

Corks Lane West Potential Growth Option



The Corks Lane West (CLW) Potential Growth Option adjoins the existing Corks Lane subdivision on the western edge of Milton. It is located between the new residential subdivision on Corks Lane and the existing zoned corridor of the future Milton-Ulladulla Bypass. The area is currently zoned part RU1 Primary Production and part C3 Environmental Management under *the Shoalhaven Local Environmental Plan (SLEP) 2014*. The area identified encompasses 6 landholdings ranging in size from 1ha to 18.8ha, with a combined potential development area of approximately 14ha.

Corks Lane is approximately 775 metres west of Milton Town Centre with an existing connection to Croobyar Road and connection to the Princes Highway currently under construction. Should the area proceed, its western and south-west boundaries would be determined following final design of the future bypass and any associated buffer areas.

Existing development to the east is generally low-density residential, while existing rural / agricultural land extends to the north, south and west of the area. The CLW Potential Growth Option is largely cleared of native vegetation. The area is adjacent to the Milton Water Treatment Plant, with an easement for access bisecting one of the lots. The extent of development in the vicinity of the treatment plant would be influenced by water pressure available from the treatment plant.

Potential Development Outcome

Subject to future detailed assessment, the CLW Potential Growth Option could deliver a potential yield of approximately 200-250 residential lots, depending on the extent of the western growth boundary. A range of lot sizes could be delivered to mirror the density of the adjacent Corks Lane subdivision. There may also be opportunities to achieve appropriate medium density development outcomes that are sympathetic to the existing character of Milton.

Reasons for Identification

The CLW Potential Growth Option was identified as a potentially suitable area to accommodate growth for the following reasons:

- Located on the southern side of, and below, a prominent ridgeline, protecting the important rural views and vistas on the approaches to Milton from the north.
- Logical extension of the existing urban footprint of Milton and the current Corks Lane subdivision to the east.
- Delivery of the future bypass to the west and south will already impact on the scenic values of the area and may provide an appropriate outer boundary for land to be considered for development, compared to extending that development beyond the bypass corridor.
- Is generally cleared of native vegetation.

Planning Considerations

Several planning considerations will require closer examination should the CLW Potential Growth Option proceed further. Some of these issues (such as flooding, geology, bushfire risk, biodiversity impacts and traffic) would be common to planning any new areas, but some would be specific to the area, including but not limited to:

- Servicing considerations associated with elevation, topography, and geology.
- Existing infrastructure from the Milton Water Treatment Plant and associated easement.
- Agricultural significance of the land in the context of the broader rural economy.
- Impact of the future bypass.
- Scenic values of the area.
- Impact on the character of Milton.