

Deering Street West Key Site



Site Overview

This Key Site is located at the western end of Deering Street with a secondary frontage to South Street, approximately 850m west of the Ulladulla Town Centre. The site measures approximately 14ha in area and is zoned RU2 Rural Landscape under the *Shoalhaven Local Environmental Plan (SLEP) 2014*. It is part of a much larger 97.5ha parcel of land that is also zoned part C2 Environmental Conservation and part IN2 Light Industrial. The site has had a rural (or ‘non-urban’) zone since planning controls came into effect in Shoalhaven in 1964, first through the *Interim Development Order*, and later, the *SLEP 1985* and *SLEP 2014*.

This Key Site is within a broader area that was identified in the original Milton-Ulladulla Structure Plan (MUSP) in 1996 as an area of high scenic and environmental value. In 2003, the broader area was rezoned to an environmental zone through an amendment to the *SLEP 1985* to reflect the recommendations in the MUSP. However, the subject site was excluded from this rezoning, with its earlier Rural 1(d) (General) zone effectively retained as a “holding zone”, pending further investigation of the site for potential development outcomes given its location on the edge of the existing urban area.

Initial investigations were later undertaken into the possibility of rezoning the site through a minor amendment to *SLEP 1985*; however, this did not progress. The Rural 1(d) (General) zone was retained, and later transferred to the RU2 Rural Landscape zone as a “best fit” transfer through the preparation of the Citywide *SLEP 2014*.

The subject site is currently vacant, with existing uses on surrounding land consisting of low-density residential to the north, light industrial to the east, and the Ulladulla Sports Park to the south. The site is heavily vegetated with mature trees and is surrounded by other heavily vegetated land to the south and west. It is moderately contoured, sloping from the ridgeline in the north-western corner down to a creek in the south-eastern corner, which drains into the Racecourse Creek catchment. The site is identified as bushfire prone land and contains ecologically significant biodiversity resources.

Reasons for Identification

As noted, the current RU2 zoning was applied to the site as a “holding zone”, pending further investigation. To date, no further work has been undertaken. The current review of the MUSP presents an opportunity to revisit the planning controls for the site.

A range of land uses are currently permissible under the RU2 Rural Landscape zone, although there may be more appropriate land zones that could be applied to the site to potentially facilitate an alternative outcome, if appropriate.

Matters for Consideration

A range of matters would need to be examined should further consideration be given to an alternative outcome for this Key Site, including:

- Landowner intentions.
- The need to undertake flora and fauna surveys/assessments.
- The possibility of restricted development outcomes that may require offsets to manage potential impacts.
- Opportunities to investigate potential offsetting of biodiversity values given the broader landholding.
- Bushfire risk.