

Owens Street Potential Growth Option



The Owens Street (OS) Potential Growth Option is located south-east of the Ulladulla Town Centre, and is comprised of two blocks on either side of Owens Street. The area is currently zoned R2 Low Density Residential under the *Shoalhaven Local Environmental Plan (SLEP) 2014*, with an existing mapped maximum building height of 8.5m. The area is made up of 55 existing lots, with a combined potential redevelopment area of approximately 3.6ha.

The area is adjacent to the town centre, approximately 250m east of the Princes Highway. It is bound by South Street to the north, Did-Dell Street to the east, Deering Street to the south, and Burrill Street South to the west. The area is located within walking distance of the Ulladulla Town Centre, harbour precinct and Lighthouse Oval.

Existing development within the area is generally of a low-density residential nature comprising single detached dwellings, while land uses in surrounding areas are predominantly a mix of low and medium density residential development. Medium-density infill redevelopment is already envisaged for the surrounding land to the north, east and west of the area, given the existing R3 Medium Density zones.

The area extends towards the ridgeline along Deering Street, with many properties enjoying views towards and across Ulladulla Harbour due to the topography of the area. Vegetation cover is minimal, and there are no mapped watercourses within the area.

Potential Development Outcome

The area has the potential to provide additional future medium-density residential outcomes that are similar in scale to recent townhouse and multi-unit developments along Deering Street and New Street. Subject to future detailed assessment, this area could deliver a potential yield of 30-100 additional dwellings through medium density development types.

Reasons for Identification

The OS Potential Growth Option was identified as potentially suitable to accommodate future growth for the following reasons:

- Provides opportunities to support smaller and more diverse housing types within a walkable distance to the town centre.
- Providing for higher densities within Ulladulla would reduce reliance on greenfield areas to cater for future housing needs.
- Is sited between existing R3 zoned areas to the east and west and, as such, presents as a logical extension to those areas.
- Provides an appropriate transition between the potential high-density area towards the harbour, and the existing low-density area to the south.
- Opportunity for area-specific development controls to promote good design outcomes.

Planning Considerations

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

- The need to sensitively consider height controls and appropriate urban design outcomes to manage potential impacts on views.
- The need to provide a suite of planning controls to support the amalgamation of lots to facilitate the development outcomes.
- How to encourage new residential outcomes to assist with the supply of affordable housing opportunities.