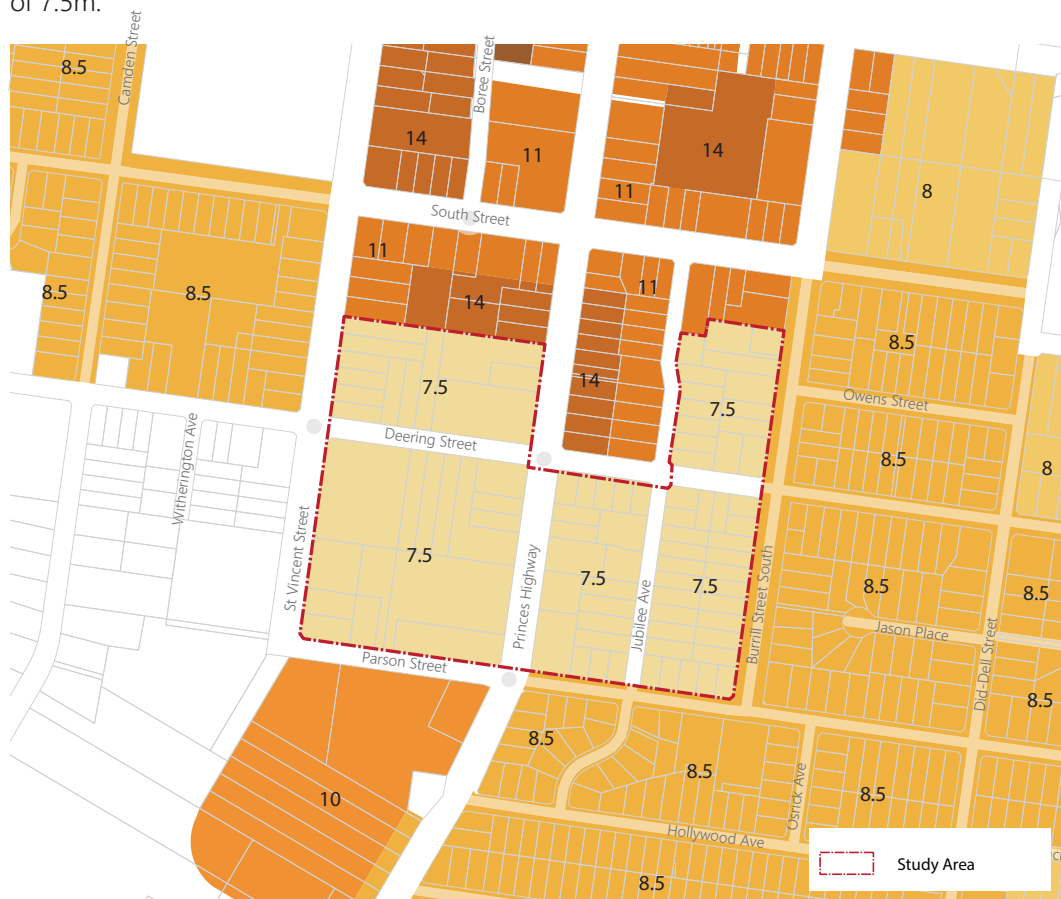


Fig. 4: Maximum Building Heights Map
Information Source: Shoalhaven LEP 2014

1.3 Project Methodology

This height review follows the Project Methodology illustrated below.



1.4 Community Consultation

On 31st July 2017 approximately 30 participants; members of the Ulladulla Community, Community Consultative Bodies and Council representatives, attended a community workshop to provide feedback on the Proposed Height Strategy. The presentation was delivered and facilitated by Atlas Urban and Council. After the presentation participants split into discussion groups. A speaker for each group was then invited to share the outcomes of their discussion with the larger group. A wide variety of opinions and concerns were expressed, which are summarised below and in more detail in *Appendix 1: Community Feedback. Appendix 2: Height Scenarios and Additional Graphics from Community Consultation* includes additional images presented at the workshop that are not shown within the body of this report. The presentation delivered at the community workshop was also made available on Council's website for a one week feedback period, between the 2nd and 9th of August 2017.

Key Concerns from Community Consultation



Neighbourhood and community character



Design Quality



Impacts on neighbours including overshadowing



Vacant commercial and seasonal housing



Transitions between height limits



View preservation to and from the area



Affordable housing for locals



Road upgrades and parking issues



Community benefits with new development



Population growth and commercial opportunity

Key take aways

- Varying opinions of what heights should be, from no change to up to 17 metres.
- Heights should fit in with the existing neighbourhood character and preserve views.
- Heights should encourage new business and employment opportunities for young people.
- Placement of new heights should be selective and help transition to areas of lower height.
- Height should support a mix of housing types including mixed use.
- Height should support opportunities for future growth without creating an oversupply of residences/commercial space.

2.0 KEY RELEVANT PLANNING CONTROLS

Council's brief for this project states that the role of the Height Study is to "stimulate and facilitate development" in relation to a number of strategic plans and policy positions. In summary, the key strategy and development documents are:

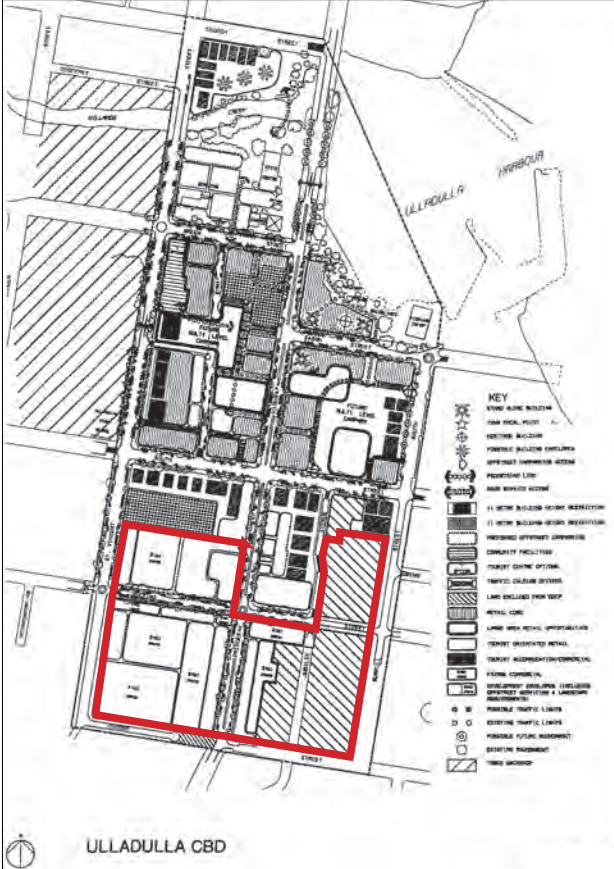
- The Illawarra Shoalhaven Regional Plan 2015, whilst providing regional level context to planning and development in Ulladulla, does not provide urban design analysis or guidance specific to building height controls.
- The Milton-Ulladulla Structure Plan 1996 also provides strategic context to development in Ulladulla but does not provide urban design analysis or guidance specific to building height controls.
- SLEP provides a maximum building height standard of 7.5m within the Study Area and varying higher building heights in the surrounding areas. SLEP also establishes objectives for the building height standard and for the zones within the Study Area, which provide guidance as to what the height standard aims to address and how it may be assessed for development proposals. Further it provides floor space ratios of 1:1 and 1.5:1 within the Study Area, which building heights should facilitate.
- The Shoalhaven Development Control Plan 2014 provides a building height guideline of two storeys and 7.5m in relation to the Study Area.

This section of the report identifies key elements of these documents and discusses how they inform the assessment of appropriate heights within the Study Area.

2.1 Illawarra Shoalhaven Regional Plan

Extract	Relevance to Building Height
Ulladulla is identified as follows: "Regional Centre - Major town centres servicing the local area and surrounding suburbs, providing a range of business, retail and entertainment uses, including supermarkets, health and other services. They include some higher density residential development."	Building heights should be appropriate to and reflect the role of Ulladulla as a regional centre that includes a range of commercial functions and some higher density residential development. The Regional Plan specifically aims to maximise the growth potential of Ulladulla through investment, coordination and the review of planning and development controls
DIRECTION 3.3 Build socially inclusive, safe and healthy communities. ACTION 3.3.2 Support Council led revitalisation of centres. The NSW Government will: <ul style="list-style-type: none">• improve coordination between State agencies, Councils and the private sector to support council-led revitalisation projects.	The Regional Plan seeks to revitalise centres through Council led revitalisation projects. Appropriate building heights in the Ulladulla CBD should be consistent with the aims, directions and actions of the Regional Plan; and seek to strengthen Ulladulla's position as a regional centre and support the renewal and revitalisation of the CBD.

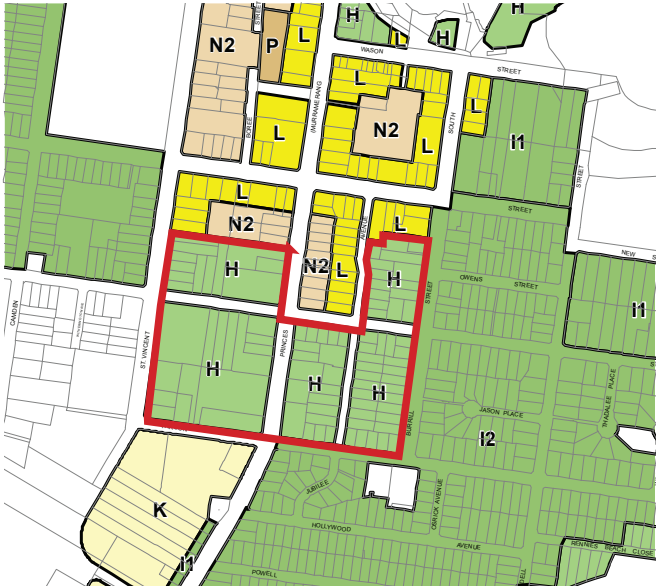
2.2 Milton-Ulladulla Structure Plan 1996


Extract	Relevance to Building Height
<p>The Structure Plan provides a framework for future development of Ulladulla area. The Structure Plan presents two alternate vision for the Ulladulla CBD, which incorporates the Study Area. Both visions focus on the provision of retail in the CBD.</p> <p>The overall vision identified the Study Area is being the focus of tourist orientated retail with off-street parking.</p> 	<p>The Structure Plan does not provide specific urban design guidance in relation to building heights, but provides the centre wide context to inform appropriate building heights.</p>

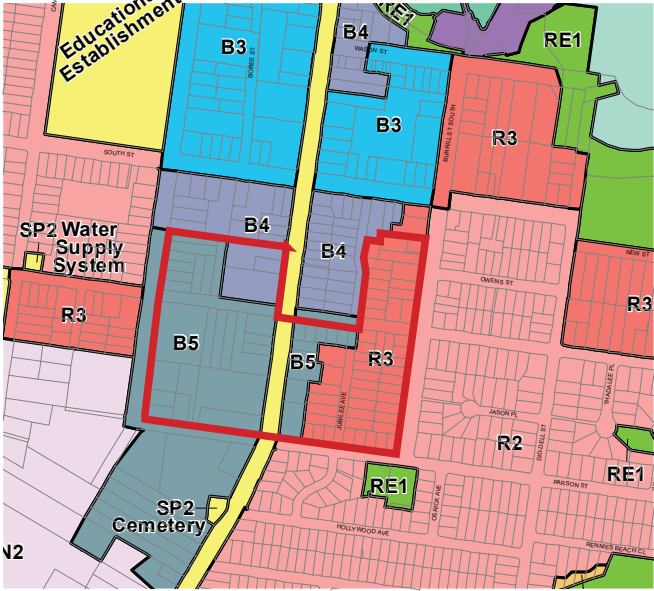
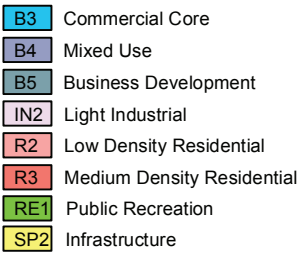
2.3 Shoalhaven LEP 2014 (SLEP)

Extract	Relevance to Building Height
<p>Clause 1.4 Definitions</p> <p>building height (or height of building) means:</p> <p>(a) in relation to the height of a building in metres—the vertical distance from ground level (existing) to the highest point of the building, or</p> <p>(b) in relation to the RL of a building—the vertical distance from the Australian Height Datum to the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like</p> <p>ground level (existing) means the existing level of a site at any point.</p> <p>ground level (finished) means, for any point on a site, the ground surface after completion of any earthworks (excluding any excavation for a basement, footings or the like) for which consent has been granted or that is exempt development.</p> <p>ground level (mean) means, for any site on which a building is situated or proposed, one half of the sum of the highest and lowest levels at ground level (finished) of the outer surface of the external walls of the building</p>	<p>Clause 1.4 provides a definition of building height and ground level. The definition is in accordance with the Standard Instrument (LEP) Order 2006 and includes features such as lift overruns and rooftop plant. This will affect the number of storeys of the building that may be accommodated within the LEP height standard.</p>

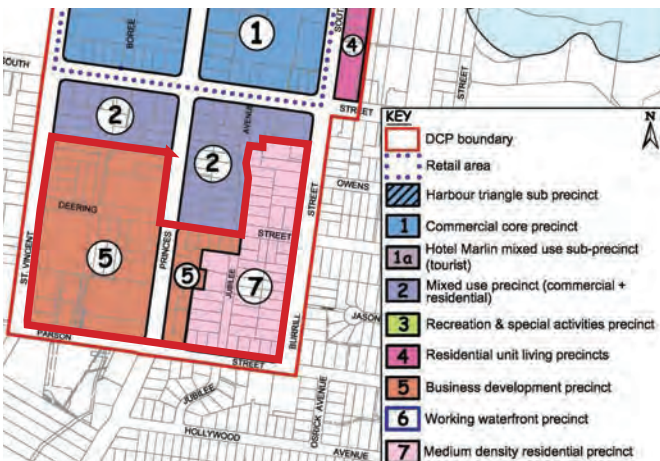
<p>4.3 Height of buildings</p> <p>(1) The objectives of this clause are as follows:</p> <p>(a) to ensure that buildings are compatible with the height, bulk and scale of the existing and desired future character of a locality,</p> <p>(b) to minimise visual impact, disruption of views, loss of privacy and loss of solar access to existing development,</p> <p>(c) to ensure that the height of buildings on or in the vicinity of a heritage item or within a heritage conservation area respect heritage significance.</p> <p>(2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.</p> <p>(2A) If the Height of Buildings Map does not show a maximum height for any land, the height of a building on the land is not to exceed 11 metres</p>	<p>The objectives of the height standard clearly identify the factors influencing the determination of appropriate LEP building heights for specific areas within the local government area, including the Study Area.</p>
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Extract	Relevance to Building Height																				
<p data-bbox="145 331 443 365">Height of Buildings Map</p> 	<p data-bbox="821 331 1487 477">All land within the Study Area currently has a building height mapped at 7.5m as indicated in SLEP. A Planning Proposal would be required to modify the Height of Buildings Map.</p> <p data-bbox="821 521 1487 701">Maximum building heights are also specified for land surrounding the Study Area. These heights are not proposed to be altered. As such, building heights in the Study Area should have an appropriate relationship with those surrounding area heights.</p> <table data-bbox="842 741 954 1055"> <tbody> <tr><td>H</td><td>7.5</td></tr> <tr><td>I1</td><td>8</td></tr> <tr><td>I2</td><td>8.5</td></tr> <tr><td>J</td><td>9</td></tr> <tr><td>K</td><td>10</td></tr> <tr><td>L</td><td>11</td></tr> <tr><td>N1</td><td>13</td></tr> <tr><td>N2</td><td>14</td></tr> <tr><td>O</td><td>16</td></tr> <tr><td>P</td><td>17</td></tr> </tbody> </table>	H	7.5	I1	8	I2	8.5	J	9	K	10	L	11	N1	13	N2	14	O	16	P	17
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J	9																				
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P	17																				

Floor space ratio											
<p data-bbox="140 1144 799 1402">(1) The objectives of this clause are as follows: (a) to ensure that buildings are compatible with the bulk and scale of the existing and desired future character of a locality. (2) The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map.</p> 	<p data-bbox="821 1111 1487 1245">All land within the B4 and B5 zone within the Study Area currently has a floor space ratio (FSR) mapped at 1.5:1 indicated in SLEP 2014. All land within the R3 zone has a FSR of 1:1.</p> <p data-bbox="821 1290 1487 1357">Maximum FSRs are also specified for land to the north, adjacent to the Study Area.</p> <p data-bbox="821 1402 1487 1469">FSRs within and surrounding the Study Area are not proposed to be altered.</p> <p data-bbox="821 1514 1487 1771">Building heights in the Study Area should be internally consistent with FSR (i.e. enabling those heights to be achieved within the context of the desired building form, setbacks, etc, but not 'overachieved', so that it is then subject to pressure to increase the FSR above the maximum in order to achieve the permitted height on specific development proposals).</p> <table data-bbox="842 1883 954 2040"> <tbody> <tr><td>N</td><td>1.0</td></tr> <tr><td>Q</td><td>1.3</td></tr> <tr><td>R</td><td>1.4</td></tr> <tr><td>S</td><td>1.5</td></tr> <tr><td>T</td><td>2.0</td></tr> </tbody> </table>	N	1.0	Q	1.3	R	1.4	S	1.5	T	2.0
N	1.0										
Q	1.3										
R	1.4										
S	1.5										
T	2.0										

Extract	Relevance to Building Height
<p>2.2 Zoning of land to which Plan applies</p> <p>For the purposes of this Plan, land is within the zones shown on the Land Zoning Map.</p> 	<p>Land within the Study Area is zoned:</p> <ul style="list-style-type: none"> • R3 Medium Density Residential, • B4 Mixed Use, and • B5 Business Development. <p>Building heights should be appropriate to facilitate the purpose of those zones (as discussed below).</p> 
<p>2.3 Zone objectives and Land Use Table (Relevant sections excerpted in land use table opposite)</p> <p>(1) The Land Use Table at the end of this Part specifies for each zone:</p> <ol style="list-style-type: none"> the objectives for development, and development that may be carried out without development consent, and development that may be carried out only with development consent, and development that is prohibited. <p>(2) The consent authority must have regard to the objectives for development in a zone when determining a development application in respect of land within the zone.</p>	<p>Regard must be had to the zone objectives when considering development applications and any development seeking to vary the building height standard must be consistent with the relevant zone objectives. As such, they establish the context for the determination of appropriate height standards.</p> <p>In relation to the R3 zone, the focus is on medium density residential and tourist accommodation. Residential flat buildings and multi dwelling housing is specifically permitted and as such, appropriate residential floor to ceiling heights and the number of storeys desired, will be key considerations for appropriate building heights.</p> <p>In relation to the B4 zone, building heights will need to accommodate the wide range of uses permitted, including more than one use and developments such as shop top housing.</p> <p>In relation to the B5 zone, the emphasis is on large format retail and industrial. Such uses have operational height requirements for floor to ceiling clearances, that will be a key consideration for appropriate building heights. However, shop top housing is also permitted and its requirements must also be considered.</p>

Zone	Objectives of Zone	Permitted with Consent	Prohibited
Zone R3 Medium Density Residential	<ul style="list-style-type: none"> • To provide for the housing needs of the community within a medium density residential environment. • To provide a variety of housing types within a medium density residential environment. • To enable other land uses that provide facilities or services to meet the day to day needs of residents. • To provide opportunities for development for the purposes of tourist and visitor accommodation where this does not conflict with the residential environment. 	Attached dwellings; Boarding houses; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Child care centres; Community facilities; Dual occupancies; Emergency services facilities; Environmental protection works; Exhibition homes; Exhibition villages; Group homes; Home-based child care; Home businesses; Home industries; Home occupations; Hostels; Information and education facilities; Multi dwelling housing; Neighbourhood shops; Places of public worship; Recreation areas; Registered clubs; Residential flat buildings; Respite day care centres; Roads; Seniors housing; Sewerage systems; Shop top housing; Tourist and visitor accommodation; Veterinary hospitals; Water supply systems	Farm stay accommodation; Any other development not specified in item 2 or 3
Zone B4 Mixed Use	<ul style="list-style-type: none"> • To provide a mixture of compatible land uses. • To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling. 	Attached dwellings; Boarding houses; Building identification signs; Business identification signs; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Group homes; Hotel or motel accommodation; Information and education facilities; Medical centres; Multi dwelling housing; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Roads; Seniors housing; Shop top housing; Tourist and visitor accommodation; Any other development not specified in item 2 or 4	Agriculture; Air transport facilities; Airstrips; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Recreation facilities (outdoor); Research stations; Residential accommodation; Resource recovery facilities; Rural industries; Sex services premises; Signage; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste disposal facilities; Wharf or boating facilities
Zone B5 Business Develop- ment	<ul style="list-style-type: none"> • To enable a mix of business and warehouse uses, and bulky goods premises that require a large floor area, in locations that are close to, and that support the viability of, centres. • To allow a diversity of activities that do not significantly conflict with the operation of existing or proposed development. 	Backpackers' accommodation; Boarding houses; Bulky goods premises; Child care centres; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Landscaping material supplies; Light industries; Passenger transport facilities; Respite day care centres; Roads; Self-storage units; Serviced apartments; Shop top housing; Warehouse or distribution centres; Any other development not specified in item 2 or 4	Agriculture; Air transport facilities; Airstrips; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Eco-tourist facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Helipads; Highway service centres; Home occupations (sex services); Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Residential accommodation; Resource recovery facilities; Restricted premises; Rural industries; Sex services premises; Storage premises; Tourist and visitor accommodation; Truck depots; Waste disposal facilities; Wharf or boating facilities

Extract	Relevance to Building Height
<p>Map 1: Land Use Precinct</p> 	<p>This chapter identifies seven land use precincts as shown Map 1: Land Use Precincts. Land within the Study Area is within:</p> <ul style="list-style-type: none"> Precinct 5 - Business development precinct; and Precinct 7 - Medium density residential precinct. <p>These are consistent with the applicable SLEP zones and influence the determination of appropriate height standards as described above.</p>

3.6 Precinct 5: Business Development (Bulky Goods)

Precinct 5 is subdivided into large parcels and is well suited for bulky goods retailing. The area will become increasingly important to accommodate support activities for the retail area. Minimal public infrastructure is envisaged and most developments will need to provide what infrastructure they require themselves i.e. car parking, landscaping and the like on site or shared where possible with adjoining owners. Development within this precinct should:

- Be uses that are normally located on the fringe of the central business district and which requires large sites for storage or display. Subdivision will generally be discouraged unless it relates to an approved development and shows how infrastructure requirements can be met.
- Promote a high quality public realm and maintains an appropriate character for the precinct. In this regard, development is to:
- Be visually attractive and have an active street interface and shopfront environment avoiding blank walls.
- Contribute to pedestrian amenity and scale of the town and through appropriately scaled signs and advertising.
- Maintain the character of existing streetscapes by avoiding excessive setbacks to the street frontage (also see Section 5.3 Building Setback of this chapter).
- Provide a continuous sheltered and attractive pedestrian environment.
- Provide landscaping and shade to at grade car parks.
- To minimise the need to provide publicly funded infrastructure and to promote shared use of privately funded facilities, new developments are encouraged to design future infrastructure so that it can be shared, particularly by adjoining users.

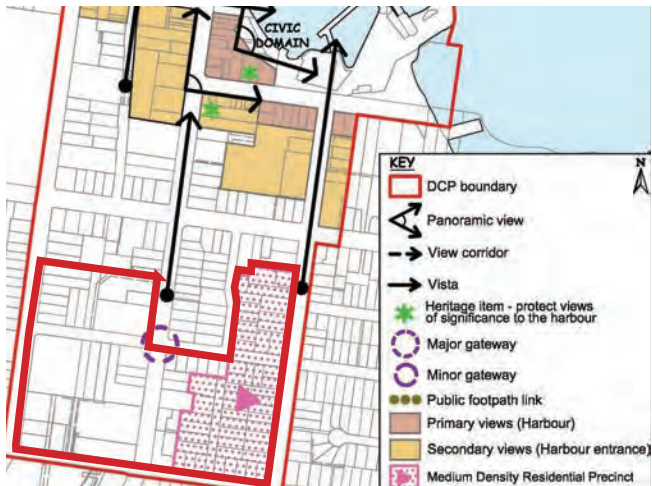
The desired future character statement for the B4 and B5 precinct outlines that the site is located on the fringe of the central business district and requires large sites for storage or display.

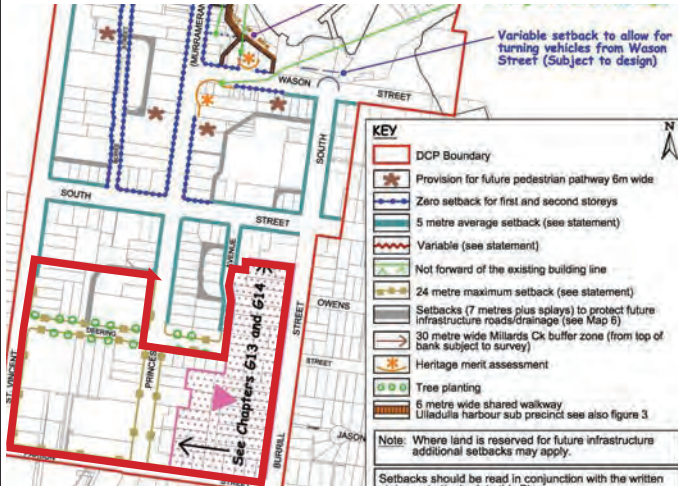
This fringe location may influence the height of buildings relative to the height of buildings in the central parts of the CBD.

Bulky goods retailers are typically single storey developments but with large floor to ceiling height requirements.

A desired future character statement is not provided for Precinct 7.

Extract	Relevance to Building Height
<p>4. Objectives</p> <p>The objectives are to:</p> <p>4.3 Built Form and Character</p> <ol style="list-style-type: none"> Establish a clear identity and maritime image for the Ulladulla Town Centre as a working port, tourist centre and service centre incorporating diverse residential activities and an enhanced public domain. Development of linkages between the town and the harbour. Establish an appropriate scale of development that is in proportion with projected growth and demand for infrastructure. Control overshadowing of public spaces. Providing improvements to streetscapes. Foster the creation of a sense of place and sustainable community through the promotion of a mix of land use and activities. Foster and reinforce the town's potential competitive advantage centred on its highway and harbour context, coastal facilities and natural environment. 	<p>The objectives clearly identify the factors influencing the determination of appropriate building heights for the Study Area, including appropriate scale, sense of space, promoting a mix of land uses and controlling overshadowing of public spaces.</p>

<p>5.1.1 Important views and vistas</p> <p>P2 Maintain important views and vistas.</p> <p>P3 Development will contribute to the careful management and retention of strategic view corridors and filtered views of the coast, harbour and treed backdrop.</p> <p>A3.6 Development in the working harbour shall protect existing and future visual linkages from the Civic domain to the harbour as shown on Map 2.</p> 	<p>The clause seeks to maintain important views and vistas. The following attributes are identified within the Study Area:</p> <ul style="list-style-type: none"> Major Gateway (Corner Deering and Princes Highway) Vista along Burrill Street South Princes Highway <p>Building heights are not likely to significantly affect the identified gateways or affect vistas, but should nonetheless be cognisant of any potential implications.</p>
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Extract	Relevance to Building Height
<p>5.1.2 Building setbacks</p> <p>Business Development Precinct 5</p> <ul style="list-style-type: none"> • Preferably setbacks should relate to the provision of visible onsite car parking on the street frontage but will be limited to a depth of 24m. • A 5m setback to either side of Deering Street to allow for major ridge top tree planting. 	<p>The relationship of setbacks and building height controls will have an impact on achievable FSRs on sites. As such, proposed building heights should be modelled to ensure internal consistency between the LEP height and FSR standards.</p>

Extract

5.1.3 Building height and floor space ratios (FSR)

- Business development Precinct (5): Two storeys & 7.5 metres & FSR 1.5:1
- Medium density residential Precinct (7): Two storeys & 7.5 metres & FSR 1:1
- This height excludes architectural roof features (see Clause 5.6 of SLEP)
- Floor space ratios in the B5 Business Development zoned areas on the fringe of the commercial core are lower to encourage on site car parking.
- Performance criteria

P5 New buildings are appropriately scaled in relation to street widths and desired future character as detailed the Built Form and Character objectives at the start of this chapter.

P5.2 Proposed building heights are designed to protect the amenity of the public and private open space.

P6 Reduces the impact to the urban environment by minimising the apparent size of buildings when viewed from street level.

P7 Urban development is at an appropriate scale which is in keeping with the surrounding natural features.

P8 Development limits the effects of overshadowing and ensures that solar access is maintained to public open spaces and nearby residences.

Relevance to Building Height

This clause establishes a relationship between the number of storeys in buildings under the DCP and the building height in metres within SLEP.

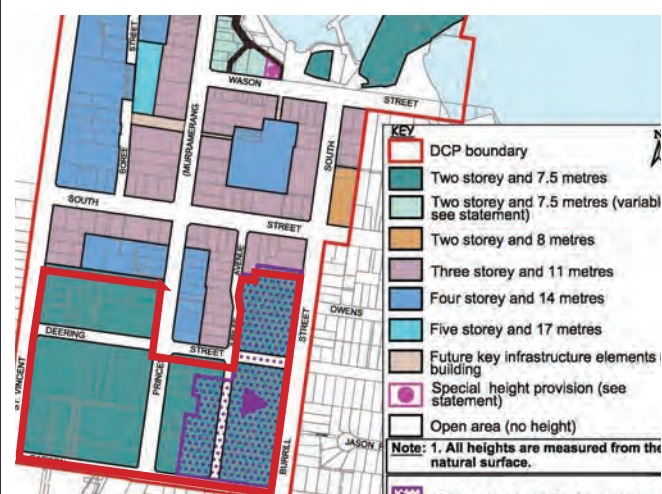
Any assessment of appropriate heights in metres will be heavily influenced by what are considered the appropriate number of storeys for different permissible land uses within various parts of the Study Area and vice versa.

Strategic justification and/or urban design analysis is not provided in the DCP to demonstrate why the current heights in storeys are considered suitable. In this regard, land adjacent to the Study Area i.e. the land bounded by South Street, Jubilee Ave, Deering Street and Princes Highway, ranges in height from:

- Three storeys and 11 metres
- Four storeys and 14 metres

A range of performance criteria are provided in relation to building height. Appropriate heights with the Study Area should be informed by the specified performance criteria and objectives, particularly relating to appropriate scale and size from street level and in relation to surrounding natural features and, protecting amenity, solar access etc.

Land use analysis of those features within and surrounding the Study Area forms part of this review.



2.5 Comparable Centres

This analysis illustrates the appropriateness of the maximum building height specified for the area surrounding the Study Area, in relation to other NSW coastal centres. Ulladulla's 17m maximum Height of Buildings is considered against a spectrum of building heights varying from 11m at Kiama and Gerringong, to 20m at Nowra and 30m at Dapto.

In these centres areas, of height tend to peak at the centre of business and retail then taper out from high/medium density residential, to lower density residential neighbourhoods. The comparatively low height of 7.5m in the centre of the height cluster in Ulladulla goes against this trend. This highlights that the building heights in the Study Area do not currently have an appropriate relationship with the immediate surrounding areas of greater height.

The range of maximum allowable FSR's varies from 0.6 in Eden to 2.0 in Ulladulla and 2.5 in Dapto. As previously stated, building heights in the Study Area should be internally consistent with FSR to enable heights to be achieved but not 'overachieved'. This is to avoid creating pressure to increase the FSR above the maximum in order to achieve the permitted height on specific development proposals.

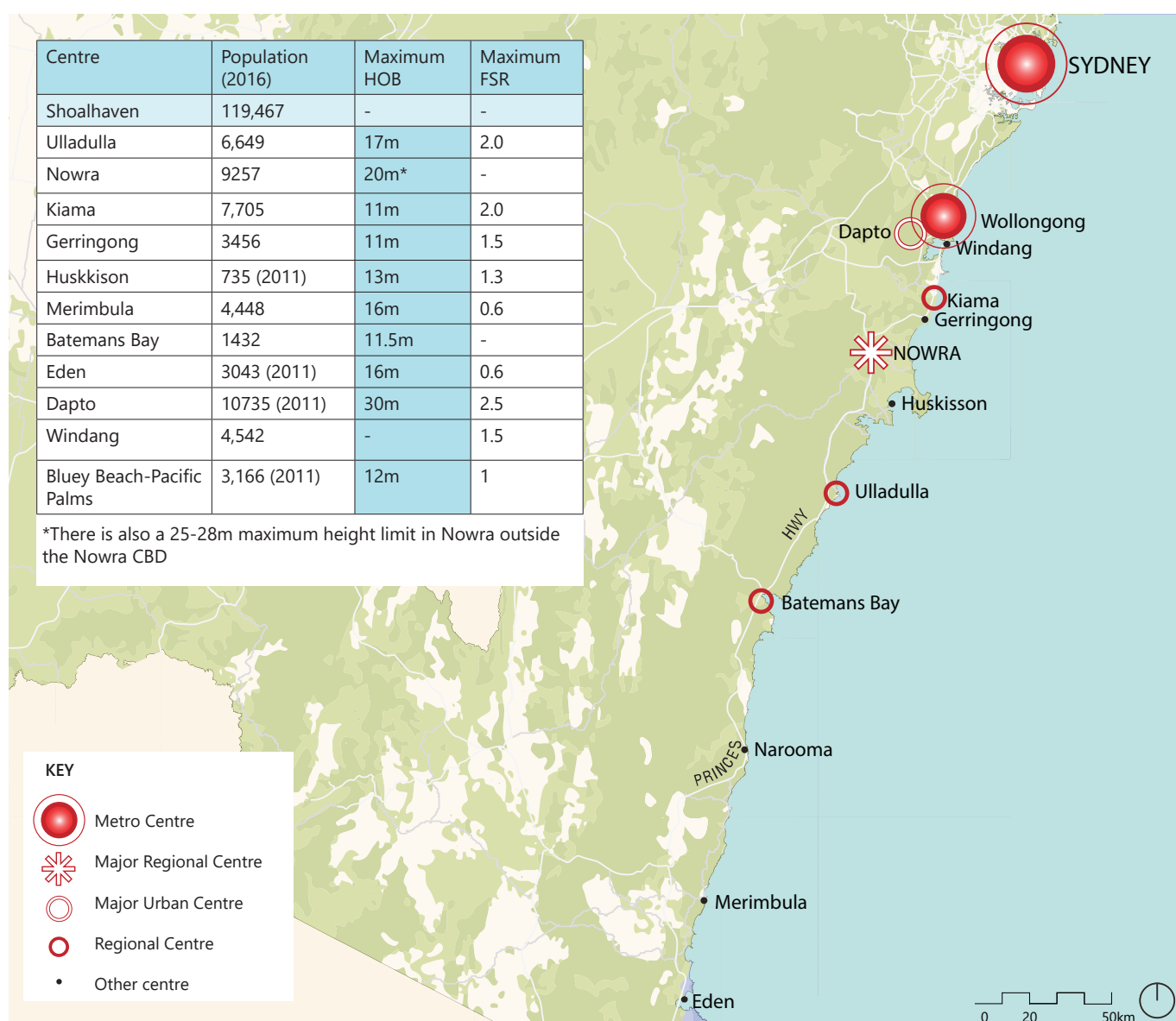


Fig. 5: Centre Hierarchy and Heights

Source for Centres Hierarchy: Illawarra-Shoalhaven Regional Plan, South East and Tablelands Regional Plan 2036.

Source for population table: ABS Census 2016 (where available)/2011 Accessed through content.id.com.au.

3.0 KEY ENVIRONMENTAL FACTORS

This section of the report identifies key environmental factors within and surrounding the Study Area and discusses how they inform the assessment of appropriate heights.

3.1 Topography

The Ulladulla Town Centre is uniquely situated across the valley of two ridge points running north-south. Millards Creek runs along the valley floor and discharges into Ulladulla Harbour. The Study Area is situated on the southern ridge line (approx RL50) of the Town Centre and parts offer views north to the Harbour. The Subject Area falls to the north and south from RL50 at the ridge to RL27 to the north and RL36 to the south. Deering Street runs along the ridgeline.

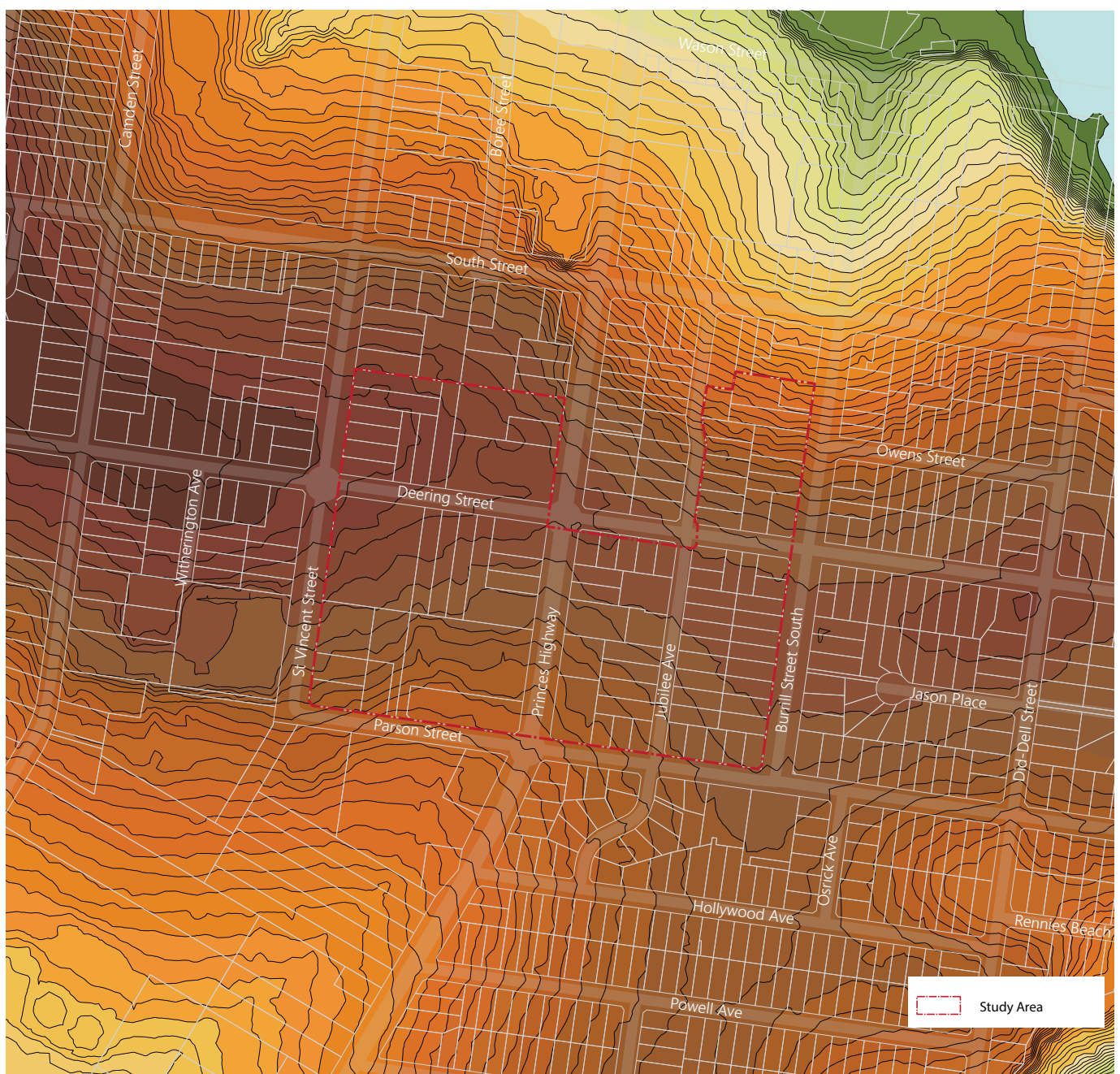


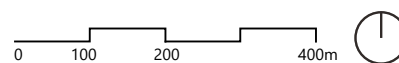
Fig. 6: Topography Map (1m contours)

3.2 Views

Due to the topography of the Town Centre, the street grid pattern and how it intersects with the coast line and Harbour, the study area has strong view lines along the Princess Highway and Burrill Street South down to the Harbour and across to the northern ridge line of the Town Centre. The upper levels of the study area would achieve distant views of the coast line and ocean, and leafy district views.



Fig. 7: Views and Topography



3.3 Character

The character of the Study Area consists of predominately 1 and 2 storey free standing commercial or residential buildings. The commercial buildings are either built with a zero front setback, or have a large carpark with buildings setback significantly. Residential buildings generally have large front setbacks. The Study Area has significant areas of surface carparking, while the Princess Highway has angled street parking that dominates the streetscape. There is no consistent build form character, such as awnings to ground floors, parapet/ roof forms, setbacks to upper levels, nor consistency in finishes or materials.



Fig. 8: Large lot single storey commercial centre and surface carparking



Fig. 9: Large lot commercial



Fig. 10: New residential building



Fig. 11: Older stock free standing residential



Fig. 12: Princes Highway and relationship to Ulladulla Harbour



Fig. 13: Princes Highway looking to Study Area

3.4 Visual Hierarchy along the Princes Highway Corridor

The primary north/south route through the study area is along the Princes Highway. This busy corridor travels from the northern ridge point, dipping to the low point of the valley to meet the Harbour, before rising back up the southern ridge where the Study Area is situated. The views from the north ridgeline to the south ridgeline and Study Area are characterised by the blind concrete walls of commercial buildings, overhead power lines, sparse tree coverage on the ridge top and signage addressing the Highway. Though the building typology is typical of large lot commercial buildings, the unbroken wall height of commercial buildings is a poor example of height in the study area and highly visible from the valley floor. The lack of architectural character, building articulation and the wide traffic corridor only yields to views of the Harbour, finer grained built form (in places) and pleasant public domain at the lower valley level.



Fig. 14: View down Princes Highway from northern ridge to Study Area



Fig. 15: Views to blind walls along Highway



Fig. 16: Valley Floor/Harbour



Fig. 17: Approaching southern ridge and Study Area

4.0 LAND USE AND BUILT FORM FACTORS

This section of the report considers how the different land uses permitted in various parts of the Study Area inform the assessment of appropriate heights within the Study Area.

4.1 Height & Land Use Requirements

The height of a building is determined by the uses within that building. Various uses require very different floor to floor heights. For instance, residential flat buildings require 3.1m floor to floor heights to achieve the required SEPP 65 ceiling heights and construction requirements (Figure 18). While a standard commercial floor will require 3.7m floor to floor height or 4.3m for a ground floor commercial floor, as ground floor commercial generally has higher ceiling heights than upper levels (Figure 19). Minimum commercial floor to floor heights may also be found at ground level if the specific type of commercial activity allows it (Figure 20), this potentially allows more storeys under height limits than possible under standard commercial floor to floor heights.

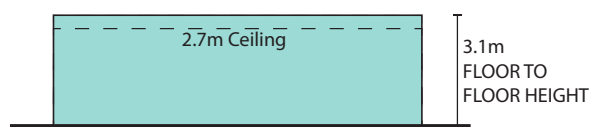


Fig. 18: Residential floor to floor heights

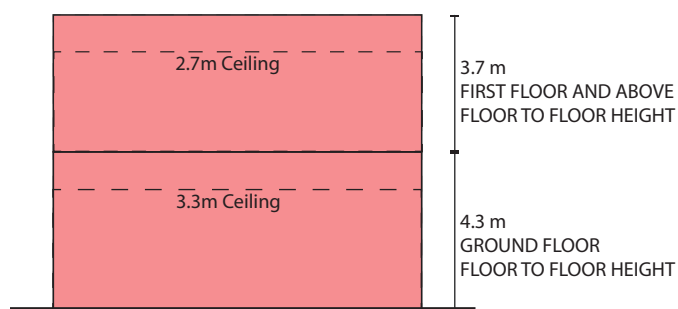


Fig. 19: Standard commercial floor to floor heights

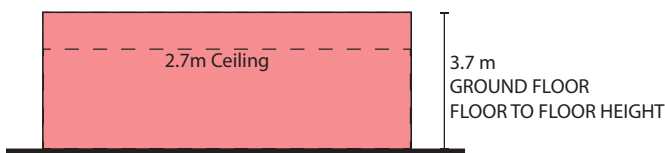


Fig. 20: Minimum commercial floor to floor heights

4.2 Height & Number of Storeys

The diagrams below show the various possible building uses against the existing building height of 7.5m. A 2 storey residential apartment building would fit within the existing building height (Figure 21), while a 2 storey commercial building or mixed use building would break the existing building height limit by 1.7m (Figure 22) and 1.1m (Figure 23) respectively. This is based on buildings with standard commercial floor to floor heights and flat roofs.

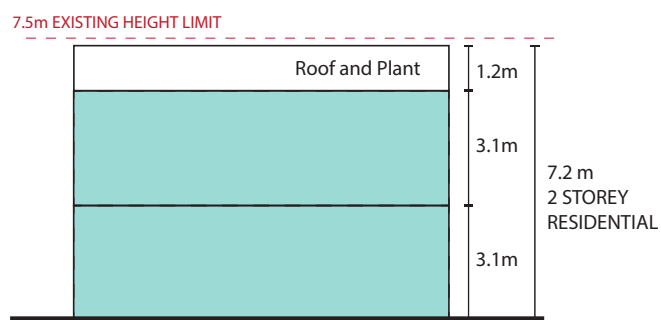


Fig 21: Two storey residential building

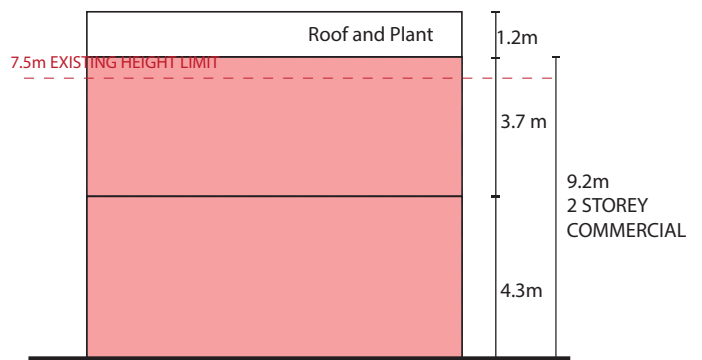


Fig 22: Two storey standard commercial building

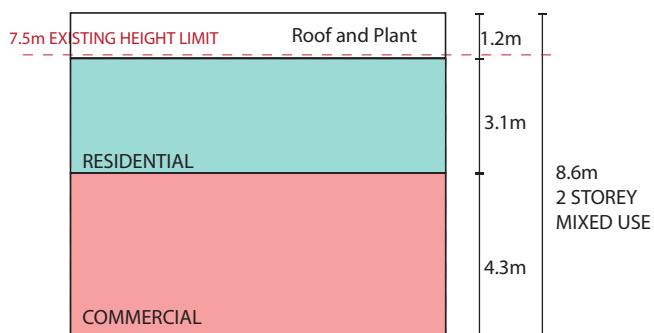


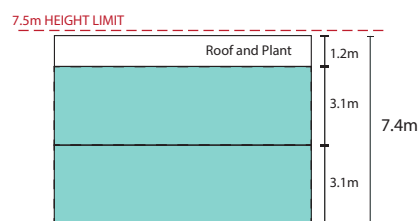
Fig 23: Two storey mixed use building

4.3 Height & Building Type

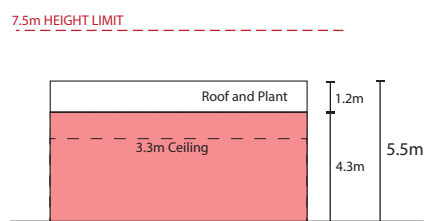
7.5m Height Limit and Building Type

The diagrams and photos below show the various possible building uses against a building height of 7.5m.

- A 2 storey residential building or a single storey commercial building would fit within this building height.
- A 2 storey mixed use building would break the 7.5m height limit by 1.1m, therefore could not be achieved.
- A standard two storey commercial building would break the height limit by 1.7m, and therefore could not be achieved.



7.4 m
2 STOREY RESIDENTIAL



5.5 m
SINGLE STOREY STANDARD COMMERCIAL



Single and two storey houses in Study Area



Single level commercial in Study Area



Two storey residential building

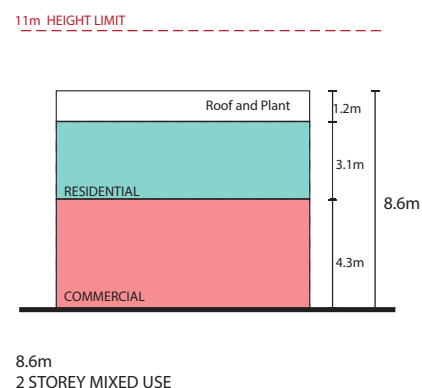
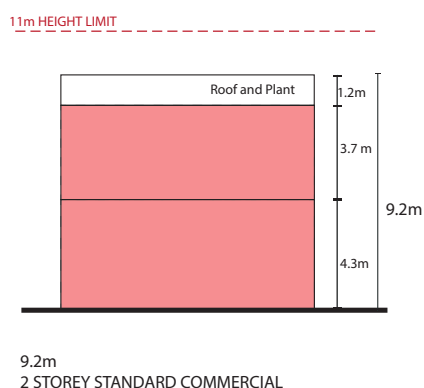
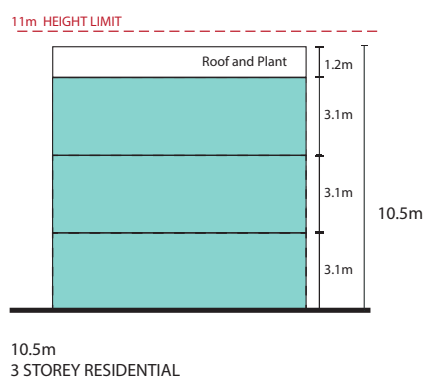


Single level commercial building

11m Height Limit and Building Type

The diagrams and photos below show the various possible building uses against a building height of 11m.

- A 3 storey residential building would fit within this building height.
- A 2 storey commercial building and two to three storey mixed use development (e.g. shop top housing) would fit within this building height (this is based on standard commercial buildings with flat roofs).
- It should be noted that a three storey mixed use or commercial building with minimum floor to floor heights may also be able to fit under this height limit.



Two storey commercial building



Three Storey Residential Building



Mixed use building with commercial at ground and first levels, and residential above. This example has minimum commercial floor to floor heights.

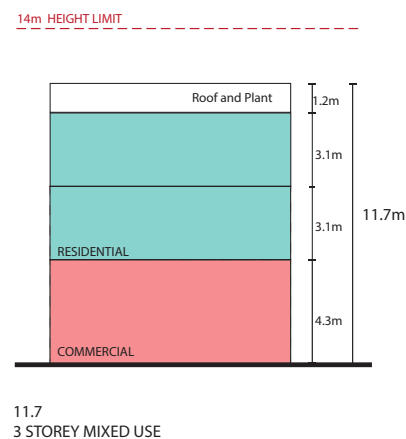
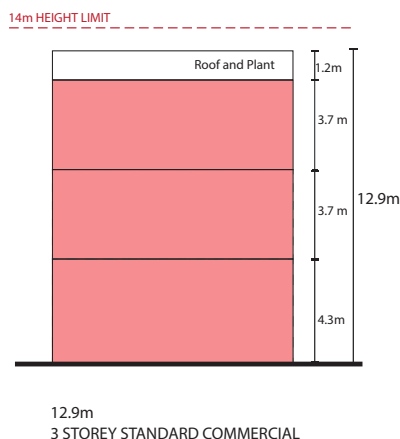
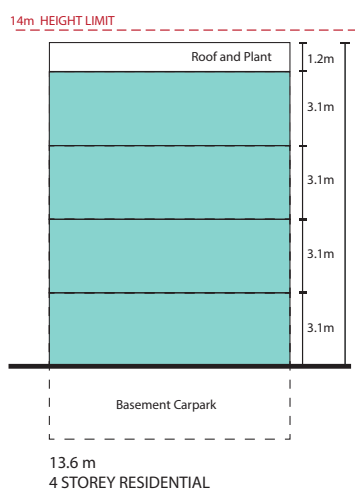


Three storey residential building

14m Height Limit and Building Type

The diagrams and photos below show the various possible building uses against a building height of 14m.

- A 4 storey residential building would fit within this building height. Note that basement carparking would be advisable to minimise surface carparking, this would effect development feasibility.
- A standard 3 storey commercial building or 3 storey mixed use building would fit within this building height.
- It should be noted that a four storey mixed use or commercial building with minimum floor to floor heights may also be able to fit under this height limit.



Four storey residential building



Four storey residential building stepping down with slope



Four storey mixed use buildings may be possible with minimum commercial floor to floor heights



Four storey mixed use building with commercial at ground level, first level car parking (3.7m floor to floor height) and two storeys of apartments above

4.4 Commercial Typologies on Slope

Large box commercial buildings (such as supermarkets) require large plate depths that can result in long 'blind' concrete walls, if not obscured by other buildings or clever facades. On flat land the wall length of such buildings is generally over 5.5m in height to accommodate high ceiling heights. On sloped land the wall length of the building increases to accommodate the slope, making the visual impact of blind concrete walls much greater than those on flatter land. This is illustrated in Figures 24 and 25.

Examples of this condition can be seen adjacent to the Study Area when looking towards the large commercial buildings in the town centre from the north (see Figures 14 and 15). From the bottom of the valley these walls do not have such a visual impact as views are angled and obscured by other buildings. However horizontal views across the valley along the Princes Highway are dominated by them (Figure 26).



Fig. 24: Commercial box typology on flat land

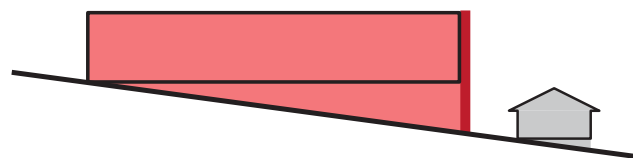


Fig. 25: Commercial box typology on sloping land

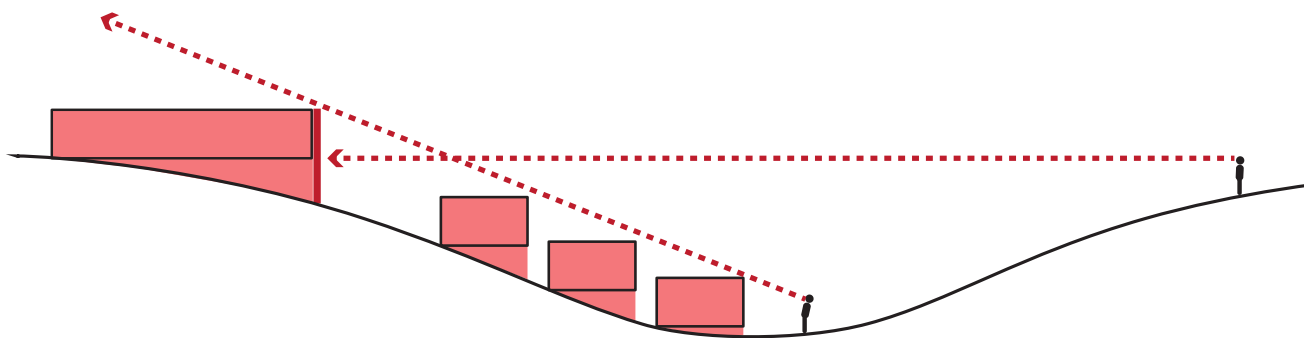


Fig. 26: Horizontal views to blind walls across valley from opposite ridge vs decreased visibility from valley floor

5.0 RECOMMENDATIONS

5.1 Determining an Appropriate Height

This section of the report synthesises the strategic and statutory planning considerations, environmental factors, land use and built form factors and the preliminary community feedback identified in the previous sections of this report and provides recommendations for appropriate heights within the Study Area. The following is a summary of the key considerations that have informed our recommendations on height.

Planning considerations

- Building heights should stimulate and facilitate development in accordance with Ulladulla's role as a regional centre and Council's brief;
- Address anomalies in LEP heights in relation to existing surrounding heights;
- Ensure that there is consistency between building heights and existing floor space ratio standards in SLEP;

Environmental Factors

- Ensure that skyline in distant views to the Deering Street ridge is predominantly tree canopy and building forms do not dominate. Existing trees are intermittently distributed and include brushbox, arucaria pines and eucalypts. These range in height from approximately 10 metres to 20 metres.
- Respond to topography, in particular:
 - o Recognise the different visual catchments – from the north and the south of the ridge running along Deering Street,
 - o Recognise that steep slopes in parts of the Study Area may limit the number of levels for buildings with large floor plates (e.g. bulky goods premises),
 - o Buildings on the flatter top of the ridge along Deering Street are generally less visible than buildings on steeper land (see 4.4 Commercial Typologies on Slope).
- Ensure no adverse overshadowing of Council's Parson Street Reserve.

Land Use and Built Form Factors

- Identify building heights that are appropriate for a town centre location but remain compatible with the context and character of the surrounding area – generally no more than 2 storey commercial buildings and 3 storey residential/mixed use development, except for some sites closer to the 'commercial core' of the centre;
- Ensure that building heights accommodate operational requirements of different land uses (e.g. floor to floor heights of residential and commercial buildings);
- Ensure that greater intensity of land use correlates with greater building height.

Community Feedback

Recommendations take into consideration community feedback that sought to encourage business development and activity within the CBD without radically changing its existing character, as summarised in section 1.4. The community workshop and online submissions expressed varying opinions of what building heights should be, from no change to up to 17 metres. Feedback was sought on a number of different height scenarios (Appendix 2), which led to the following recommendations.

5.2 Height Recommendation

Based on these considerations, the recommended maximum height controls are illustrated in Figure 28 below;

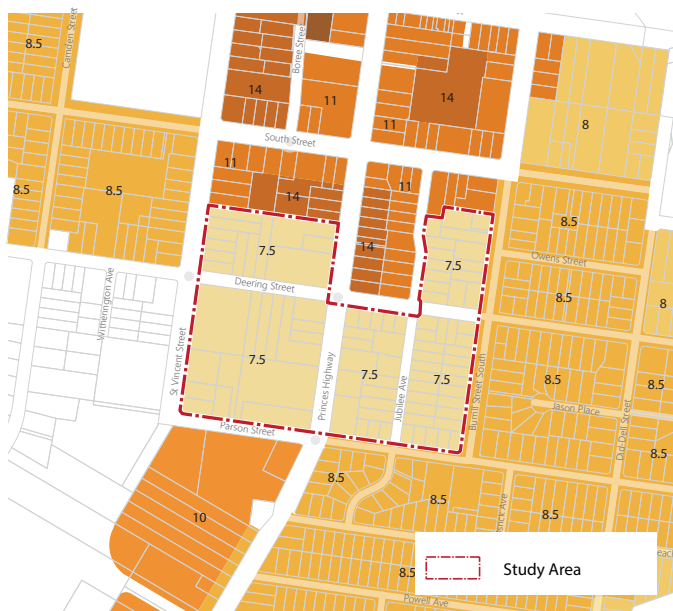


Fig. 27: Existing Height Intensity Diagram

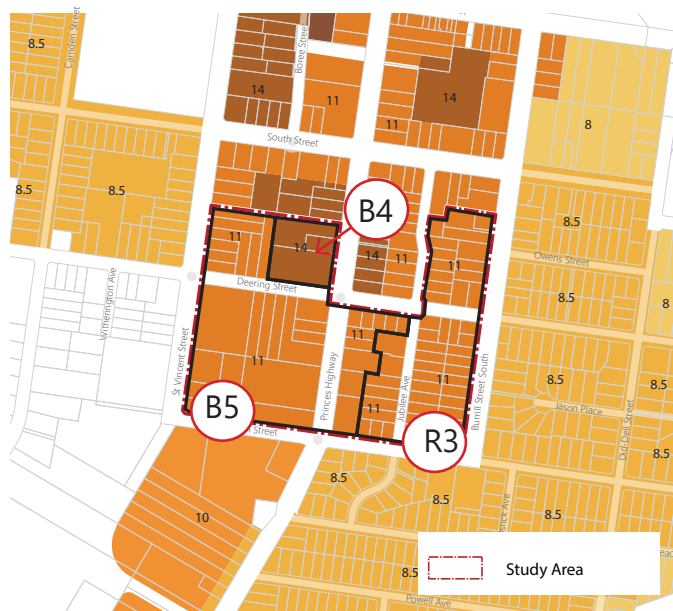


Fig. 28: Recommended Height Intensity Diagram

14m Maximum Building Height Area - B4 Mixed Use

The land recommended for a 14m height limit is at the corner of Deering Street and the Princes Highway as illustrated in Figure 28. It is zoned B4 Mixed Use in SLEP. Potential development is for three storey commercial, three storey mixed use or four storey residential.

There is a clear pattern that exists in Ulladulla with greater height permitted in the blocks along the Princes Highway. The proposed 14m height limit is an extension of the existing 14 height limit of neighbouring properties to the north and east, on both sides of the Princes Highway. This height is appropriate because;

- The area occupies a prominent corner with frontages to the Princes Highway.
- The land is relatively flat at the top of the ridge, behind land with an existing 14m height limit.
- The 14m mirrors the height on the facing site (across the Highway) to form a balanced 'major gateway'.
- No transition is required to neighbours to the east and north. A modest transition of one storey to properties with lower proposed height of 11m to the south and west.
- This area creates important development potential.
- Once mature trees are established along the ridgeline, the building height will be in a similar range to the height of the trees.
- Any development would have to comply with controls outside the scope of this study, including street tree planting provisions, and parking. Higher level setbacks may be appropriate.

11m Maximum Building Height Area - B5 Business Development

The land recommended for an 11m height limit is the land zoned B5 Business Development and R3 Medium Density Residential. In the B5 Business Development zone, the potential is for two storey commercial development.

The proposed 11m height limit in this area represents a single 'step' between the higher 14m height zone along the Princes Highway Corridor, and the more moderate 8.5m height zone which covers the lower density residential area. A similar height limit exists to the south of Parson Street to the west of Princes Highway (10m height of building precinct). The height of 11m is appropriate because;

- The area occupies the blocks on either side of the Princes Highway. Blocks in this location generally have greater height in Ulladulla.
- The land at the top of the ridge, to the north of Deering Street is relatively flat. To the immediate north of the study area, land with a greater slope (which is more visible) has a corresponding height limit of 11m.
- A maximum one storey transition is required to the sites with a 14m height limit to the north. A maximum transition of one storey to properties with a lower height of 8.5m to the south-east (diagonally opposite Princes Highway).
- South, to the west of Princes Highway, the transition is to a marginally lower height of 10m. The 10m limit is on sloping land and as such, greater building heights have been granted to allow for larger floor plates. Similarly, land in the study area fronting Parson Street has a recommended height limit of 11m, to accommodate the floor plate requirements of the larger plate commercial typology.
- This height creates important development potential in Ulladulla.
- Once mature trees are established, the building height will be in a similar/lower range to the height of the trees.
- Any development would have to comply with controls outside the scope of this study, such as setbacks, street tree planting provisions, and parking requirements.

11m Maximum Building Height Area - R3 Medium Density Residential

The land recommended for an 11m height limit in the R3 Medium Density Residential zone has the development potential for three storey residential. Shoptop housing is also permissible with consent.

The medium density residential zone currently has a height limit of 7.5m which is lower than the height limit of the surrounding low density residential zone (8.5m). The proposed 11m height limit represents a single 'step' between the 8.5m height zone which covers the lower density residential area. The height of 11m is appropriate because;

- The land at the top of the ridge is relatively flat. To the immediate north of the study area land with a greater slope (which is more visible) has a corresponding height limit of 11m.
- The neighbouring medium density residential properties to the north have a height limit of 11m.
- No transition is required to the neighbours to the north. A maximum transition of one storey to properties with lower height of 8.5m to the south and east.
- Burrill Street South is a wide street with a median. This acts as a break between the potential 2 storey and potential 3 storey properties.
- This height limit creates opportunity to accommodate future population growth in the core of Ulladulla, and a greater variety of dwelling types than currently exist in Ulladulla.
- Once mature trees are established, the building height along the ridgeline will be in a similar/lower range to the height of the trees.
- Any development would have to comply with controls outside the scope of this study including setbacks, overshadowing controls, design quality, street tree planting provisions, and parking.

5.3 Future Design Principles to be Considered

The brief of this review limited the scope of works to only consider building heights. However, there are many aspects other than height that shape a precinct's character. A number of these issues were raised in the community workshop and in the online submissions. The following is a list of factors other than height that have a bearing on the functionality and design qualities of the Town Centre, that Council may wish to give further consideration to in the future.

Through-block Links

Through-block links and laneways are integral for pedestrian and cycle connectivity. The large blocks in the Study Area present an obstacle for pedestrians and vehicle connectivity alike. The public domain of the Study Area could benefit by the inclusion of through site links.

View Sharing

The community workshops held in 2007 highlighted view sharing as a major concern for residents. See suggestions to address this below.

Built Form and Architectural Character

Parts of the Ulladulla Town Centre lack a cohesive built form and architectural character. See suggestions to address this below.

Consequential DCP Amendments

Chapter S8: Ulladulla Town Centre of Shoalhaven Development Control Plan 2014 already contains some guidelines in relation to the above mentioned issues, however, there appears to be scope to enhance some of these to address the identified concerns. The recommendations of this report, if adopted, will require amendments to the SDCP to ensure there is consistency with the amended SLEP. Following is a brief outline of some parts of SDCP Chapter S8 (not necessarily comprehensive) that will or may warrant revision. The specific details of any such amendments will be subject to future consideration by Council:

- **Section 3 Context (Precincts):** Consider updating 3.6 Business Development (Bulky Goods) Precinct to reflect any amended LEP heights, other permissible 'non-bulky goods' developments, potential through-site links etc
- Consider including a specific character statement for Precinct 7 Medium Density Residential Precinct.
- **Section 4.3 Built Form and Character:** Consider more detailed character statements identifying preferred built forms (consistent with other sections of the DCP relating to context (see above), setbacks, etc). Potential use of imagery, best practice examples etc to illustrate. Consideration may be given to introducing "design excellence" provisions generally, or specifically for larger sites (some councils also include such provisions within their LEPs).
- **Section 5.1.1 View and vistas:** Consider a review of view sharing guidelines to reflect current Land and Environment Court Planning Principles (Tenacity etc).
- **Section 5.1.2 Building setbacks:** Consider a review in the light of additional recommended LEP heights. Consider desirability of introducing street wall heights and upper level setbacks to limit visual, shadowing and other potential impacts of higher buildings on the public domain and at zone interfaces.
- **Section 5.1.3 Building height and FSR:** Update to be consistent with any LEP height amendments.

Tree Planting

New tree planting should carefully consider appropriate species in this exposed coastal position, and should take advantage of the absence of overhead wires on the north side of Deering Street.

COMMUNITY FEEDBACK FROM ULLADULLA REVIEW OF BUILDING HEIGHTS PRESENTATION

1. Community Consultation Meeting, 31st June 2017, 1.30pm - 4.30pm

This meeting was attended by approximately 30 participants, members of the Ulladulla Community, Community Consultative Bodies and Council staff. The presentation was delivered by Paul Walter of Atlas Urban, and Council staff. After the presentation initial questions were taken, before the group split into discussion groups of between three and six. A speaker for each group was then invited to share the outcomes of their discussion with the larger group. A wide variety of opinions were expressed, which are summarised below.

Initial Questions and Answers

- Q Clarification sought on the definition of total height? Can buildings on slope get more height?
A No. Building height is taken from natural ground level at any point on the site as per the LEP definition.
- Q The presentation notes consideration of overshadowing on public parks, but what about the overshadowing from neighbours that can come with extra height?
A Overshadowing of neighbouring buildings is an important factor closely controlled by SEPP 65 and the DCP, which are additional instruments.
- Q Many local business owners would have liked to attend the consultation today, but are unable to as it is occurring during business hours. How can they provide feedback?
A This presentation will be made available online for a one week period. During this time members of the community can review the presentation and make an individual submission.
- Q The presentation places importance on buildings in the height context 'of surrounding areas'. Why then is the residential portion (east of Jubilee street) being included in this review? Is it going to be a trend of increasing height over the entirety of Ulladulla?
A At this time council has no plans to review heights in Ulladulla beyond the Study Area. The Study Area is defined by the 7.5m height limit which is anomalous with the wider Study Area. It should be noted that the height of the residential land surrounding the Study Area to the east is currently higher at 8.5m, but is zoned at a lower density (R2) than the R3 zoned part of the Study Area.

Round Table Discussion, Feedback Summary

Table 1

- There is currently no line-up of businesses waiting for a change to height limits.
- The apartments that will be allowable under the height limits are not the type of housing stock affordable for people working in Ulladulla (average annual income of \$42,000). Furthermore, if apartments are being purchased for investment or by people living elsewhere, this will not benefit local businesses.
- Many residents aren't interested in apartment living.

Table 2

- It's not logical to have a 7.5m height limit when it is surrounded by a 8.5m height limit.
- Look at changing heights to the 11-14m range, but need to be selective about the placement of heights.
- Design quality is ultimately critical.
- Car parking will be important.
- Traffic upgrades should occur to support development. Roads are only 'ok' at present.
- Need to prepare for a level of future development.
- Need future development for youth, they are driven away with no employment or opportunities.

Table 3

- Lift height to 8.5 in Residential Area
- Lift height to 11m in Commercial Zones
- Don't increase height limits until there is a demand from businesses to do so.

Table 4

- Height should be stepped back from the interface of the study area and the surrounding land.
- Any new height areas should still feel like the rest of the town through good design.

Table 5

- Not logical to have a 7.5m height limit, 11-14m is a good range. Placement of these heights and design will be important.
- Need to support future development in Ulladulla.

Table 6

- 7.5m height not appropriate, 11m or 14m is better. Don't want stand-alone buildings, and need to retain a feeling of space around new development.
- Must be a clever design to fit in with existing neighbourhood.
- Need connection with existing community, not super high-rise.
- Want a safe community and mixed use buildings can achieve this.

Table 7

- Increasing population in Shoalhaven is marvellous.
- Just because buildings aren't occupied, doesn't mean that businesses aren't interested in moving here if the right building could accommodate them. Examples of new businesses moving elsewhere because the town is seen as not being open to change.
- There is no opportunity here for young people, need to encourage new business.
- East of Jubilee needs to be 8.5m but not taller.
- 11m in commercial zones, buildings shouldn't be bigger than Woolworths.

2. Online Feedback, Submissions from informal consultation period, 2/08/2017 - 9/08/2017

The presentation delivered at the community workshop on the 31st July 2017 was made available on Council's website for a one week period. There were seven submissions received in response to the presentation document. Submissions were considered in their entirety by the project team. A few key points from each submission are included below.

Submission 1

- No height increase is needed anywhere in Ulladulla. A review only three years after the last review is far too soon.
- Existing over supply of office space.
- Prefer accommodation for permanent residents rather than holiday letting.
- Buildings should not dominate views or skyline.

Submission: 2

- In support of raising the height limit to 17m. The height in the area needs to be increased for various reasons as discussed in the workshop.
- The representation of the meeting would have been higher if the workshop was held after hours so more people could attend, there was a strong presence of retired people instead of a broad range of people.

Submission: 3

- In support of changing the height limit to the maximum currently permitted (17m).

Submission: 4

- No compelling, immediate or near term reasons to increase the current 7.5 metre building height limits.
- No evidence to suggest that any community benefit will result from an increase in building height limits.
- There was an extended and considered examination of height limits in the Ulladulla CBD carried out in 2013/14 that led to the current LEP. There is no current imperative that suggests that just one component of that LEP should now be reconsidered.
- Only two recent proposals for greater height, they appear to have only maximisation of potential profit as a reason for such variation.
- A substantial variation of building heights would allow development which is out of character with the human scale and nature of the current local built environment.
- Currently 37.5% of private dwellings in the 2539 post code area are unoccupied compared with 9.7% for NSW (2016 Census). The Ulladulla area needs affordable housing development rather than more high cost development which will likely be holiday accommodation (current median household income in the 2539 post code area is \$38,844 compared with \$64,324 for NSW, 2016 Census).

Submission: 5

- The primary consideration should be to ensure the existing neighbourhood amenity and character is maintained.
- If controls (e.g. the protection of sunlight to living areas of residential premises, privacy to living areas, and views and vistas of the ocean and hinterland) cannot be established then present height controls should remain.
- Any policy should preserve the limited tree coverage on the ridge top and make provision to increase it substantially.
- The policy should provide open public space with sunlight and trees, parking provisions, traffic planning, generous building setbacks, appropriate floor space ratios, pedestrian connectivity, controls to minimise the bulk and scale

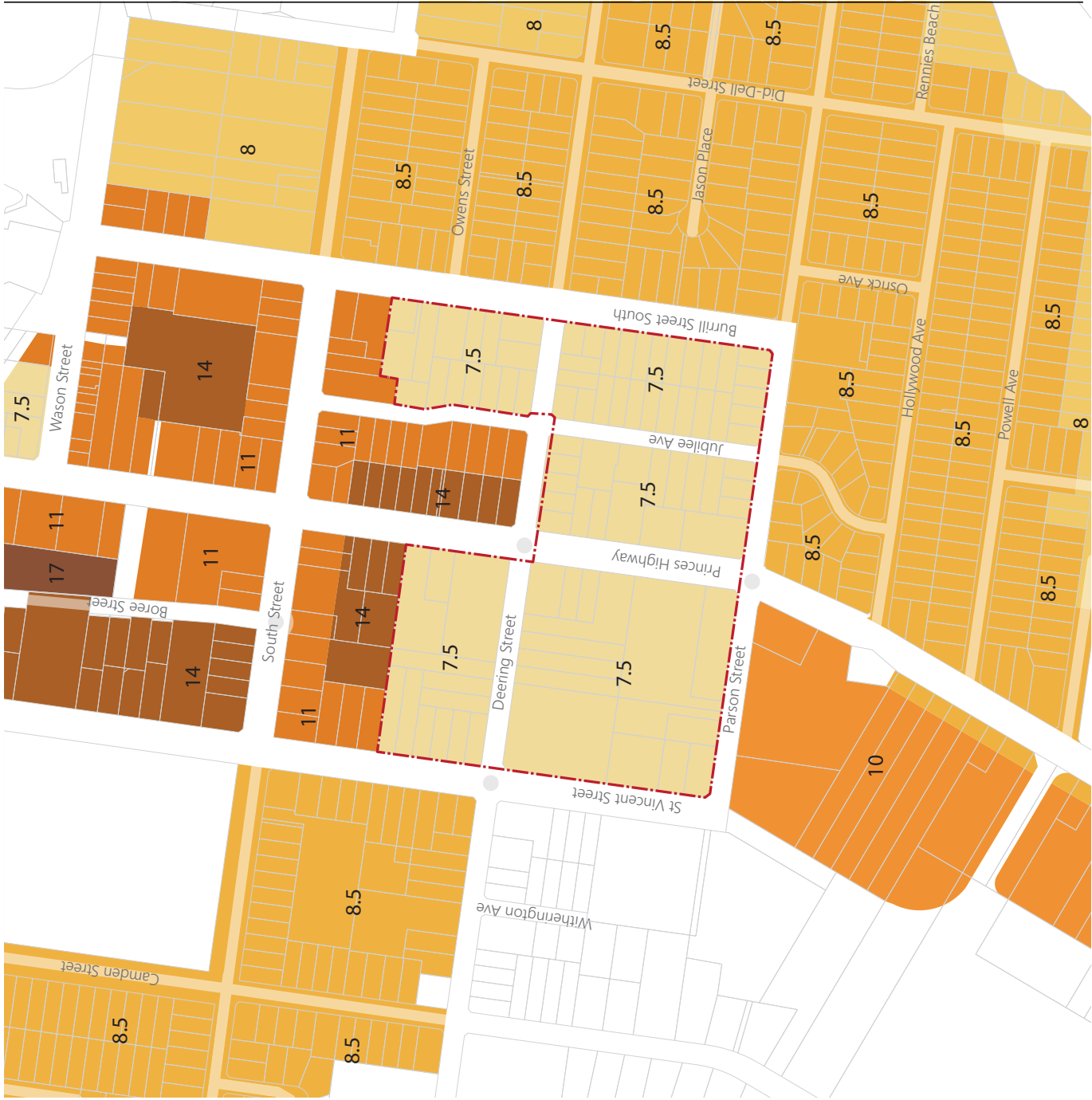
of buildings, and design quality controls to guarantee the aesthetic appearance and cohesion of design.

Submission: 6

- No increase to the height limit.
- Development is taking place and will continue to take place, but it should be within the rules and bounds that Council staff, Councilors and many local people worked hard to determine. Revisiting an existing policy every few years because of individual DA's is time consuming and costly.
- The trend is now for home to be the base for many businesses, rather than renting an office space. No businesses are currently searching for office space, there are a number of vacancies.
- According to a local real estate agent those down-sizing want a house or a single storey villa, not apartments. There is no current demand.
- A DA was granted for apartments in Wason St Ulladulla in about 2007. The existing building was demolished and ten years later there still have been insufficient apartments sold off the plan to gain finance and build them. We don't want similar occurrences.
- One side of Parson Street has a 7.5m height limit while the other lower side of the street has a 10m height limit.
- The DA16/2412 report contained the statement that "compliance with the development standard is unreasonable and unnecessary." It is both reasonable and necessary to obey Council's rules.
- People have chosen to live in this area because of the low-rise buildings and don't want it to change.
- People who cannot afford water-frontage, want to be able to glimpse the water from a distance. Allowing multi-storey buildings, especially in St Vincent St, Jubilee Ave and Burrill St South could obscure views
- The result of previous height reviews (2006, 2008 and 2014) was to keep lower buildings on the ridge line so that those looking at the ridge line approaching from either north or south or looking up from the Harbour will see trees, rather than a conglomeration of buildings.
- There doesn't appear to be a park or open space in the subject area.
- Lack of connectivity in the CBD. New development will bring increased traffic pressure.
- There is no single architectural style in Ulladulla. If increases in heights are permitted, there could develop even greater variations in design and style.

Submission: 7

- With the diminishing supply of land for residential expansion, urban consolidation is inevitable. Maximising the density within the 400 metre considered walkable distance from major shopping is a very sensible principal.
- Council should not only consider any heights as-is but also any potential future connections between the blocks, whereby improved walkability between the shops and these blocks justifies increased height, especially for the aging population.
- It would be reasonable to consider land to the West of the study area will have a future desired character above the current 8.5 metres in building height. South of South Street should not have a tapering down of height based upon current aged housing stock.
- Two property owners are in discussion to provide a walk from St Vincent Street to "Top of Town" Shops. This is an important link for potential higher density development, 400-metre from major shops. This option to be derived out of a 14-metre height over the area of the Gateway Proposal for rezoning from B5 to B4 will have a substantial positive outcome to the Community, encouraging a vibrant mixed use precinct.
- The planning principal applied with target in supporting their 20-metre high proposal was due to the provision of the cross-town link attempting to strengthen connections in Ulladulla along contours providing a grade sensible experience for our aging demographic.



POSSIBLE HEIGHT SCENARIOS FOR DISCUSSION

SCENARIO 1
7.5m Zone
This scenario maintains the current height limit.

The study area is anomalous in its context and does not reflect the height limits of surrounding land.

The current height limit does not necessarily allow development that maximises the growth potential of Ulladulla, nor does it support the range of uses consistent with its land use zoning.

Potential storeys of development:
B4 Mixed Use: Single storey commercial
B5 Business: Single storey commercial
R3 Residential: Two storey residential

The map displays the South Street area in Portland, Oregon, with property lots color-coded by assessed value. The legend indicates the following values: 7.5 (lightest yellow), 8 (light yellow), 8.5 (yellow), 10 (orange), 11 (dark orange), 14 (dark brown), and 17 (darkest brown). The map shows a grid of streets including Wason Street, Boree Street, South Street, Deering Street, St Vincent Street, Witherington Ave, Camden Street, Burnell Street South, Jubilee Ave, Princes Highway, Parson Street, Jason Place, Did-Dell Street, Osnick Ave, Hollywood Ave, Powell Ave, and Remies Beach. A red dashed line outlines a specific area of interest, which includes several lots with assessed values of 11, 14, and 17. The map also shows the location of the South Street station and the South Street station area.

This Scenario follows the existing logic displayed in the study area, with height being centred along the Princes Highway and on the ridgeline.

Maximum height of 14m is located in the B4 Mixed Use Zone, on the relatively flat land top of the ridge behind land with an existing 14m height limit.

This map shows a residential area with several streets and lot numbers. The streets include Owens Street, Jason Place, Did-Dell Street, Rennie's Beach, Osrick Ave, Hollywood Ave, Powell Ave, Deering Street, Princes Highway, Parson Street, St Vincent Street, Witherington Ave, and Burhill Street South. Lot numbers are marked on various blocks, including 8, 8.5, 10, 11, 14, and 15. A red dashed line outlines a specific area in the center of the map, and a blue dot is located on Deering Street near the intersection with Princes Highway.

Below Deering street the 11m height limit reflects the existing height limits of the block.

It provides a transition between the 14m mixed use zone, to the 10m Business development and 8.5m low density residential.

Potential storeys of development:

B4 Mixed Use: Three storey commercial/
mixed use/residential

B5 Business: Three storey mixed use

Two storey commercial

R3 Residential: Three storey residential

SCENARIO 3

This Scenario follows the existing logic displayed in the study area, with height centred along Princes Highway, extending on each side of Deering Street.

14m Zone

Maximum height of 14m is located on the relatively flat land top of the ridge behind land with an existing 14m height limit, in the B4 Mixed Use Zone and the B5 Business Development Zone.

11m Zone

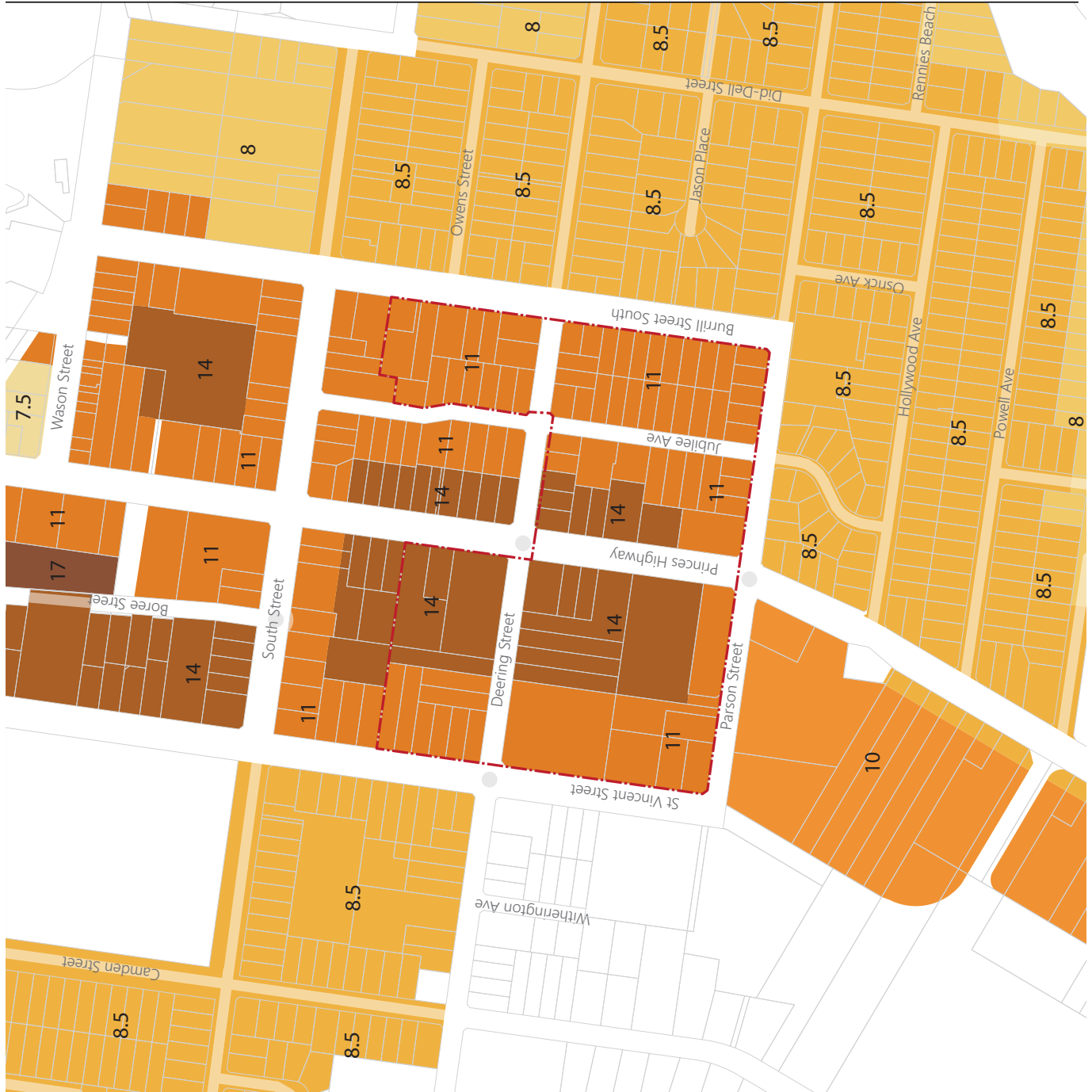
The 11m height limit provides a transition between the 14m mixed use zone, to the 10m Business development and 8.5m low density residential.

Potential storeys of development:

B4 Mixed Use: Three storey commercial/ mixed use/residential

B5 Business: Three storey commercial/ mixed use

R3 Residential: Three storey residential



SCENARIO 4

This Scenario follows the existing logic displayed in the study area, with height centred along Princes Highway, extending on each side of Deering Street and along the flat land on the ridgeline.

14m Zone

Maximum height of 14m is located on the relatively flat land top of the ridge in the B4 Mixed Use Zone, the B5 Business Development Zone and the R3 Residential Zone.

11m Zone

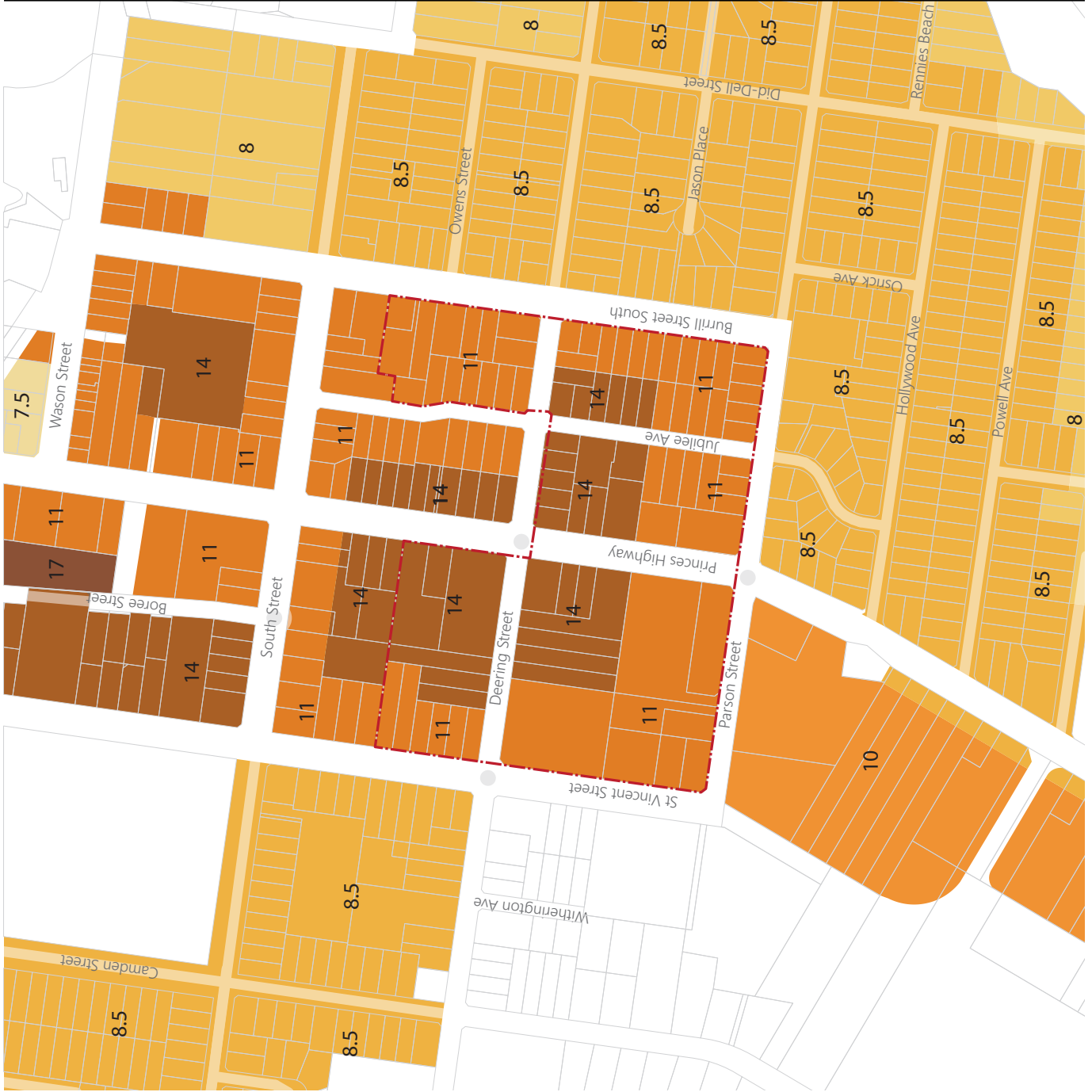
The 11m height limit provides a transition between the 14m mixed use zone, to the 10m Business development and 8.5m low density residential.

Potential storeys of development:

B4 Mixed Use: Three storey commercial/ mixed use/residential

B5 Business: Three storey commercial/ mixed use

R3 Residential: Four storey residential





EXISTING HEIGHT CONTROLS (7.5m ON RIDGE)



14m HEIGHT LIMIT IN STUDY AREA

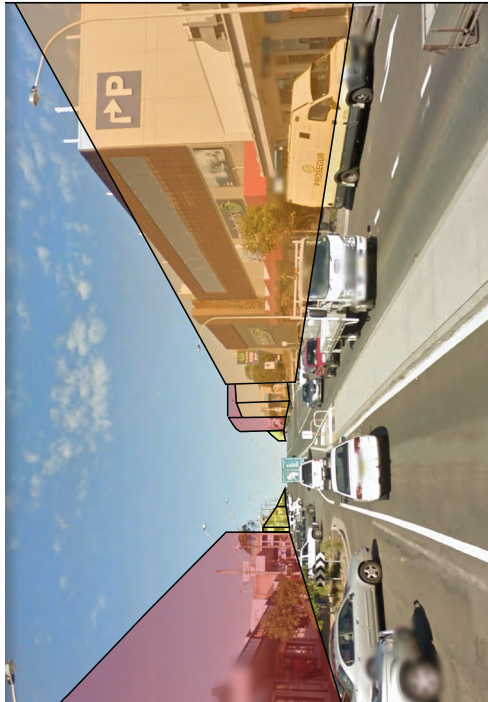


EXISTING BUILT FORM



11m HEIGHT LIMIT IN STUDY AREA

INDICATIVE VIEWS UNDER DIFFERENT HEIGHTS
FROM THE NORTH ALONG PRINCES HIGHWAY



EXISTING HEIGHT CONTROLS (7.5m ON RIDGE)



14m HEIGHT LIMIT IN STUDY AREA (Existing height controls



EXISTING BUILT FORM



11m HEIGHT LIMIT IN STUDY AREA (Existing height controls shown in grey)

OVERSHADOWING OF OPEN SPACE

The DCP seeks to ensure proposed building heights are designed to protect the amenity of the public open space.

The open space at risk of being overshadowed by any increase in height limit in or around the study area is on the southern side of Parson Street.

The diagrams show the midwinter shadow under a 7.5m, 11m and 14m height limit.

The shadow does not reach over the road corridor under any scenario.



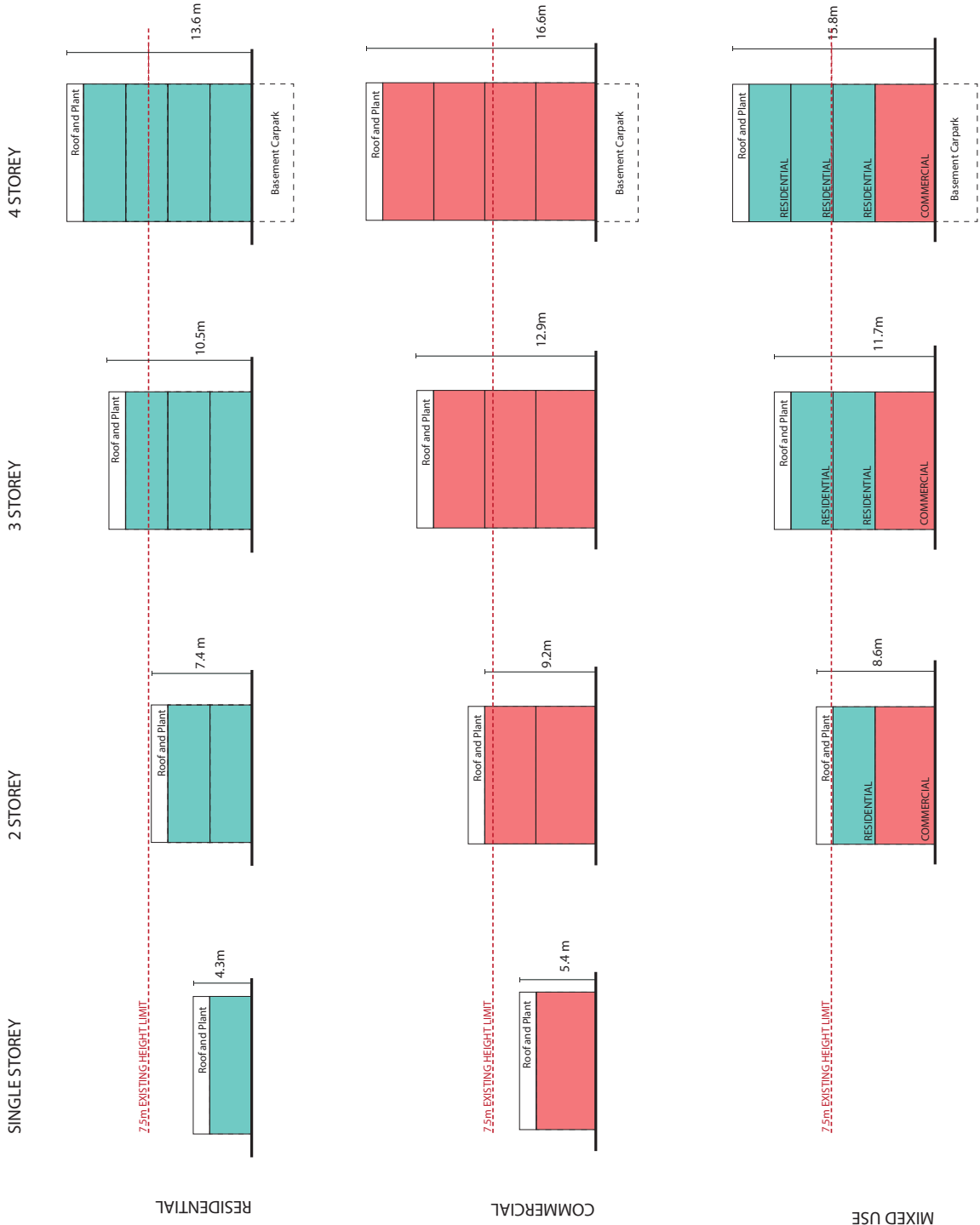
7.5m Height Limit
12 midday mid-winter

11m Height Limit
12 midday mid-winter

14m Height Limit
12 midday mid-winter



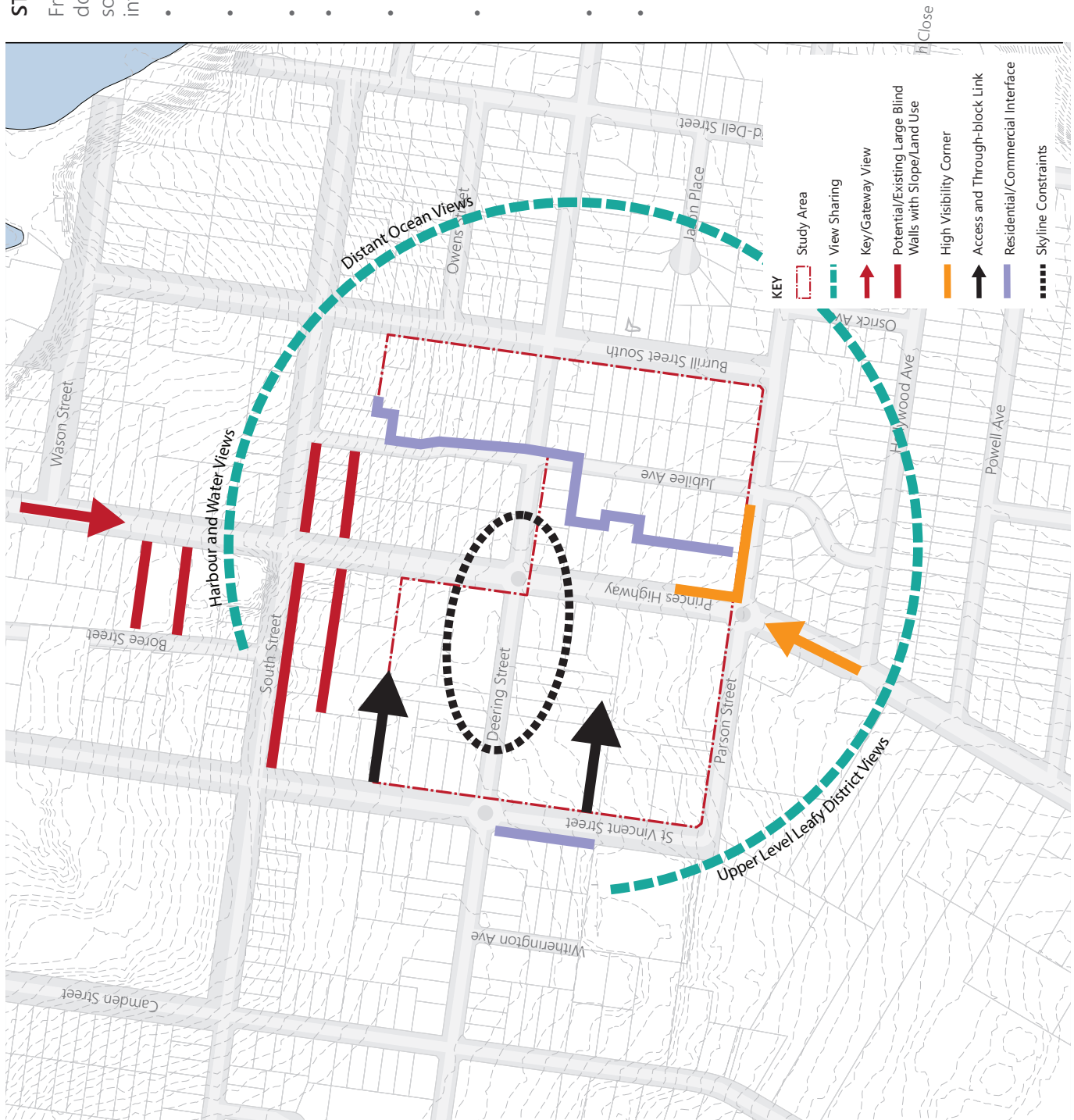
BUILDING HEIGHT & NUMBER OF STOREYS MATRIX



STUDY AREA ANALYSIS

From our understanding of key planning documents and study area analysis, these are some of the wide range of issues that were investigated;

- Heights supporting growth and reflecting the role of Ulladulla as a Regional Centre
- Relationship between Building Heights and Land Use Requirements
- Maintaining Important views and vistas
- Controlling Overshadowing of Public Open Space
- Ensuring that new buildings are appropriately scaled in relation to street widths and desired future character
- Reducing the impact to the urban environment by minimising the apparent size of buildings when viewed from street level
- Residential and commercial interface
- View sharing



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Attachment C – Council report and minute, 14 November 2017, 13 February 2018, 27 February 2018

DE17.79 Outcomes - Building Height Review - Southern Part of Ulladulla CBD

HPERM Ref: D17/333579

Group: Planning Environment & Development Group
Section: Strategic Planning

Attachments: 1. Review of Building Heights Report (Part Ulladulla CBD) (under separate cover)
2. PP025 Gateway Determination 29 August 2017 (under separate cover)

Purpose / Summary

To present the outcomes of the Building Heights Review relating to the southern part of the Ulladulla CBD as per MIN17.218.

Recommendation (Item to be determined under delegated authority)

That Council:

1. Prepare a Planning Proposal to amend Shoalhaven Local Environmental Plan 2014 to increase the height across the Study Area (excluding land subject to PP025) to part 11 metres and part 14 metres as per the Review of Building Heights Report.
2. Prepare an amendment to Chapter S8: Ulladulla Town Centre of Shoalhaven Development Control Plan 2014 to reflect proposed height modifications and address resulting implications across the Study Area, including land subject to PP025.
3. Consider a further report/s that contains the detail of the Planning Proposal for submission to the NSW Department and Planning and Environment for Gateway determination and the associated amendments to Chapter S8: Ulladulla Town Centre of Shoalhaven Development Control Plan 2014.
4. Notify Ulladulla & Districts Community Forum, affected landowners and workshop attendees of this decision and of further opportunities to be involved as this matter progresses.

Options

1. Adopt the recommendation.

Implications: This is the preferred option as it will commence the process to amend the heights in Shoalhaven Local Environmental Plan (LEP) 2014 relating to the Study Area (excluding land subject to PP025) to reflect the outcomes of the review. It will also facilitate the required amendments to Shoalhaven Development Control Plan (DCP) 2014 to reflect the proposed change in height across the Study area and enable good design and built form outcomes.

2. Adopt an alternative recommendation.

Implications: Depending on its nature, an alternative recommendation could delay the revision and updating of height provisions in Shoalhaven LEP 2014 and could result in

provisions that do not facilitate appropriate development outcomes within the Study Area.

3. Not amend the height of building provisions in Shoalhaven LEP 2014 across the Study Area.

Implications: Given the review that has been undertaken and its recommendations, this is not a preferred option as the existing height provisions in Shoalhaven LEP 2014 will not be amended and it will be difficult to stimulate and facilitate development consistent with a CBD location.

Background

On 14 March 2017, Council's Development Committee considered a development application (DA16/2412) for a three (3) storey office building at proposed Lot 15 Parson Street, Ulladulla.

The proposal sought a 46% (3.5 metre) variation to the 7.5 metre height prescribed in the Shoalhaven LEP 2014 for the land. Although the Committee originally resolved to support the variation (MIN17.183), a rescission motion was considered at the 28 March 2017 Ordinary Meeting (MIN17.217) and it was resolved to not support the proposed variation (MIN17.218). As part of this resolution, Council also resolved (part 2) to:

Undertake a review of the 7.5 metre building heights in this part of the Ulladulla Town Centre in the next 6 months which is limited to the area south of Deering Street and the B5 and R3 zones.

It is noted that the area of the review was expanded beyond that of the Council resolution to ensure a holistic review of land in this vicinity with a building height of 7.5 metres in the LEP.

The Study Area (Figure 1) is located within the southern precinct of the Ulladulla CBD and is generally bounded by St Vincent Street, Parson Street, Burrill Street South, Jubilee Avenue, Deering Street and the Princes Highway, Ulladulla. The Study Area includes all land with a building height currently mapped at 7.5 metres (Figure 2) as indicated in Shoalhaven LEP 2014 and is zoned B4 Mixed Use, B5 Business Development and R3 Medium Density Residential.



Figure 1: Study Area

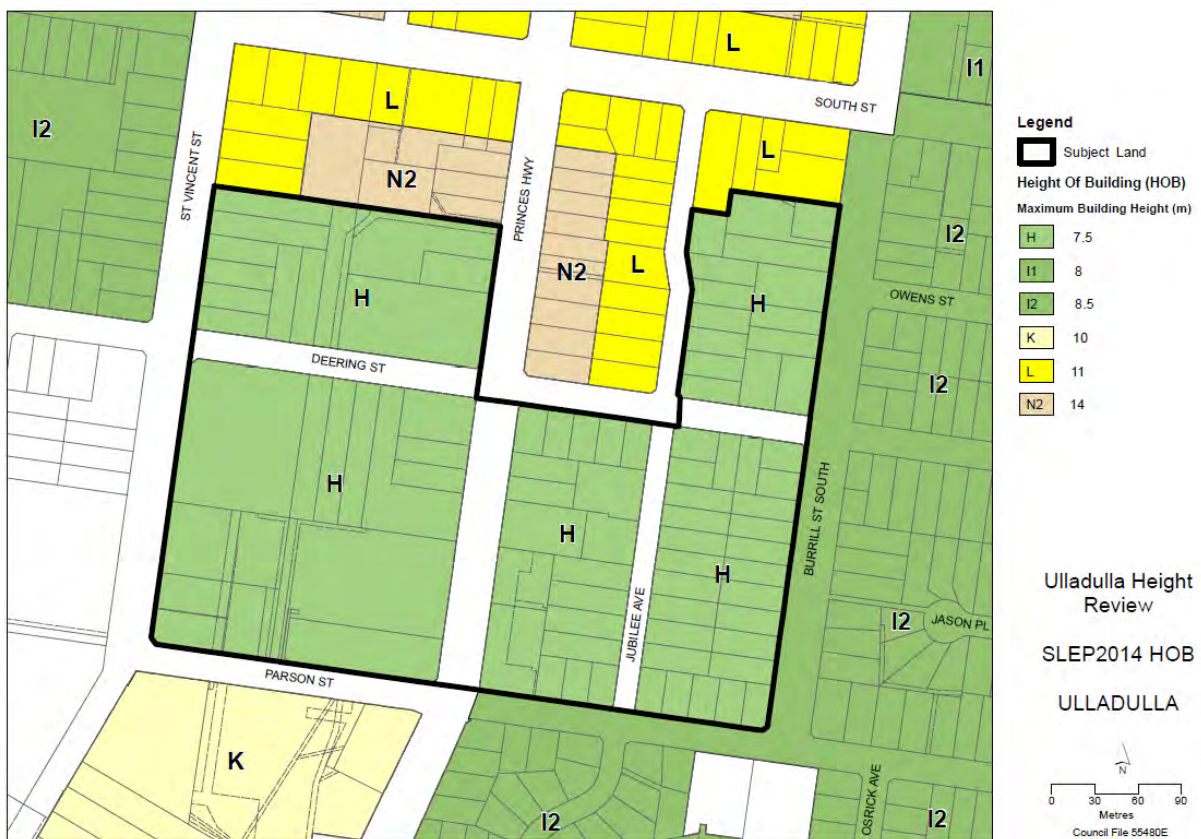


Figure 2: Existing Height of Buildings

Consultants, City Plan Services and Atlas Urban were engaged in June 2017 to undertake a Building Height Review as an urban design and strategic planning exercise to investigate and reconsider the urban form height controls for the Study Area. The Review is based on a detailed analysis of the Study Area and context, as well as targeted consultation with the Ulladulla & Districts Community Forum, community and Council representatives.

Community Consultation

On 31 July 2017, two consultation workshop sessions were held; one with the Ulladulla & Districts Community Forum and community (approximately 30 attendees), and another with Councillors. The purpose of the workshops was to enable stakeholders to provide feedback on the height strategy proposed by the consultants. Generally, there were varying opinions as to what the planned heights should be, from no change to up to 17 metres. Other key themes included relationship to the existing neighbourhood character and height, preservation of views, affordable housing opportunities and the ability to stimulate economic growth and job opportunities.

It was identified during the CCB/community workshop that certain members of the community were unable to attend the workshop due to work commitments, and as a result, the consultant's workshop presentation was made available for public review for a period of one week between 2 and 9 August 2017. As a result of this, seven (7) submissions were received:

- Three (3) were in support of an increase in height, two (2) specifying a height of 17m.
- Three (3) did not support any increase in height.
- One (1) considered a height increase appropriate only where existing amenity and character is maintained and quality design controls are provided.

Refer to the Review of Building Heights Report at **Attachment 1** for more detail.

Outcomes of the Building Height Review

Balancing the outcomes of the targeted consultation and the strategic, statutory and physical parameters of the Study Area, the Review of Building Heights Report prepared by the consultants (**Attachment 1**) recommends considering an increase in height across the Study Area from 7.5 metres to part 11 metres and part 14 metres as shown in Figure 3 below.



Figure 3: Proposed Height of Buildings

The recommended change in height enables a modest transition to lower density development to the south, east and west and reflects the height of the Ulladulla CBD core to the north of the Study Area. It also will enable the stimulation and facilitation of development consistent with the vision and strategic direction of the:

- Milton-Ulladulla Structure Plan; and
- General future desired character and amenity expectations as outlined in Chapter S8: Ulladulla Town Centre of Shoalhaven DCP 2014.

Proposed approach

Should Council be comfortable with the changes recommended by the consults, to enable the change in building height across the Study Area, a formal amendment to Shoalhaven LEP 2014 will be required. This would be facilitated via a Planning Proposal (PP).

In this regard, on 5 June 2017, the Development Committee resolved (MIN17.476) to give in principle support for a proposed rezoning and building height review for a site located within the Study Area (Figure 4), known as Lots 1-7, 9 DP 21597 and Lot CP SP 42583, St Vincent and Deering Streets, Ulladulla.

The Gateway determination (**Attachment 2**) for this Planning Proposal (PP025) included a condition requiring the final height for the site to be shaped by the outcomes of the Review of Building Heights Report. PP025 is proponent initiated and it is considered, in the interest of clarity and transparency, that:

- The land subject to the proponent PP (identified as pink in Figure 4) be excluded from the Building Height Review Planning Proposal; and
- The proponent PP should continue to progress independently to any future PP relating to the Review of Building Heights Report.

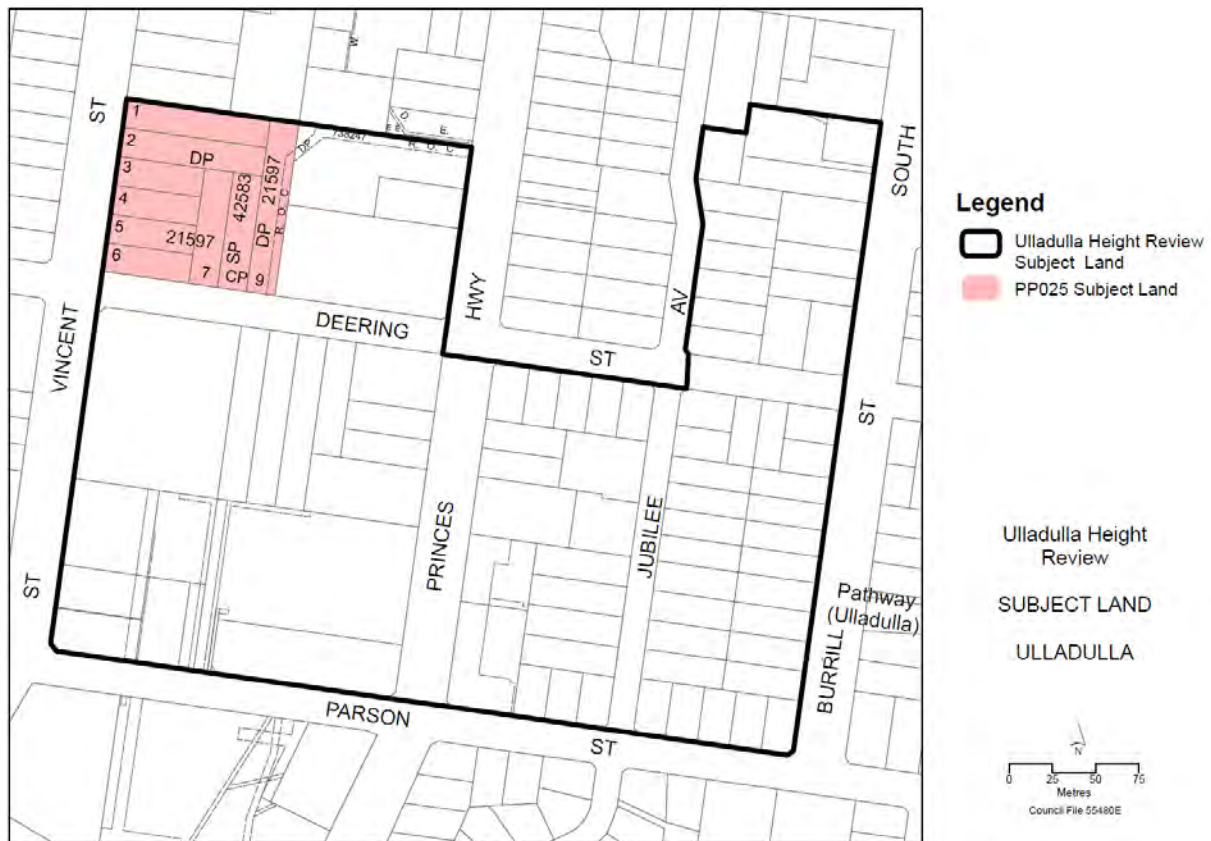


Figure 4: Study Area and PP025 Area

The Review of Building Heights Report recommends that Chapter S8: Ulladulla Town Centre of Shoalhaven DCP 2014 also be amended to reflect the proposed change in height across the overall Study Area (including PP025 area). This would facilitate good design and built form outcomes and would relate (not exclusively) to the general context, built form and character, views and vistas, setbacks and height references in the area.

Any associated amendments to the Shoalhaven DCP 2014 would be exhibited concurrently with the PP and PP025 to ensure a strategic approach to planning provisions across the broader Study Area.

Conclusion

The Review of Building Heights Report discussed in this report recommends an increase in height across the Study Area from 7.5 metres to part 11 metres and part 14 metres. It is considered that an amendment to Shoalhaven LEP 2014 and Shoalhaven DCP 2014 would effectively facilitate this increase in height.

Community Engagement

The community engagement undertaken as part of the Review of Building Heights Report is outlined above.

Any future PP would be subject to the exhibition requirements set out in the Gateway determination in accordance with the relevant legislation. This will involve notifying all affected landowners, adjoining landowners, relevant community groups and other interested parties.

Any amendments to Shoalhaven DCP 2014 would be exhibited concurrently with the PP's, in accordance with the relevant legislation.

Policy Implications

The existing height provisions in Shoalhaven LEP 2014 are dated and somewhat inconsistent with the proposed direction of the Milton-Ulladulla Structure Plan and general future desired character and amenity expectations outlined in Chapter S8: Ulladulla Town Centre of Shoalhaven DCP 2014.

The proposed height increase would assist in facilitating development and resolve the current inequitable and inconsistent building height controls that exist - the adjacent lower density residential areas currently has a greater height limit (8.5 metres) than the Subject Area (7.5 metres).

Should a PP be prepared to amend the height, then amendments will also be required to Shoalhaven DCP 2014 to reflect new heights and to resolve any inconsistencies resulting from the modifications.

Financial Implications

As per MIN17.476, the funding for the Building Heights Review is based on a pro rata arrangement between the Strategic Planning budget and the proponent of PP025.

Any future amendments to Shoalhaven LEP 2014 and Shoalhaven DCP 2014 would be managed within the existing Strategic Planning budget.

Fees for the remaining stages of PP025 will be charged in accordance with Council's Fees and Charges.

FOR ACTION

DEVELOPMENT COMMITTEE

14/11/2017

TO: Team Coordinator - Strategy South (Jenna Tague)

Subject: Planning Proposal - Shoalhaven DCP Amendment - Building Height - Preparation - Southern Part of Ulladulla CBD
Target Date: 14/12/2017
Notes:
HPERM Reference 55480E D17/333579

RESOLVED (Clr Cheyne / Clr Findley)

MIN17.954

That Council:

1. Prepare a Planning Proposal to amend Shoalhaven Local Environmental Plan 2014 to increase the height across the Study Area (excluding land subject to PP025) to part 11 metres and part 14 metres as per the Review of Building Heights Report.
2. Prepare an amendment to Chapter S8: Ulladulla Town Centre of Shoalhaven Development Control Plan 2014 to reflect proposed height modifications and address resulting implications across the Study Area, including land subject to PP025.
3. Consider a further report/s that contains the detail of the Planning Proposal for submission to the NSW Department and Planning and Environment for Gateway determination and the associated amendments to Chapter S8: Ulladulla Town Centre of Shoalhaven Development Control Plan 2014.
4. Notify Ulladulla & Districts Community Forum, affected landowners and workshop attendees of this decision and of further opportunities to be involved as this matter progresses.

FOR: Clr Findley, Clr Gash, Clr White, Clr Gartner , Clr Wells, Clr Levett, Clr Cheyne, Clr Watson and Clr Kitchener

AGAINST: Clr Alldrick and Clr Proudfoot

CARRIED

DE18.11 Planning Proposal - Building Height Review - Southern Part of Ulladulla CBD

HPERM Ref: D18/17734

Group: Planning Environment & Development Group
Section: Strategic Planning

Attachments: 1. Planning Proposal - Building Height Review - Southern Part of Ulladulla CBD - Pre-Gateway Version (under separate cover)
2. Report to Development Committee on 14 November 2017

Purpose / Summary

Obtain endorsement to submit the Planning Proposal (PP) in this regard to the NSW Department of Planning & Environment (DP&E) to obtain initial Gateway determination.

Recommendation (Item to be determined under delegated authority)

That Council:

1. Endorse Planning Proposal (PP030) Building Height Review – Southern Part of Ulladulla CBD (**Attachment 1**) and submit to the NSW Department of Planning & Environment for a Gateway determination.
2. Notify Ulladulla & Districts Community Forum, affected landowners and key stakeholders of this decision and of further opportunities to be involved as this matter progresses.

Options

1. Adopt the recommendation.

Implications: This is the preferred option as it will enable the initial lodgement of the PP (**Attachment 1**) to advance an amendment to the height of building controls in the southern part of the Ulladulla CBD (subject land). On 14 November 2017, Council's Development Committee provided in principle support for the preparation of the PP (MIN17.954).

2. Adopt an alternative recommendation.

Implications: Depending on its nature, an alternative recommendation could delay an amendment to Shoalhaven Local Environmental Plan (LEP) 2014 to increase the height of building controls for the subject land.

3. Not amend the height of building provisions in Shoalhaven LEP 2014 for the subject land.

Implications: Given the Height of Buildings Review that has recently been undertaken, its recommendations and Council's recent recommendation (MIN17.954) to prepare a PP to increase heights for the subject land, this is not a preferred option as the existing height provisions in Shoalhaven LEP 2014 will not be amended and it will be difficult to stimulate and facilitate development consistent with a CBD location.

Background

On 14 November 2017, Council resolved (MIN17.954 – part 1 & 3) to:

1. Prepare a Planning Proposal to amend Shoalhaven Local Environmental Plan 2014 to increase the height across the Study Area (excluding land subject to PP025) to part 11 metres and part 14 metres as per the Review of Building Heights Report.
3. Consider a further report/s that contains the detail of the Planning Proposal for submission to the NSW Department and Planning and Environment for Gateway determination ...

The report to Councils Development Committee on 14 November 2017 is provided at **Attachment 2**.

The initial PP document has now been prepared for submission to DP&E for Gateway determination and is included as **Attachment 1** to this report. In line with the above recommendation:

- The subject land has been refined to exclude the land that is covered by the proponent initiated PP025 (i.e. land known as Lots 1-7, 9 DP 21597 and Lot CP SP 42583, St Vincent and Deering Streets, Ulladulla). This land will be progressed through an independent PP; and
- The proposed height of building map shows an increase in height from 7.5m to part 11m and part 14m (see Figure 2 below).

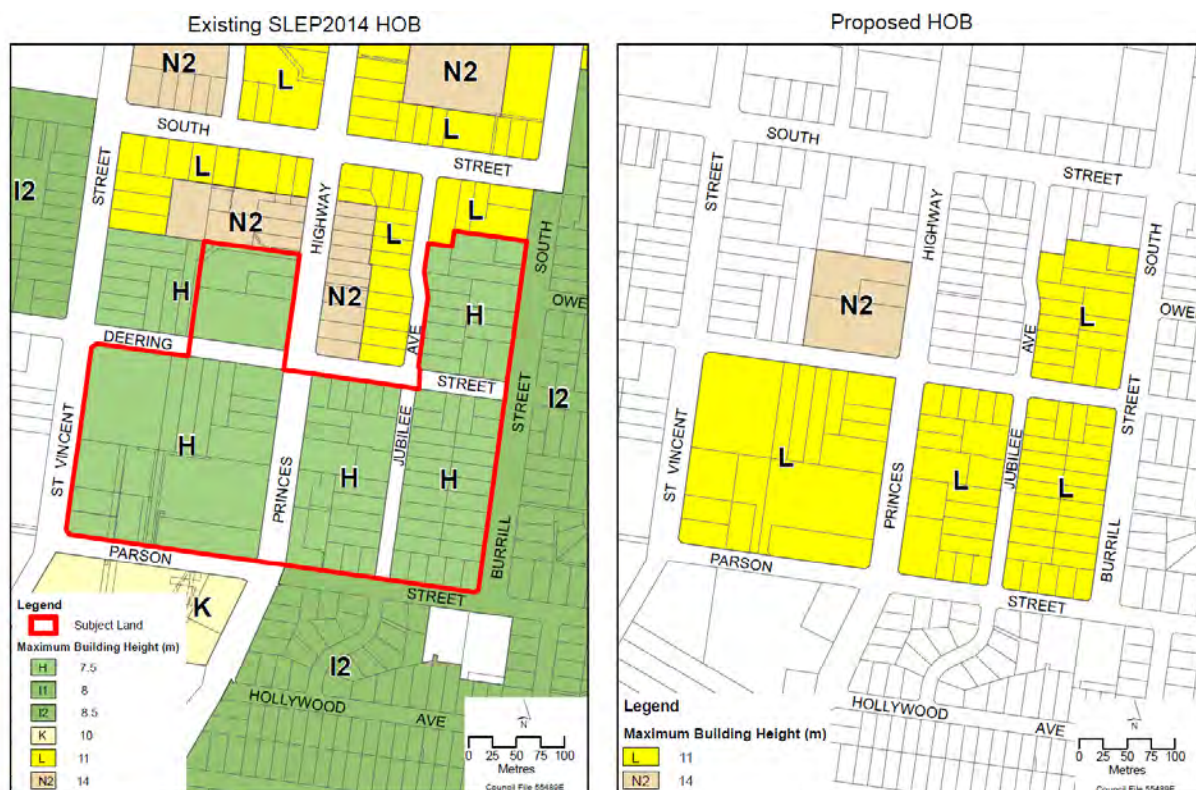


Figure 2 - Existing and Proposed Shoalhaven LEP 2014 Height of Building Mapping

Community Engagement

The PP will be exhibited for comment in accordance with Council's Community Engagement Policy at Level 1 to 'inform' and 'consult', and in accordance with the relevant legislative requirements. The Gateway determination will also specify the minimum exhibition period and any government agencies with whom Council must consult. Community Consultative Bodies and other interest groups will also be advised of the future formal exhibition arrangements.

Policy Implications

The existing height of buildings provisions in Shoalhaven LEP 2014 are dated and somewhat inconsistent with the proposed direction of the Milton-Ulladulla Structure Plan and general future desired character and amenity expectations outlined in Chapter S8: Ulladulla Town Centre of Shoalhaven DCP 2014.

The proposed height increase will assist in facilitating development and resolve the current inequitable and inconsistent building height controls that exist. In this regard the adjacent lower density residential areas currently have a greater height limit (8.5m) than the study area (7.5m).

Financial Implications

Based on the recommended approach, there are no immediate financial implications as this matter is being resourced within the existing Strategic Planning budget.

FOR ACTION

DEVELOPMENT COMMITTEE

13/02/2018

TO: Team Coordinator - Strategy South (Jenna Tague)

Subject: Endorse - Planning Proposal - PP030 - Building Height Review - Southern Part of Ulladulla CBD - with amendments
Target Date: 15/03/2018
Notes:
HPERM Reference 55480E D18/17734

RESOLVED (Clr White / Clr Gash)

MIN18.81

That Council:

1. Endorse Planning Proposal (PP030) Building Height Review – Southern Part of Ulladulla CBD (**Attachment 1**) with the following change:
 - a) Include the land that is covered by the proponent initiated PP025 (i.e. land known as Lots 1-7, 9 DP 21597 and Lot CP SP 42583, St Vincent and Deering Streets, Ulladulla) with a mapped height of 11m in line with the outcomes of the Review of Building Heights Report endorsed by Council on 14 November 2017 (MIN17.954).
2. Submit the modified Planning Proposal to the NSW Department of Planning & Environment for a Gateway determination.
3. Notify Ulladulla & Districts Community Forum, affected landowners and key stakeholders of this decision and of further opportunities to be involved as this matter progresses.

FOR: Clr Findley, Clr Gash, Clr White, Clr Wells, Clr Levett, Clr Cheyne, Clr Gartner, Clr Pakes, Clr Watson, Clr Kitchener, Clr Proudfoot and Russ Pigg

AGAINST: Nil

CARRIED

CL18.36 Notice of Motion - Planning Proposal (PP030) - Gateway Application - Building Heights - LEP Southern Ulladulla CBD - Rezoning B4 Over Land Contained in Planning Proposal (PP0250)

HPERM Ref: D18/58589

Submitted by: Cllr Greg Watson

Purpose / Summary

The following Notice of Motion, of which due notice has been given, is submitted for Council's consideration.

Recommendation

That Council request revised conditions from the Department of Planning for the Gateway application for the Planning Proposal 030, to include a 14m height and a rezoning to B4 over the land contained in Planning Proposal 025.

Note by the General Manager

Planning Proposal (PP) 030 relates to the review of the building heights in the LEP in the southern part of the Ulladulla CBD and was initiated by Council.

PP 025 relates to a specific zone and a building height change in the LEP for land on the corner of St.Vincent Street and Deering Streets. This PP was proponent initiated.

On 28 March 2017 Council resolved (MIN17.218) to:

Undertake a review of the 7.5 metre building heights in this part of the Ulladulla Town Centre in the next 6 months which is limited to the area south of Deering Street and the B5 and R3 zones.

It is noted that the area of the review was expanded beyond that of the Council resolution to ensure a holistic review of all land in the vicinity with a building height of 7.5 metres in Shoalhaven LEP 2014. This is the land subject to PP030.

Also in March 2017, Council received a proponent (My Urban Designer for Babington and others) initiated Planning Proposal request (PP025) for land at the corner of St Vincent and Deering Streets, Ulladulla (Lots 1-7, 9 DP 21597 and Lot CP SP 42583) to rezone the land from B5 Business Development to B4 Mixed Use with an increase in the maximum building height from 7.5 metres (current mapped maximum height) to 14 metres (proposed specific mapped height for this site). Council resolved on 5 June 2017 (MIN17.476) to:

1. *Give in principle support for the proposed rezoning and building height review for Lots 1-7, 9 DP 21597 and Lot CP SP 42583, St Vincent and Deering Streets, Ulladulla; and submit a Planning Proposal to the NSW Department of Planning and Environment for Gateway determination upon receipt of the final outstanding owners consent.*
2. *Request that the following be required as a condition of the Gateway determination:*
 - a. *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) as required by Council, which considers up to 14 mts on the subject site.

- b. Economic feasibility analysis to consider the proposed heights following completion of the Review of Building Heights Study (part of Ulladulla CBD).*
- c. Stage 1 Contamination Assessment for Lots 3-7, 9 DP 21597 and Lot CP SP 42583.*

As such, PP025 was initially submitted to the NSW Department of Planning and Environment and a Gateway determination was received on 29 August 2017. Consistent with Council's resolution, Condition 1 of the Gateway Determination requires:

The preparation of an economic feasibility analysis and additional visual impact assessment following completion of Council's Review of Building Heights Study (Part of the Ulladulla CBD).

On 14 November 2017, Council's Development Committee considered the outcomes of the Building Heights Review. The Report, prepared by independent consultants City Plan Services and Atlas Urban, recommended an increase in height across the Study Area from 7.5 metres to part 11 metres and part 14 metres as shown in Figure 1. It is noted that the review identified that the height control on the land subject to PP025 should be increased to 11 metres. Further, a key component of the Review was targeted community consultation consisting of:

- Workshops on 31 July 2017 (one with the Ulladulla & Districts Community Forum and community (approximately 30 attendees), and another with Councillors); and
- A public review of the consultant's workshop presentation in August 2017.

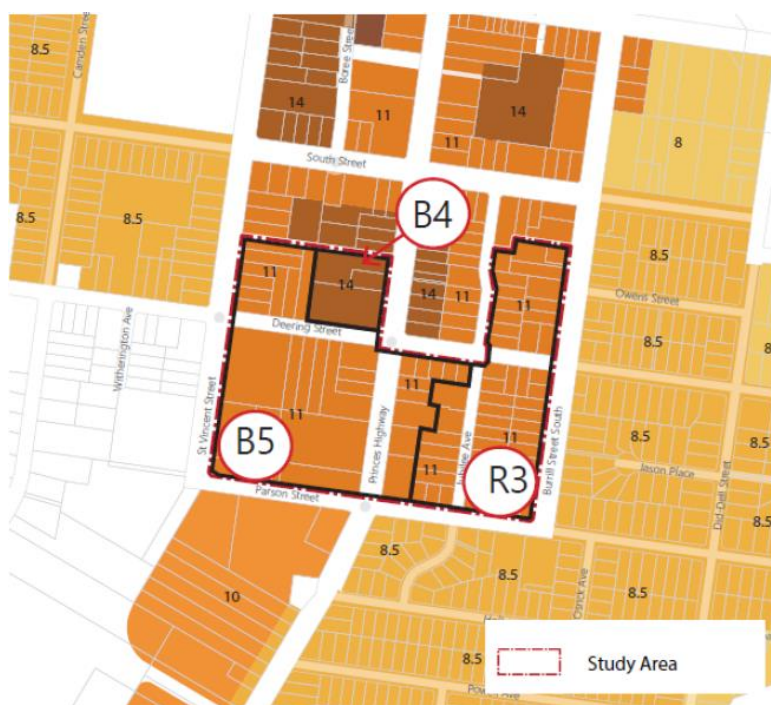


Figure 1: Proposed Height of Buildings

Council ultimately resolved on 14 November 2017 (MIN17.954) to:

1. *Prepare a Planning Proposal to amend Shoalhaven Local Environmental Plan 2014 to increase the height across the Study Area (excluding land subject to PP025) to part 11 metres and part 14 metres as per the Review of Building Heights Report.*

Council considered the draft PP (030) in this regard at the Development Committee on 13 February 2018 and it was resolved to"

1. *Endorse Planning Proposal (PP030) Building Height Review – Southern Part of Ulladulla CBD (Attachment 1) with the following change:*

- a) *Include the land that is covered by the proponent initiated PP025 (i.e. land known as Lots 1-7, 9 DP 21597 and Lot CP SP 42583, St Vincent and Deering Streets, Ulladulla) with a mapped height of 11m in line with the outcomes of the Review of Building Heights Report endorsed by Council on 14 November 2017 (MIN17.954).*
2. *Submit the modified Planning Proposal to the NSW Department of Planning & Environment for a Gateway determination.*
3. *Notify Ulladulla & Districts Community Forum, affected landowners and key stakeholders of this decision and of further opportunities to be involved as this matter progresses.*

Thus, adopting a height of 14m for the land subject to PP025 is inconsistent with the outcomes of the Council adopted Review of Building Heights Report. However, it remains appropriate for the proponent of PP025 to demonstrate whether a height of 14 metres is appropriate following the preparation of an economic feasibility analysis and additional visual impact assessment. The appropriate mechanism for this is via PP025, rather than PP030, as PP030 is a Council initiated Planning Proposal and as such should remain transparent and reflect the outcomes of the Review of Building Heights Report as adopted by Council. It is also noted that PP030 only deals with height of buildings and it may be confusing and create additional requests for zoning changes if one specific zone change (corner of St.Vincent and Deering Streets) is included in this larger PP.

FOR ACTION

ORDINARY MEETING

27/02/2018

TO: Strategic Planning Manager (Gordon Clark)

Subject: Notice of Motion - Planning Proposal PP030 - Ulladulla Town Centre Building Heights - Gateway Application - Revised conditions - 14m height - Rezoning B4 Land Contained in PP0250
Target Date: 29/03/2018
Notes:
HPERM Reference 55480E D18/58589

RESOLVED (Clr Watson / Clr Pakes)

MIN18.112

That Council request revised conditions from the Department of Planning for the Gateway application for the Planning Proposal 030, to include a 14m height and a rezoning to B4 over the land contained in Planning Proposal 025.

FOR: Clr Gash, Clr Wells, Clr White, Clr Guile, Clr Pakes, Clr Watson, Clr Kitchener and Clr Proudfoot

AGAINST: Clr Findley, Clr Gartner, Clr Cheyne, Clr Aldrick and Clr Levett

CARRIED

Attachment D – SEPP Checklist

SEPP	Name	Applicable	Not inconsistent
1	Development Standards	x	n/a
14	Coastal wetlands	x	n/a
19	Bushland in Urban Areas	x	n/a
21	Caravan parks	x	n/a
26	Littoral rainforests	x	n/a
30	Intensive agriculture	x	n/a
33	Hazardous and Offensive development	x	n/a
36	Manufactured home estates	x	n/a
44	Koala habitat protection	x	n/a
47	Moore Park Showground	x	n/a
50	Canal estate development	x	n/a
52	Farm Dams and Other Works in Land and Water Management Plan Areas	x	n/a
55	Remediation of land	✓	✓
62	Sustainable aquaculture	x	n/a
64	Advertising and signage	x	n/a
65	Design quality of residential apartment development	✓	✓
70	Affordable Housing (Revised Schemes)	x	n/a
71	Coastal protection	✓	✓
--	Affordable Rental Housing 2009	x	n/a
--	BASIX 2004	x	n/a
--	Educational Establishments and Child Care Facilities 2017	x	n/a
--	Exempt and Complying Development Codes 2008	x	n/a
--	Housing for Seniors or People with a Disability 2004	x	n/a
--	Infrastructure 2007	✓	✓
--	Integration and Repeals 2016	x	n/a
--	Kosciuszko National Park—Alpine Resorts 2007	x	n/a
--	Kurnell Peninsula 1989	x	n/a

--	Mining, Petroleum Production and Extractive Industries 2007	✖	n/a
--	Miscellaneous Consent Provisions 2007	✖	n/a
--	Penrith Lakes Scheme 1989	✖	n/a
--	Rural Lands 2008	✖	n/a
--	State and Regional Development 2011	✖	n/a
--	State Significant Precincts 2005	✖	n/a
--	Sydney Drinking Water Catchment 2011	✖	n/a
--	Sydney Region Growth Centres 2006	✖	n/a
--	Three Ports 2013	✖	n/a
--	Urban Renewal 2010	✖	n/a
--	Vegetation in Non-Rural Areas 2017	✖	n/a
--	Western Sydney Employment Area 2009	✖	n/a
--	Western Sydney Parklands 2009	✖	n/a

Attachment E – S9.1 Directions checklist

Direction		Applicable	Relevant	Not inconsistent
1 Employment and Resources				
1.1	Business and Industrial Zones	✓	✓	Refer to Section 4.2.4
1.2	Rural Zones	✗	✗	n/a
1.3	Mining, Petroleum Production and Extractive Industries	✗	✗	n/a
1.4	Oyster Aquaculture	✗	✗	n/a
1.5	Rural lands	✗	✗	n/a
2 Environment and Heritage				
2.1	Environmental Protection Zones	✓	✗	n/a
2.2	Coastal Protection	✓	✓	Refer to Section 4.2.4
2.3	Heritage Conservation	✓	✗	n/a
2.4	Recreation Vehicle Area	✓	✗	n/a
2.5	Application of E2 and E3 Zones in Environmental Overlays in Far North Coast LEPs	✗	✗	n/a
3 Housing, Infrastructure and Urban Development				
3.1	Residential Zones	✓	✓	Refer to Section 4.2.4
3.2	Caravan Parks and Manufactured Home Estates	✓	✗	n/a
3.3	Home Occupations	✓	✗	n/a
3.4	Integrating Land Use and Transport	✓	✓	Refer to Section 4.2.4
3.5	Development Near Licensed Aerodromes	✗	✗	n/a
3.6	Shooting Ranges	✗	✗	n/a
4 Hazard and Risk				
4.1	Acid Sulphate Soils	✓	✓	Refer to Section 4.2.4
4.2	Mine Subsidence and Unstable Land	✗	✗	n/a
4.3	Flood Prone Land	✓	✗	n/a
4.4	Planning for Bushfire Protection	✓	✓	Refer to Section 4.2.4
5 Regional Planning				
5.2	Sydney Drinking Water Catchments	✗	✗	n/a
5.3	Farmland of State & Regional Significance Far North Coast	✗	✗	n/a

5.4	Commercial & Retail Development Far North Coast	x	x	n/a
5.8	Second Sydney Airport: Badgerys Creek	x	x	n/a
5.9	North West Rail Link Corridor Strategy	x	x	n/a
5.10	Implementation of Regional Plans	✓	✓	Refer to Section 4.2.4
6 Local Plan Making				
6.1	Approval and Referral Requirements	✓	x	n/a
6.2	Reserving Land for Public Purposes	✓	x	n/a
6.3	Site Specific Provisions	✓	✓	Refer to Section 4.2.4