

## Camden / St Vincent Street Potential Growth Option



The Camden / St Vincent Street (CSVS) Potential Growth Option is located to the south-west of the existing Ulladulla Town Centre. 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 covers 40 lots, with a combined potential redevelopment area of approximately 4ha.

The area is located adjacent to the town centre, approximately 250m west of the Princes Highway, and is bounded by the existing street network of South Street, St Vincent Street, Deering Street and Camden Street. Surrounding development is a mix of low density residential, low scale industrial, and commercial, with Ulladulla High School immediately adjacent to the north.

Existing development within the area is of a low-density residential nature, comprising single detached dwellings on the perimeter lots. The area's central core contains several large, vacant, contiguous lots with a number of mature trees. A development application is currently under assessment for the subdivision of the central core into 20 residential lots with associated infrastructure. Should that proposal proceed, the viability of the CSVS area for increased residential density may be impacted.

## Potential Development Outcome

The CSVS area has the potential to provide future medium-density residential outcomes that offer a diverse housing mix. Opportunities exist for detailed design controls within this area to showcase good development outcomes for townhouse and multi-unit development that is sympathetic to the existing character of Ulladulla. Subject to future detailed assessment, this area could deliver a potential yield of 50-130 additional dwellings through a range of medium density development types.

## Reasons for Identification

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

- Sits between an existing medium density zone to the south and the Ulladulla High School, providing a logical infill opportunity.
- Provides opportunities to support smaller and more diverse housing types in walkable distance to the Ulladull Town Centre.
- Providing for higher densities within Ulladulla would reduce reliance on greenfield areas to cater for future housing needs.
- Several large, contiguous ownerships of vacant and developable land provide significant development potential.
- Presents an opportunity for area-specific development controls to promote good design outcomes (for example, retention of mature vegetation, improved road networks).

## Planning Considerations

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

- Traffic impacts due to the area's proximity to Ulladulla High School.
- Management of existing vegetation, including mature trees.
- The need for detailed planning controls to support development outcomes.