

# Explanatory Document

## Planning Proposal PP076 – 131 St Vincent St, Ulladulla – Proposed Mixed Use Residential and Commercial Precinct

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*Proposed Amendment of Shoalhaven Local Environmental Plan (SLEP) 2014 (Height of Buildings, Zoning and Floor Space Ratio Maps) to create a new mixed use residential and commercial precinct*

### Subject Land

This proponent-initiated Planning Proposal (PP076) affects Lot 1 Sec 26 DP 759018 and Lot 14 DP 1105304 at 131 St Vincent St, Ulladulla (the subject land) where an existing Bunnings Warehouse is currently located - see **Figure 1**. Note: Bunnings Warehouse will relocate to a new approved site in due course.



**Figure 1 – Aerial photo showing the Subject Land in red outline.**

### Overview

PP076 proposes the following changes to the Shoalhaven Local Environmental Plan 2014 (LEP) to permit a new mixed-use precinct:

- rezoning the land from *E4 General Industrial* to *MU1 Mixed Use* (see Figure 2);
- increasing the maximum height of buildings from 11metres (m) to a mix of 15 m, 17 m and 21 m (see Figure 3 below); and
- applying a floor space ratio of 3.5:1 across the site.

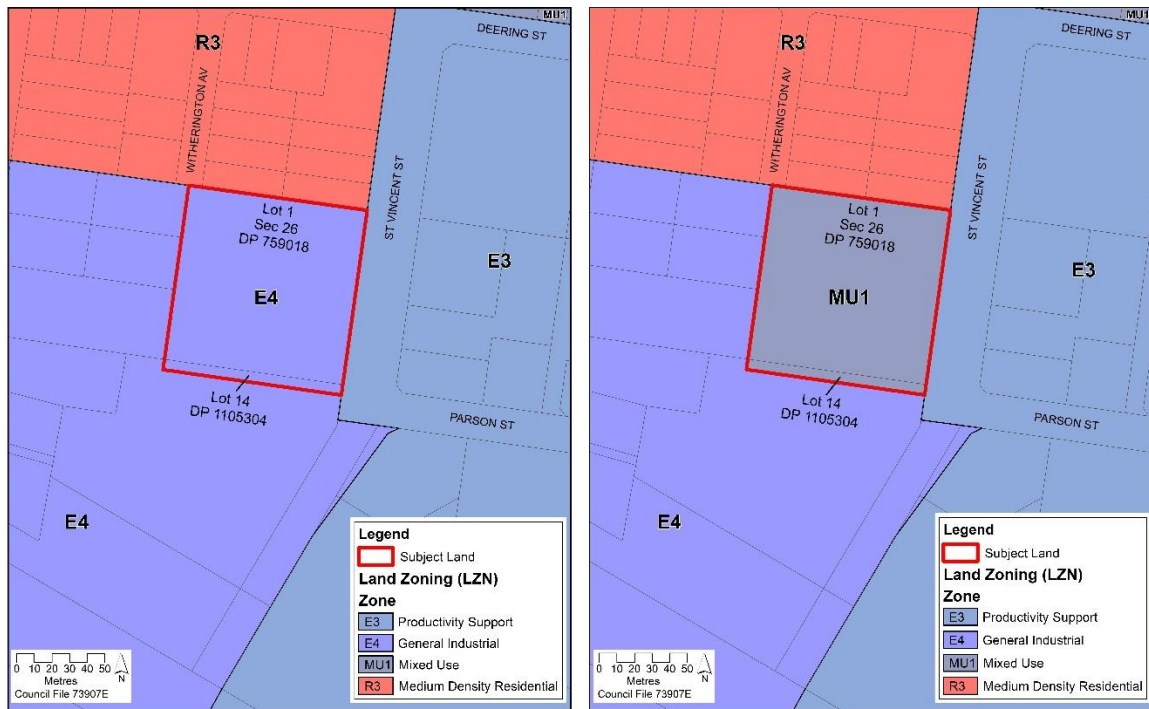


Figure 2 - Existing (left) and proposed (right) land use zoning – PP076

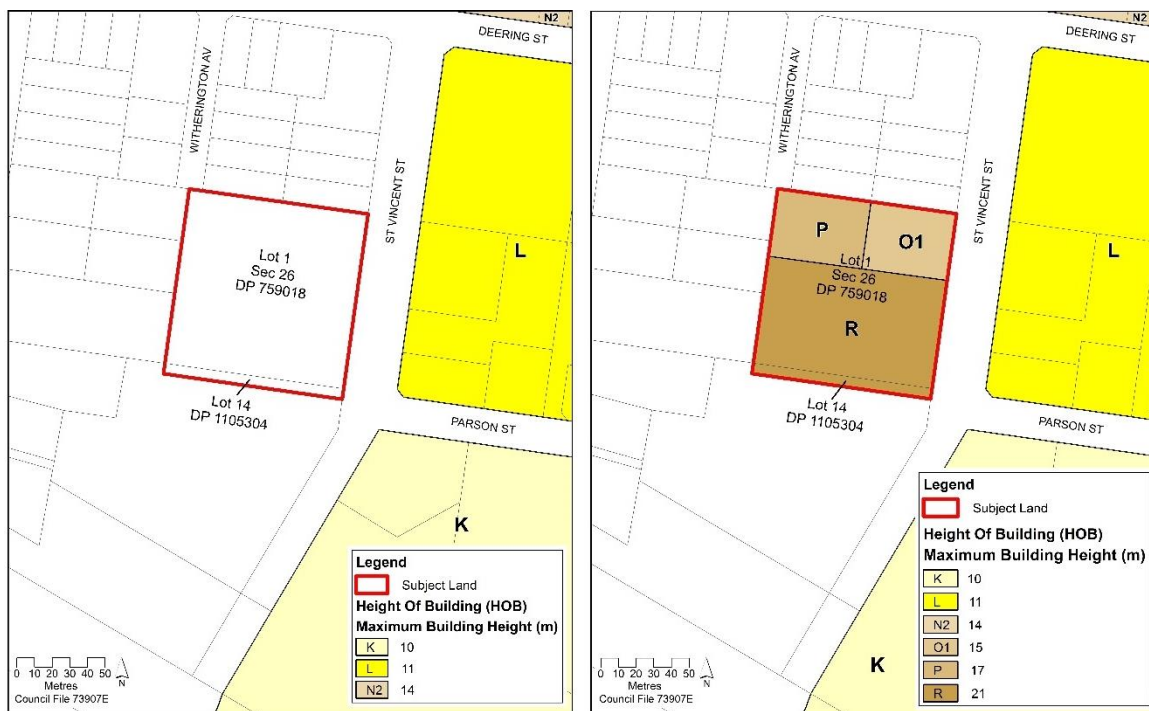


Figure 3 - Existing (left) and proposed (right) building height limits – PP076. Note: 11 m height limit currently applies to uncoloured land

The PP report prepared by SMEC Pty Ltd for the proponents provides a detailed explanation and justification of the proposed changes to the LEP. A list of exhibition documents is provided below.

The proponent's concept plans show how they intend to develop the site if it is rezoned, subject to a separate development approval process. The indicative development outcome includes four separate buildings, including commercial uses at ground level, a childcare centre, and residential accommodation above. The proponents also provided a 'letter of offer' to enter into a Voluntary Planning Agreement (VPA) to provide 50 affordable rental dwellings for 15 years via a registered Community Housing Provider (CHP).

## Exhibition Documents

The exhibition package includes:

- Explanatory Document
- [Planning Proposal \(PP\) report](#) prepared by SMEC Pty Ltd and appendices:
  - Appendix A [Architectural Drawings](#)
  - Appendix B [Zoning Maps](#)
  - Appendix C [Traffic Impact Assessment](#)
  - Appendix D [Acoustic Assessment](#)
  - Appendix E [Preliminary Site Investigation](#)
  - Appendix F [Air and Odour Assessment](#)
  - Appendix G [Urban Design and Visual Impact Assessment](#)
  - Appendix H [Economic Impact Assessment](#)
  - Appendix I [Social Impact Assessment](#)
  - Appendix J [Development Feasibility Assessment](#)
  - Appendix K [Draft Letter of Offer – Voluntary Planning Agreement](#)
  - Appendix L [Cost Estimate](#)
- [Public Notice](#)
- [Gateway Determination](#) (10 September 2024)

The PP is on public exhibition from 25 November 2024 to 13 January 2025 and available for viewing online at:

[www.shoalhaven.nsw.gov.au/MyCouncil/Public-exhibition/Documents-on-exhibition](http://www.shoalhaven.nsw.gov.au/MyCouncil/Public-exhibition/Documents-on-exhibition).

Electronic copies of the exhibited package will also be available at Council's City Administration Centre (Bridge Road, Nowra) and at the Ulladulla Administration Building (Deering Street, Ulladulla) for the duration of the exhibition period.

## Request For Comment

Submissions relating to the Planning Proposal are invited during the exhibition period and must be in writing via any of the following:

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

E-mail: [council@shoalhaven.nsw.gov.au](mailto:council@shoalhaven.nsw.gov.au)

Website: using the form on the Exhibition page at:

[www.shoalhaven.nsw.gov.au/Council/Access-to-Information/Documents-on-Exhibition](http://www.shoalhaven.nsw.gov.au/Council/Access-to-Information/Documents-on-Exhibition)

All submissions must be received in writing by **5 pm Monday, 13 January 2025**, quoting Council's reference **73907E/7**.

Please note that correspondence submitted to Council on this matter may be open to public inspection without notifying the correspondents. Pre-printed form letters, which have been individually signed will be considered but not formally acknowledged. All persons who lodge a submission are required to declare any relevant political, donations and/or gifts in accordance with Section 10.4(5) of the Environmental Planning and Assessment Act 1979.

### Enquiries

Please direct any enquiries to the following Strategic Planning staff and quote Council's reference 73010E.

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