

Bishop Drive West Potential Growth Option



The Bishop Drive West (BDW) Potential Growth Option is located along Matron Porter Drive approximately 1.8km south-east of the Milton Town Centre. The area is currently zoned RU1 Primary Production, with a small portion zoned C3 Environmental Management under the *Shoalhaven Local Environmental Plan (SLEP) 2014*. The area encompasses 3 landholdings ranging in size from 1.9ha to 17.3ha, with a combined potential development area of 9ha.

The BDW Potential Growth Option is situated on the south-eastern side of, and below, a prominent ridgeline between Milton and Mollymook on land that is generally cleared of vegetation. It contains an intermittent watercourse that drains to Mollymook Creek, which runs along the southern boundary of the area.

Existing development on surrounding land is currently a mix of agricultural / rural land uses, large-lot rural-residential, and low-density residential. Surrounding land to the east and south is vegetated; however, land immediately to the east is currently being developed as part of the Bishop Drive subdivision. This will result in a large portion of the adjoining land being cleared to accommodate approximately 100+ new homes in a generally low-density residential setting.

Potential Development Outcome

Subject to future detailed assessment, the BDW Potential Growth Option could deliver a potential yield of approximately 135 lots. Development outcomes would be expected to be low-density residential, consistent with nearby residential areas and the adjoining subdivision to the east that is currently under construction.

Reasons for Identification

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

- Located on the south-eastern side of, and below, the ridgeline, minimising impacts on the scenic greenbelt between Milton and Mollymook / Mollymook Beach.
- Adjoins the Bishop Drive subdivision to the east, which is currently under construction, and would be a logical extension to the urban area.
- Is generally clear of native vegetation.
- Has ready access to existing and future road networks, and other infrastructure.

Planning Considerations

Several planning considerations will require closer examination should the BDW Potential Growth Option proceed further. Some of these issues (such as flooding, geology, 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:

- Bushfire risk arising from the adjacent vegetation, although the impact of this will be reduced once the adjoining subdivision is complete.
- Steep topography towards Mollymook Creek.
- Potential impacts on scenic values.