



# RFS



Shoalhaven City Council  
PO Box 42  
NOWRA NSW 2541

Your reference: (REF-3242) PP-2024-109  
Our reference: SPI20241013000218

**ATTENTION:** Stephanie Wood

Date: Friday 18 October 2024

Dear Sir/Madam,

**Strategic Planning Instrument  
Rezoning – Planning Proposal  
131 St Vincent Street, Ulladulla NSW 2539**

**This Planning Proposal seeks to:**

- Amend the zoning from E4 General Industrial to MU1 Mixed Use
- Increase the Height of Buildings permitted under Clause 4.3 of the Shoalhaven LEP 2014 from 11 metres to a maximum of 30 metres, and
- Introduce a Floor Space Ratio (FSR) of 3.5:1 under Clause 4.4 of the Shoalhaven LEP 2014.

The proponent, SMEC Pty Ltd, on behalf of Ulladulla Precinct Trust seeks to alter the Shoalhaven Local Environmental Plan (LEP) 2014 for a mixed-use residential and commercial development at 131 Vincent Street, Ulladulla. The proposal aims to rezone the land to MU1 Mixed Use, raise the building height limit up to 21 metres, and implement a floor space ratio (FSR) of 3.5:1.

I refer to your correspondence dated 11/10/2024 inviting the NSW Rural Fire Service (NSW RFS) to comment on the above Strategic Planning document.

The NSW RFS has considered the information submitted and provides the following comments.

To clarify the intent of the letter previously issued by the RFS on 30 September 2024, the RFS raises no objection to the exhibition of the proposal subject to the following:

- Given the significant increase in density, the RFS recommends that prior to any approval of the planning proposal, Council are satisfied that the proposal is suitable with regards to the capacity for the proposed, and existing road network to deal with evacuating residents and responding emergency services during a bush fire event. Council may wish to obtain a new or amended traffic impact statement to address this recommendation.
- Future subdivision/development of the land must comply with the relevant requirements of *Planning for Bush Fire Protection 2019*, including but not limited to:
  - Chapters 5 and 6,
  - Section 8.2.2 – Multi-Storey Residential Development, and
  - The Addendum to *Planning for Bush Fire Protection* (where a hospital, school, child care centre or residential care building is proposed).

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**Postal address**

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Locked Bag 17  
GRANVILLE NSW 2142

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4 Murray Rose Ave  
SYDNEY OLYMPIC PARK NSW 2127

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# RFS



For any queries regarding this correspondence, please contact Kathryn Murphy on 1300 NSW RFS.

Yours sincerely,

Martha Dotter  
**Supervisor Development Assessment & Plan  
Built & Natural Environment**