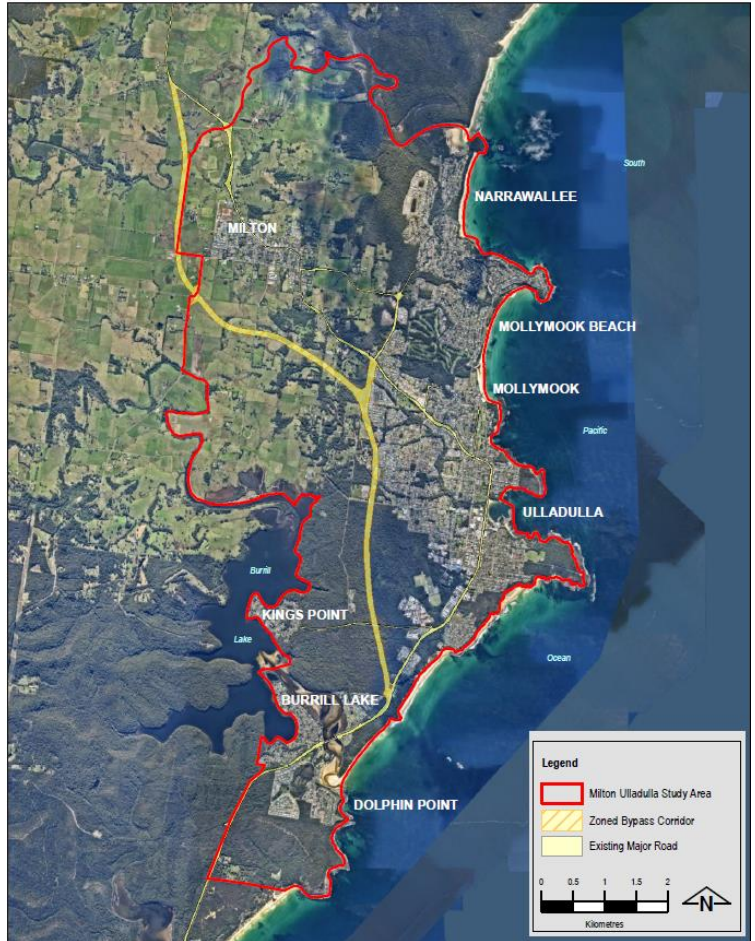


## Introduction

In 1996, Council released the Milton-Ulladulla Structure Plan providing a framework for the development of the Milton-Ulladulla area, including the settlements of Burrill Lake, Dolphin Point, Kings Point, Milton, Mollymook, Mollymook Beach, Narrawallee, and Ulladulla (map below). Much of the work set by the Structure Plan has been completed and new urban areas have been zoned and new homes delivered.

In August 2020, in response to the emerging housing availability and affordability situation, Council started the review of the existing Structure Plan. Council is revisiting its long-term land use planning for Milton, Ulladulla, and surrounds to inform responses to forecast population growth and the demand for new and different types of homes over the next 25-30 years. To inform the review, Council is inviting community feedback on a Preliminary Growth Scenario identifying potential sites or opportunities to accommodate future residential growth, called Potential Growth Options. This includes areas on the edge of the existing urban areas of Milton and Mollymook Beach and on sites in Ulladulla Town Centre.



Council's invitation for feedback on the Preliminary Growth Scenario is the next stage of our community consultation on planning for growth in Milton, Ulladulla, and surrounds. It follows a survey about community values and experiences with housing, and the feedback on the Potential Growth Scenario will inform the proposed future update of the Milton-Ulladulla Structure Plan. There will be continued opportunity for community feedback as the Structure Plan is prepared.

## Work Completed to Date

The Preliminary Growth Scenario is informed by the following background work:

- The identification of current dwelling supply and remaining capacity, which indicated an existing capacity of at least 1,540 new dwellings. This includes 965 lots in low-density residential areas (or greenfield areas), and 575 medium-density dwellings (such as dual occupancies, town houses, units).
- Population projections setting out likely changes to the size and diversity of communities and their housing needs.

- Analysis of the residential market to understand trends, dwelling approvals and construction, and dwelling use (short-term and long-term rental, and permanent homes).
- Land use surveys of commercial and employment land.
- Discussions with infrastructure providers about capacity, servicing work, and proposed projects.
- A community survey about community values and experiences with housing, including suitability, availability, and affordability.
- Constraints analysis, particularly in locations outside existing urban areas.

## Preliminary Growth Scenario

The work completed so far confirms a current demand for 1,850 new dwellings by 2051. It also suggests the need for a diverse range of adaptable and accessible dwellings in locations close to jobs, shops, and services to ensure the communities' needs are met. The **Preliminary Growth Scenario** identifies opportunities to manage this growth and provide the necessary future homes. These opportunities, or **Potential Growth Options**, include new urban areas (or greenfield options) located on the edge of the existing urban areas of Milton and Mollymook Beach and on sites in Ulladulla Town Centre (infill options).

The Potential Growth Scenario is presented as a map of Potential Growth Options. It is supported by several fact sheets providing information on each of the Potential Growth Options, possible development outcomes, and a summary of the background work. The Potential Growth Options are:

- **Greenfield Potential Growth Options** (Figure 1)
  - Croobyar Road South
  - Corks Lane West
  - Bishop Drive West
- **Infill Potential Growth Options** (Figure 2)
  - Ulladulla CBD East
  - Wason Street East
  - Owens Street
  - Camden / St Vincent Street

The identification of the Potential Growth Options was informed by the findings of the background work and a wide range of considerations, including:

- Scenic values of ridgelines on the approaches to Milton, greenbelt separation between Milton and Ulladulla, and coastal views towards the ocean.
- Proximity and extension of the existing urban footprint, and opportunities for the efficient use of existing and planning infrastructure servicing these areas.
- Local or neighbourhood character, urban design, and public domain improvement opportunities.
- Land tenure matters such as property amalgamation and existing development approvals.
- Managing potential impacts on existing land uses such as residential development, rural properties, and agricultural practices.
- Topography and other natural boundaries, environmental considerations and constraints including the retention of biodiversity resources and native vegetation.
- Connectivity to the existing road network and the proposed future Milton-Ulladulla Bypass.





Figure 1: Greenfield Potential Growth Options

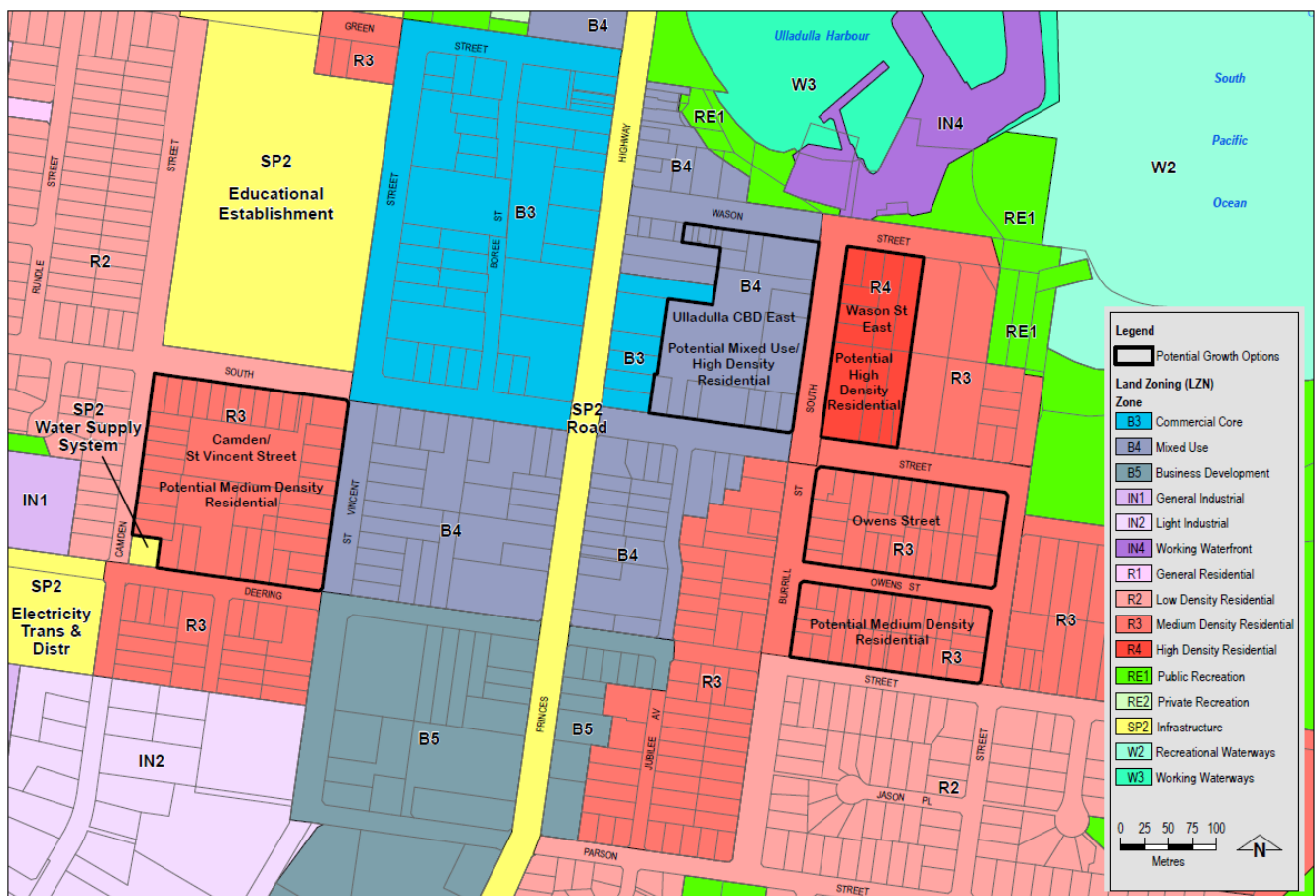


Figure 2: Infill Potential Growth Options

The Potential Growth Options have the capacity to provide between 1,450 and 1,950 additional new homes, meeting the identified demand out to 2051. The Greenfield Options provide 66+hectares of land, or space for about between 1,200 and 1,400 additional new dwellings, while the Infill Options could potentially provide between 280-540 additional dwellings. A more accurate estimation of the total number of potential dwellings is difficult at this stage as many factors affect development outcomes, such as constraints, landowner intentions, and the diverse range of outcomes provided by multi-dwelling, higher density, and mixed-use opportunities.

## Key Sites

Three (3) Key Sites are being considered alongside the Preliminary Growth Scenario to inform the review of current planning controls applying to them and the development outcomes these controls facilitate. These sites are not essential to meeting the identified housing need but could potentially provide alternative development outcomes that contribute to the Milton-Ulladulla area. The Key Sites are:

- Ulladulla Harbour Civic Precinct
- Deering Street West
- Ulladulla Southern Gateway

## Public Exhibition and Feedback Opportunities

The Preliminary Growth Scenario – maps of Greenfield and Infill Potential Growth Options and Key Sites - is on public exhibition from **Monday 17 October to Friday 23 December 2022, inclusive**. The exhibition is supported by a series of Fact Sheets providing background information and further information on each site:

- **Background Fact Sheets**
  1. Population and Census
  2. Households and Housing Affordability
  3. Dwelling Supply and Demand
  4. Occupancy Rates and Short-Term Rental Accommodation
  5. Community Survey Results
- **Potential Growth Options Fact Sheets**
  1. Croobyar Road South
  2. Corks Lane West
  3. Bishop Drive West
  4. Ulladulla CBD East
  5. Wason Street East
  6. Owens Street
  7. Camden / St Vincent Street
- **Key Sites Fact Sheets**
  1. Ulladulla Harbour Civic Precinct
  2. Deering Street West
  3. Ulladulla Southern Gateway

Council commissioned two reports to inform the review. Informed Decisions, a demographic consultant, prepared a Demographic and Housing Analysis, HillPDA, an urban economics specialist, prepared a Market Analysis. These documents are available to view on the exhibition website.

## Viewing the Exhibition Material

The Preliminary Growth Scenario and Fact Sheets are available to view:

- Online at [www.getinvolved.shoalhaven.nsw.gov.au/milton-ulladulla-structure-plan](http://www.getinvolved.shoalhaven.nsw.gov.au/milton-ulladulla-structure-plan)
- At the following Council buildings:
  1. City Administration Centre: 36 Bridge Road, Nowra
  2. Ulladulla Branch Office: 14 Deering Street, Ulladulla
  3. Ulladulla Civic Centre

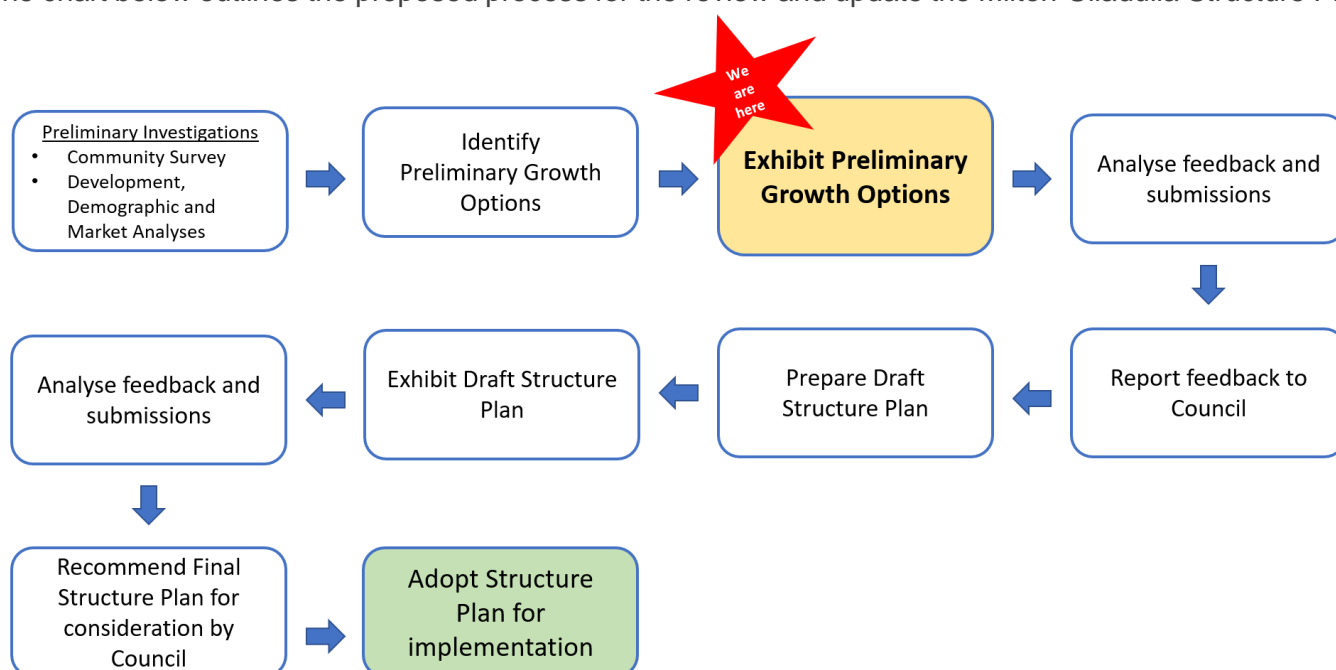
Submissions on the Preliminary Growth Scenario are invited during the exhibition and should be made in writing, referencing File Number **56911E/1**. Submissions must be received before 5pm on Friday 20 January 2023. Submissions can be made via:

- **Post:** The Chief Executive Officer, Shoalhaven City Council, PO Box 42, Nowra NSW 2541
- **Email:** [council@shoalhaven.nsw.gov.au](mailto:council@shoalhaven.nsw.gov.au)
- **Online:** [www.getinvolved.shoalhaven.nsw.gov.au/milton-ulladulla-structure-plan](http://www.getinvolved.shoalhaven.nsw.gov.au/milton-ulladulla-structure-plan)

Pre-printed form letters, which have been individually signed, will be considered but not formally acknowledged. Submissions may become public documents and may be viewed by other persons on request. 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. Please refer to Council's guidance on how to prepare a petition to ensure it can be considered - available online at: <https://www.shoalhaven.nsw.gov.au/Council/About-Shoalhaven-City-Council/Petitions>

## Next Steps

The chart below outlines the proposed process for the review and update the Milton-Ulladulla Structure Plan.





The exhibition of the Preliminary Growth Scenario is just one opportunity to provide feedback on Council's work planning for growth in Milton, Ulladulla, and surrounds. It follows a survey about community values and experiences with housing. The feedback on the Potential Growth Scenario will inform the proposed update of the Milton-Ulladulla Structure Plan, which will, in turn, inform future amendments to the *Shoalhaven Local Environmental Plan 2014*. There will be further opportunities for communities and other stakeholders to provide feedback prior to the adoption of a new Structure Plan.

## Further Information

For further information, please contact Council's Project Team on (02) 4429 5884 or at [council@shoalhaven.nsw.gov.au](mailto:council@shoalhaven.nsw.gov.au). Alternatively, visit Council's Get Involved website, which provides the opportunity to subscribe to receive project updates, at: [www.getinvolved.shoalhaven.nsw.gov.au/milton-ulladulla-structure-plan](http://www.getinvolved.shoalhaven.nsw.gov.au/milton-ulladulla-structure-plan), or scan the QR code.

**Council is organising community drop-in sessions in November 2022. Please subscribe to the project page to be kept informed about the dates and locations for these information sessions.**

