

- 236 Princes Highway (Lot 284 DP 755967): 0.45ha of partially cleared land containing an existing dwelling.
- 240 Princes Highway (Lot 229 DP 755967): 1.9ha of predominantly cleared land containing a church, and an existing dwelling that benefits from a recent approval for a change of use to a transitional group home.
- 252 Princes Highway (Lot 1 DP 784732): 1.89ha of cleared land containing an existing dwelling. This site also benefits from a recent approval for a 49-Site Manufactured Home Estate that was issued by the NSW Land and Environment Court; however, this has not yet commenced.

Existing uses on surrounding land consist of the Milton-Ulladulla Ex-Servicemen's Club to the north, a vegetated Crown Land reserve and Racecourse Beach to the east, low-density residential to the south, and light industrial uses to the west on the opposite side of the Princes Highway.

The area is moderately contoured, sloping from the north-eastern corner down to the south-western corner, and there are no mapped watercourses identified within the area.

Reasons for Identification

As noted, this area has not yet been developed for tourist accommodation or related uses, despite being zoned for this purpose for nearly twenty (20) years. As part of its recent consideration of the 49-Site Manufactured Home Estate development application over 252 Princes Highway, Council resolved to review the current planning and development controls within the area as part of the review of the MUSP. This review is also to consider current and proposed future uses and vehicle access arrangements.

The area is close to key regional roads, including the existing Princes Highway and the future bypass corridor. It adjoins, and is an extension of, the southern urban footprint of Ulladulla and provides a logical opportunity for future development as an altered / upgraded 'Southern Gateway' to the town centre.

A range of tourism and related land uses are currently permissible under the SP3 Tourist zone; however, there may be more suitable zones or planning controls that could be applied to the area to potentially facilitate an alternative development 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:

- Land tenure and landowner intentions.
- Community aspirations for potential future uses.
- Traffic impacts on the local street network and the potential opportunities provided by the future Milton-Ulladulla Bypass.
- Environmental constraints, including but not limited to bushfire, biodiversity and water quality.
- The need to sensitively consider potential urban design outcomes to promote high quality development.