

Council Reference: 73907E/3 (D24/499986)

19/11/2024

Sophie Quinn
SMEC Australia
Level 9, 12 Moore Street
CANBERRA ACT 2601

By email only: sophie.quinn@smec.com

Dear Sophie

**Additional Information Request - Planning Proposal PP076 - PP-2024-109 –
131 St Vincent Street ULLADULLA**

I am writing to confirm the public exhibition details for PP076 and to request additional information to assist with the assessment and finalisation stage.

Public exhibition details

In accordance with the Gateway Determination issued for the PP on 10 September 2024, the PP will be publicly exhibited from 25 November 2024 to 13 January 2025. Note that 20 December to 10 January are excluded from 'working days'.

The exhibition package includes:

- Explanatory Document
- Planning Proposal (PP) report (5 November 2024) prepared by SMEC Pty Ltd and appendices:

Appendix A: Architectural Drawings (combined)	21 June 2024
Appendix B: Zoning Maps (prepared by Council)	15 October 2024
Appendix C: Traffic Impact Assessment	June 2024
Appendix D: Acoustic Assessment	1 July 2024
Appendix E: Preliminary Site Investigation	13 October 2023
Appendix F: Air and Odour Assessment	9 July 2024
Appendix G: Urban Design and Visual Impact Assessment	26 June 2024
Appendix H: Economic Impact Assessment	8 December 2023
Appendix I: Social Impact Assessment	4 July 2024
Appendix J: Development Feasibility Assessment	12 January 2024
Appendix K: Draft Letter of Offer – Voluntary Planning Agreement	22 December 2023
Appendix L: Cost Estimate	8 December 2023
- Public Notice
- Gateway Determination (10 September 2024)

Additional information required

To enable the PP to be assessed and finalised, the following additional information is required:

1. Ensure all relevant studies are updated to align with the amended maximum height proposed in the Planning Proposal dated 5 November 2024, including the Architectural Drawings.
2. Provide an amended Traffic Impact Statement that addresses the comments of NSW Rural Fire Service and Council's Principal Traffic Engineer, as outlined in earlier email correspondence dated 11 November 2024.
3. Provide a Strategic Bushfire Assessment to satisfy the requirements of the NSW Rural Fire Service referral advice which incorporates the evacuation assessment findings of the Traffic Impact Assessment.
4. Provide a written response and amended Appendix E and Appendix F to address comments and concerns outlined in the response provided by the NSW Environmental Protection Authority on 24 October 2024 (attached).

You are requested to provide a consolidated response to the issues raised, noting that it will be treated as a public submission. A copy of all state agency feedback received to date is attached for your information.

If you need further information about this matter, please contact Kaitlin Aldous, Strategic Planner – Special Projects Team on (02) 4429 3570. Please quote Council's reference 73907E/3 (D24/499986).

Yours faithfully



Kaitlin Aldous
Strategic Planner

Encl. D24/474797 - Response – Environmental Protection Authority
 D24/474860 – Response – Endeavour Energy
 D24/456162 – Response - NSW Rural Fire Service Determination Letter dated 18/10/24
 D24/450046 - Response - NSW Rural Fire Service dated 18/10/24
 D24/440220 – NSW Rural Fire Service Post Gateway Comments 30/9/24