

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

Attention: George Curtis

Dear George

**Ulladulla Building Height Review – Southern Part of Ulladulla CBD (PP030)
Planning Proposal for Gateway Determination under Section 3.34 of the
Environmental Planning and Assessment Act 1979**

I am writing to submit the attached Ulladulla Building Height Review – Southern Part of Ulladulla CBD Planning Proposal for Gateway determination under Section 3.34 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). The PP has been prepared in accordance with Section 3.33 of the EP&A Act and sets out the objectives, intended outcomes and justification for the proposal.

The Planning Proposal seeks to amend Shoalhaven Local Environmental Plan 2014 to:

- Increase the current maximum building height applying to the land from 7.5 metres to part 11 metres and part 14 metres; and
- Also 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 building heights are consistent with the Review of Building Heights Report endorsed by Council on 14 November 2017 (MIN17.954), with the exception of Lots 1-7, 9 DP 21597 and Lot CP SP 42583. 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.

Copies of Council's resolutions and supporting reports are attached to Council's PP, along with other relevant documentation.

The PP is considered to be minor in nature and as such, Council is seeking delegation to make the plan.

If you need further information about this matter, please contact me on (02) 4429 3553. Please quote Council's reference 55480E (D18/91561).

Yours faithfully

A handwritten signature in cursive script, appearing to read 'Jtague'.

Jenna Tague
Team Coordinator - Strategy Planning South
19/03/2018

Encl: Planning Proposal