

Croobyar Road South Potential Growth Option



The Croobyar Road South (CRS) Potential Growth Option is located between the southern edge of Milton and the existing zoned corridor of the future Milton-Ulladulla Bypass. The area is currently zoned RU1 Primary Production under the *Shoalhaven Local Environmental Plan (SLEP) 2014*, with a small portion zoned SP2 Sewerage System. The area encompasses 10-15 landholdings ranging in size from 0.3ha to 37.6ha, with a combined potential development area of 43+ha.

The area's northern boundary, Croobyar Road, is approximately 400m south of Milton Town Centre, with multiple access points from the Princes Highway that provide access to the regional road network. Should the area proceed, its southern and western boundaries would be determined following final design of the future bypass and associated buffer areas, and other site constraints including flooding.

Existing development north of Croobyar Road is of a low-density residential nature, while agricultural land extends to the south and west of the area. Other land uses in the vicinity include the Milton Showground, industrial area, and Budawang School, which is currently under construction.

Notwithstanding its rural zoning, urban development is already enabled for part of the area through a significant seniors living development, which was approved over two of the lots in 2010. This development, known as "Claydon Park", is yet to be fully commenced at this point.

The CRS Potential Growth Option is largely cleared of native vegetation due to agricultural use, except for several stands of vegetation along creek lines. The area contains several intermittent watercourses that are within the Burrill Lake catchment, including Petty's Creek, which runs diagonally north south across the area.

The area contains, or is in the vicinity of, several existing items of local heritage significance, including:

- "Claydon Park" former dairy farm complex (75 Croobyar Road)
- Victorian Gothic style church and graveyard (71 Croobyar Road)
- "Pine View" Federation farmhouse complex and trees (65 Wilfords Lane)

Potential Development Outcome

Subject to future detailed assessment, the CRS Potential Growth Option could deliver a potential yield of approximately 650-800 residential lots, depending on the extent of the southern and western growth boundary. A range of lot sizes could allow for a diverse housing mix through the delivery of smaller and different dwelling types, in addition to single detached dwellings. There may also be opportunities to achieve appropriate medium density development outcomes that are sympathetic to the existing character of Milton.

Reasons for Identification

The CRS Potential Growth Option was identified as a potentially suitable area to accommodate growth for the following reasons:

- Adjoins, and is an extension of, the existing urban footprint of Milton, thus minimising complications of servicing with essential infrastructure.
- The delivery of the future bypass to the south and west will already impact on the scenic values of the area and may provide an appropriate outer boundary for land to be considered for development, compared to locating development beyond the bypass corridor.
- Enjoys access, and is in close proximity, to key regional roads, including the existing Princes Highway to east, and the future bypass to the west.
- Is generally clear of native vegetation.
- Already has the potential to transition to an urban development outcome following the approval for the "Claydon Park" Seniors Living Development.
- Is also in the vicinity of "Milton Meadows", another significant proposed seniors living development to the south-east that was approved in 2020.

Planning Considerations

Several planning considerations will require closer examination should the CRS Potential Growth Option proceed further. Some of these issues (such as flooding, geology, bushfire risk, biodiversity impacts and traffic) would be common to planning any new areas, but some would be specific to the area, including but not limited to:

- Scenic values of the area.
- Agricultural significance of the land in the context of the broader rural economy.
- Impacts on local heritage items and character of Milton.
- Impact of the future bypass.
- The status and potential impacts of existing development approvals over part of the area.