

Wason Street East Potential Growth Option



The Wason Street East (WSE) Potential Growth Option is located to the east of the Ulladulla Town Centre. The area is currently zoned R3 Medium Density Residential under the *Shoalhaven Local Environmental Plan (SLEP) 2014*, with an existing mapped maximum building height of 11m in the north-west portion towards the Ulladulla Harbour and 8m in the eastern and southern portions. The area is made up of 12 existing lots (some of which are on Strata Titles), with a combined potential redevelopment area of 1.62ha.

The WSE Potential Growth Option is located adjacent to the town centre, approximately 200m east of the Princes Highway. The area is bound by Wason Street to the north, existing medium-density residential development to the east, low-density residential development to the south, and the Ulladulla Town Centre commercial area to the west. Ulladulla Harbour is located directly north of the area, with Ulladulla Sea Pool located to the east.

The area is rectangular in shape with some existing low and medium-density development. A large vacant parcel, measuring over 4,000m², presents a range of development opportunities. Because of the topography of the town centre, many parts of the area enjoy views towards and across Ulladulla Harbour. Vegetation cover is minimal, and there are no mapped watercourses within the area.

Potential Development Outcome

The WSE area has the potential to provide future higher density residential outcomes similar in scale to the recently constructed Pier 32 apartment development on the opposite side of Burrill Street South. Subject to future detailed assessment, this area could deliver a potential yield of 100-130 units across a range of higher density development types (for example, residential flat buildings or multi-dwelling housing).

Reasons for Identification

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

- Provides opportunities to support smaller and more diverse housing types in close proximity to the town centre.
- Providing for higher densities within Ulladulla would reduce reliance on greenfield areas to cater for future housing needs.
- Large contiguous ownerships of vacant and developable land provide significant development potential.
- The possibility of higher densities may encourage the redevelopment of underutilised lots.
- Appropriate height controls would enable development to complement, and integrate with, the Ulladulla Town Centre.

Planning Considerations

Several planning considerations will require closer examination should the WSE Potential Growth Option proceed further, including but not limited to:

- Economic feasibility.
- The need to sensitively consider height controls and appropriate urban design outcomes to manage potential impacts on harbour views.
- How to encourage new residential outcomes to assist with the supply of affordable housing opportunities.
- Limited exposure to higher-density development in the region may inhibit market take-up.