

Ulladulla Harbour Civic Precinct Key Site



Site Overview

This Key Site is located at the northern entrance to the Ulladulla Town Centre, opposite the harbour on the western side of the Princes Highway. The area currently has a mix of zones under the *Shoalhaven Local Environmental Plan (SLEP) 2014*, including B4 Mixed Use, RE1 Public Recreation, RE2 Private Recreation and SP2 Infrastructure (Sewerage System). The B4 zone will change to MU1 Mixed Use through the NSW Government's Employment Zones Reforms, which come into effect in April 2023. The area measures approximately 6ha and is made up of 17 existing lots, some of which are owned and/or managed by Council.

The area is bounded by the existing street network of Church Street, Princes Highway, Green Street and St Vincent Street. Millards Creek bisects the area from west to east, draining downstream into Ulladulla Harbour. Its riparian vegetation forms part of the Millards Creek bushland corridor that extends through the Ulladulla urban area.

Existing development within the area is a mix of land uses, including the Ulladulla Civic Centre, St Martin's Anglican Church, and Milton-Ulladulla Bowling Club on the southern side of Millards Creek, and low-to-medium density residential to the north. A large, vacant parcel of land is also located within the area north of Millards Creek, presenting opportunities for potential future development.

Reasons for Identification

The site is in a prominent location with extensive views across the Ulladulla Harbour. It presents an opportunity for potential redevelopment as a gateway site to the Ulladulla Town Centre. Large and/or contiguous landholdings increase opportunities for redevelopment, including those sites in which Council is a key stakeholder.

The future Milton-Ulladulla Bypass will eventually divert a substantial amount of traffic away from the existing Princes Highway, which may provide future opportunities for pedestrian focused development within the town centre.

Area specific development controls could potentially be developed for this precinct to achieve high quality design outcomes with a civic / community / mixed use focus, rather than purely residential development.

Matters for Consideration

A range of matters would need to be examined should further consideration be given to area specific development outcomes for this Key Site in the future, including:

- Community aspirations for the area.
- Landowner aspirations.
- Flooding along Millards Creek.
- The need to sensitively consider urban design outcomes to promote high quality development with a civic focus adjoining the harbour.