

Managing Growth in Milton, Ulladulla, and Surrounds

Summary of Submissions and Survey
Responses on Preliminary Growth
Scenario and Key Sites



Acknowledgement of Country

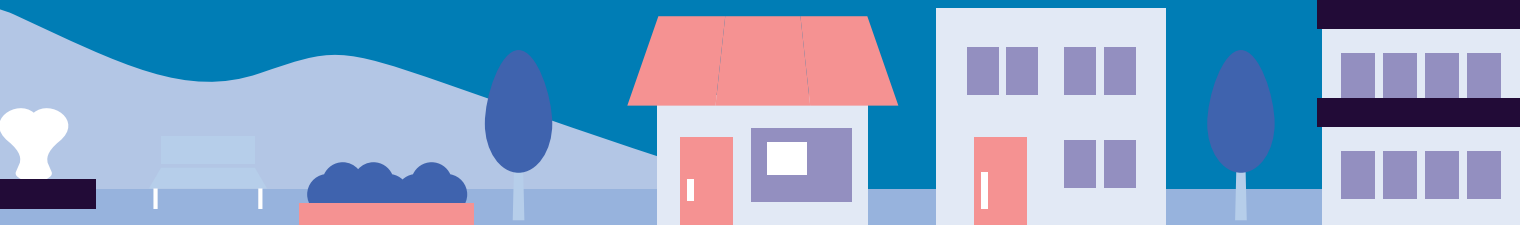


We acknowledge the traditional owners and custodians of this country and their continuing connection to the land through culture and community. We pay our respects to Elders past, present and future.



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Introduction

This Report provides a summary of the feedback received in response to Council's community engagement on a Preliminary Growth Scenario for Milton, Ulladulla, and Surrounds. Council will consider this feedback as it continues its long-term land use planning work to respond to the anticipated changes in the area over the next 25-30 years.

In 2020, Council decided to update its previous land use planning document, the 1996 Milton-Ulladulla Structure Plan to respond to the emerging housing availability and affordability situation. In addition, the recommended actions of this earlier document have largely been delivered.

Milton, Ulladulla, and Surrounds are experiencing change, including a growing and changing population, an increased demand for additional and different types of housing, and decreasing housing affordability and availability. Observed and anticipated change includes:



A growing population, forecast to grow by over 3,700 people (or 22%) by 2051.



An ageing population, with growing numbers of 'Empty Nesters and Retirees' (aged 60-69) and 'Seniors' (aged 70-84).



Smaller households, with the current average of 2.25 people per household predicted to decrease over time.



Decreasing affordability, with 48% of renters spending more than 30% of their household income on weekly rental payments.

These changes highlight the need to plan to increase the supply of diverse and adaptable housing and improve the affordability of housing and the supply of Affordable Rental Housing¹ throughout the area. Detailed analysis suggests approximately 3,250 new dwellings are required by 2051 to meet community needs. Delivery of about 1,400 homes is already planned for, setting the challenge of identifying opportunities to deliver an additional 1,850 homes to meet future demand.

In 2022/2023, Council exhibited a **Preliminary Growth Scenario** of potential sites and opportunities for residential growth. The Scenario consists of a series of maps and fact sheets setting out the growth challenge and identifying **Potential Growth Options** and possible development outcomes. The Scenario looks to provide a possible 66+ hectares of additional greenfield land in four areas adjacent to Milton and 12 hectares of infill development in Ulladulla Town Centre. This approach recognises historic preferences for single detached homes, while enabling higher densities at an appropriate scale in Ulladulla. It also provides options for a range of housing types.

Three Key Sites were also exhibited for community feedback. These sites were identified to provide additional opportunities or were deferred from earlier planning work.

¹Affordable housing is housing that is appropriate for the needs of a range of very low to moderate income households and priced so that these households are also able to meet other basic living costs such as food, clothing, transport, medical care, and education. As a rule of thumb, housing is usually considered affordable if it costs less than 30% of gross household income.

The Public Exhibition

The Preliminary Growth Scenario, Key Sites, and supporting information were publicly exhibited for 13 weeks from October 2022. The opportunity to submit feedback closed in January 2023.

Notification of the exhibition occurred by:

- Letters to owners of land within and adjacent to the Growth Options and Key Sites.
- Letters to Community Consultative Bodies - Milton 2538, Ulladulla and Districts Community Forum, and the Red Head Villages Association.
- Letter to the Ulladulla Local Aboriginal Land Council.
- Emails to key agencies and industry groups.
- Emails to people subscribed to receive project updates.
- A leaflet drop.

Activities supporting the exhibition included:

- Three community 'drop-in' information sessions (two in Ulladulla and one in Milton) attended by over 200 people.
- An exhibition website providing regular updates, a presentation, and background information. The website was visited 3,300 times.
- A presentation and "Question and Answer" session with members of the Milton 2538 and Ulladulla and Districts Community Forum Community Consultative Bodies.
- An online survey providing a quick and simple way to provide feedback

Exhibition Results

124 submissions were received. Milton 2538 and Red Head Villages Association provided feedback on a range of matters. The following NSW Government Agencies and Endeavour Energy also provided feedback. A response is still being pursued from NSW Health.

- NSW Education
- Transport for NSW
- NSW Department of Planning & Environment – Biodiversity and Conservation
- Heritage NSW
- Rural Fire Service
- State Emergency Service

Submissions were received from two representative bodies of the development industry – the Property Council of Australia and the Urban Development Institute of Australia.

Eighteen alternative proposals were also received. These included landowner nominated outcomes for rural-residential/residential outcomes and alternative growth options.

230 surveys were completed, with 33 respondents also making a written submission. Only 13 responses objected to all seven Potential Growth Options.

The feedback has been summarised and sorted into categories covering a range of matters including each of the Potential Growth Options and Key Sites. These include, for example, Milton's character and values, infrastructure and servicing, and dwelling demand and supply.



Croobyar Road South

No. of Submissions: 41

Objections

to the development of this Potential Growth Option were based on several concerns:

- ▶ Impacts on Milton’s values and visitor economy, including the backdrop for hospitality venues frequented by residents and visitors.
- ▶ Impacts on broader scenic values and the rural landscape.
- ▶ Loss of agricultural land and replacement with urban development.
- ▶ Lack of infrastructure to support growth.
- ▶ Impacts on traffic along Croobyar Road, Drury Lane and adjacent streets.
- ▶ Loss of, or encroachment on the ‘Claydon Park Dairy Farm Complex’ heritage item.
- ▶ The use of the Milton-Ulladulla Bypass as the reason to promote development on this site, noting the Bypass can be screened and landscaped.

Support

for the further consideration of this Potential Growth Option recognised:

- ▶ The opportunity to provide more housing close to, and with easy access to Milton, including possible active transport connections.
- ▶ Its location adjoining the existing urban footprint of Milton.
- ▶ The opportunity to use existing and planned infrastructure, minimising the cost of delivering new infrastructure and services.
- ▶ Opportunities to minimise land clearing and deforestation on vegetated sites.
- ▶ The impact the Milton-Ulladulla Bypass will have on the area, including compromised scenic values.

“

I am writing to strenuously object to councils proposal rezoning the land around Milton village, especially the Croobyar Road area.

”

“

The loss of agricultural land is an important consideration in this proposal. However, the benefits of utilising cleared land bordered by existing urban development and a future, major transport corridor must be considered in relation to reducing the carbon footprint of the projected urban residential demand by 2051

”

Suggestions

for the further consideration of this Potential Growth Option included:

- ▶ A smaller number of lots, larger lots, and alternative types of dwellings, and other initiatives to manage development's contribution to Milton's character.
- ▶ A reduced extent limiting the Growth Option to the eastern side of Wilfords Lane to assist with managing the impact on scenic values.
- ▶ An increased extent to increase the opportunities to provide new homes.
- ▶ Provision of overflow parking for Milton Showground.
- ▶ Complimentary infrastructure planning.

Feedback from Community Consultative Bodies

Milton 2538 recommends reducing this Potential Growth Option to about 15-hectares by deleting land west of Wilfords Lane to assist with retaining Milton's scenic values. It also noted the existing seniors housing approval on the site provides the opportunity to deliver housing on the part of the Growth Option suggested for deletion.

The Red Head Villages Association notes the Potential Growth Option:

- ▶ Adjoins the existing urban footprint providing opportunities for efficient infrastructure connections and to avoid land clearing.
- ▶ Is compromised by the proposed Milton-Ulladulla Bypass
- ▶ Contains important agricultural land but on balance avoids clearing of vegetation.

Feedback from NSW Government Agencies

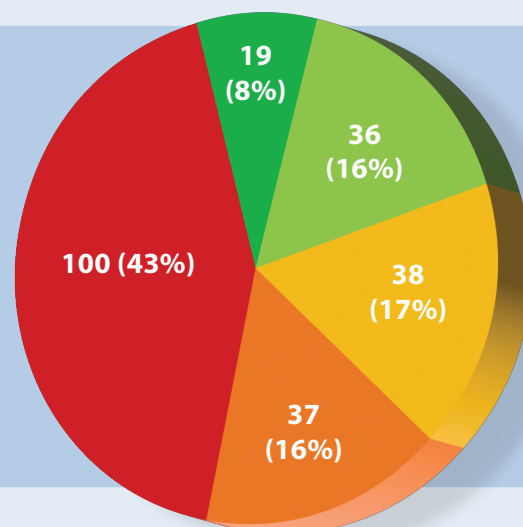
Transport for NSW identified connecting roads may be affected by the future bypass, potential "rat-runs" into Milton will need to be managed, and heavy vehicle access needs to be maintained on Croobyar Road to service rural industries.

NSW Planning's Biodiversity and Conservation Division identified:

- ▶ The vegetation along Pettys Creek may support Threatened Ecological Communities which must be identified and considered in future planning exercises.
- ▶ Development may impact on Puttys Creek and require the management of water quality and preservation of adequate core riparian zones.
- ▶ A flood risk assessment would be required to understand and manage flood risk.

Survey Response

- Strongly Support
- Support
- Neutral
- Oppose
- Strongly Oppose





Potential Growth Option

Corks Lane West

No. of Submissions: 22

Objections

to the development of this Potential Growth Option were based on several concerns about the impacts of expanding the current/ existing Corks Lane subdivision such as:

- ▶ Impacts on Milton’s values and character.
- ▶ New homes would be visible on top of the ridge and from the south side of Town.
- ▶ Loss of agricultural land and replacement with urban development.
- ▶ Lack of infrastructure to support growth.
- ▶ Increased traffic on surrounding road network.
- ▶ Loss of broader scenic values and rural views.
- ▶ Decrease in existing property values.

Support

for the further consideration of this Potential Growth Option recognised:

- ▶ It is a logical extension to the urban area and a continuation of recent development activity providing housing in Milton.
- ▶ Its location adjoining the existing urban footprint of Milton and the opportunity to minimise the cost of infrastructure and services.
- ▶ Opportunities to minimise land clearing and deforestation on vegetated sites.
- ▶ Proximity to Milton and opportunities for active transport connections.

Suggestions

for the further consideration of this Potential Growth Option included:

- ▶ A smaller number of lots, larger lots, and alternative types of dwellings.
- ▶ A decreased extent limiting the Growth Option to the north of Croobyar Road and reducing the western extent to assist with managing the impact on scenic values and interaction with the Showground.
- ▶ An increased extent to increase the opportunities to provide new homes.
- ▶ Retention and or introduction of green corridors.



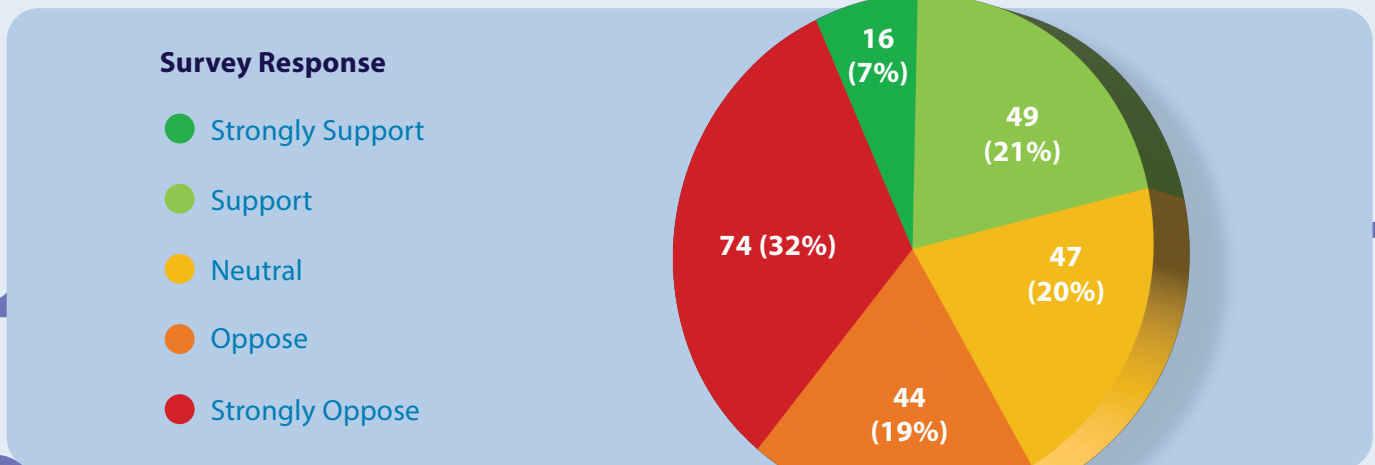
Feedback from Community Consultative Bodies

Milton 2538 objected to this Potential Growth Option due to increased traffic impacting the surrounding road network and the loss of rural views and associated decrease in existing property value. It also suggested if the Potential Growth option is not abandoned, it's area should be reduced by half with the southern boundary adjusted to exclude any area generally south of Croobyar Road and the western boundary adjusted east to avoid new homes being visible on ridgelines.

The Red Head Villages Association notes the Potential Growth Option is a logical choice for further residential development compared to alternative sites as it is cleared, would extend an existing development, and benefits from efficient infrastructure delivery opportunities. The Association notes the Growth Option contains important agricultural land but on balance avoids clearing of vegetation.

Feedback from NSW Government Agencies

Transport for NSW identified connecting roads may be affected by the future bypass and potential "rat-runs" into Milton will need to be managed.





Potential Growth Option Bishops Drive West

No. of Submissions: 18

Objections

to the development of this Potential Growth Option were based on continuing recent development activity.

- ▶ Existing subdivision activity has already impacted on biodiversity values, both on site and further afield, including Mollymook Creek and Mollymook Beach.
- ▶ Loss of rural landscape and the separation or green space between Milton, Mollymook, and Narrawallee.
- ▶ Lack of infrastructure to support growth.

Support

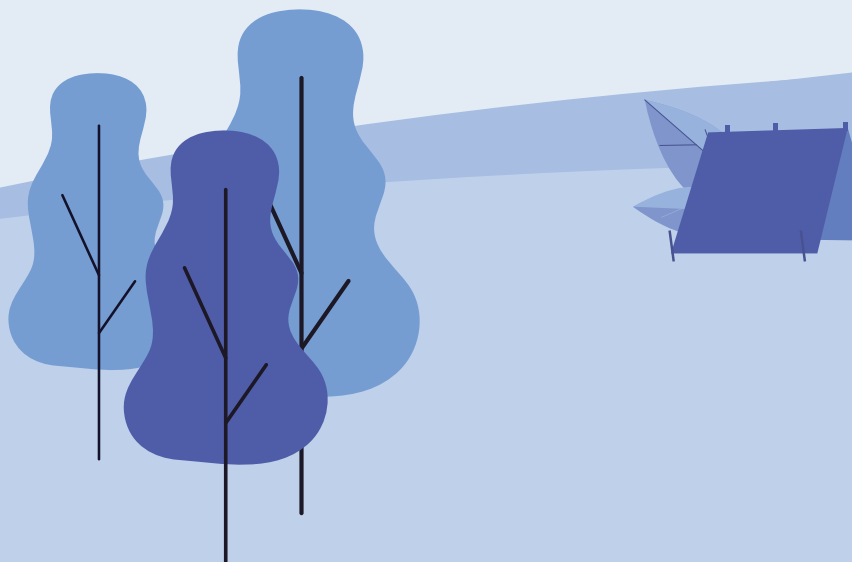
for the further consideration of this Potential Growth Option recognised:

- ▶ It is a logical extension to the urban area and a continuation of recent development activity providing housing in Milton.
- ▶ Existing and planned road connections will provide good access to the existing Princes Highway and future Milton-Ulladulla Bypass.
- ▶ Opportunities to minimise land clearing and deforestation on vegetated sites.
- ▶ Proximity to Milton and opportunities for active transport connections.

Suggestions

of this Potential Growth Option included:

- ▶ Provision of wildlife corridors, vegetation, and open space to support development.
- ▶ A review of environmental hazards and values to inform the urban area.
- ▶ A subdivision layout that ensures houses are not visible from Milton, suggesting the western boundary be moved east.
- ▶ Managing the amount of Short-Term Rental Accommodation.



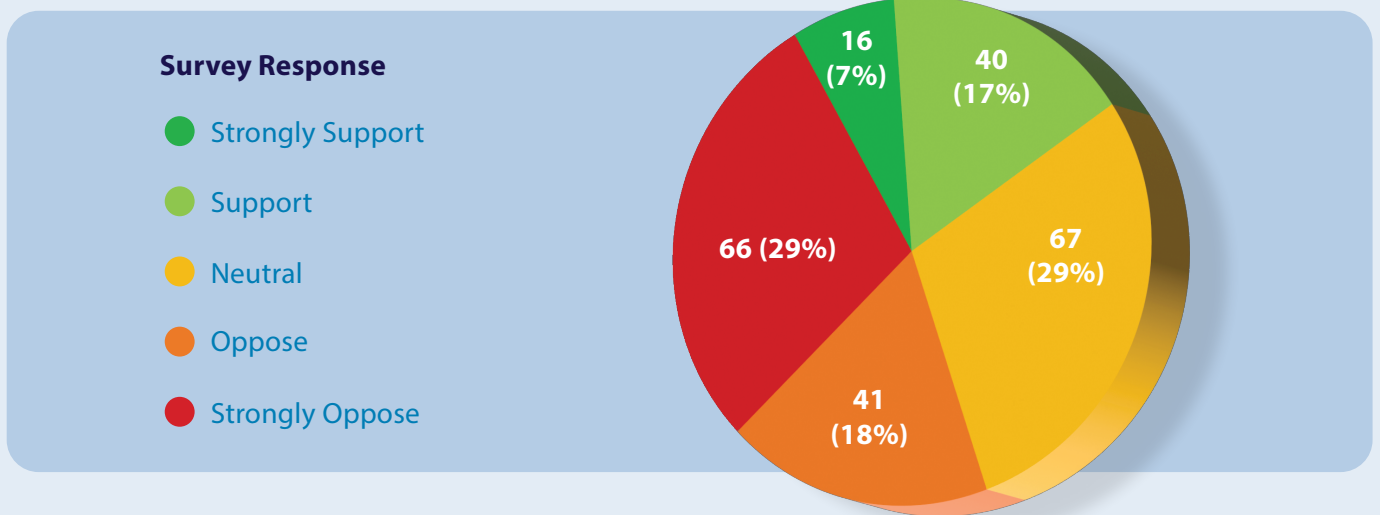
Feedback from Community Consultative Bodies

Milton 2538 requests the western boundary of this Potential Growth Option be moved 30-metres east to manage potential impacts on scenic values (new homes may be visible from Milton).

The Red Head Villages Association notes the Potential Growth Option is a logical choice for further residential development compared to alternative sites as it is cleared, would extend an existing development, and benefits from efficient infrastructure delivery opportunities. The Association notes the Growth Option contains important agricultural land, but on balance avoids clearing of vegetation.

Feedback from NSW Government Agencies

NSW Planning’s Biodiversity and Conservation Division notes the presence of intact vegetation to the south and east of this Potential Growth Option and the opportunity to improve biodiversity connectivity to contribute to the mapped regional corridor. It also notes development has the potential to impact on Mollymook Creek, recommending the management of water quality and preservation of adequate core riparian zones.





Potential Growth Option Ulladulla CBD East

No. of Submissions: 7

Objections

to the development of this Potential Growth Option included concerns over:

- ▶ Additional high-rise developments affecting the Harbour's scenic values.
- ▶ Limited ability to provide affordable housing.
- ▶ Lack of infrastructure to support growth.

Support

for the further consideration of this Potential Growth Option recognised the many benefits of increasing density on land already used or earmarked for housing and commercial uses in a town centre location, including:

- ▶ Increased activity and vibrancy in Ulladulla Town Centre.
- ▶ Supply of housing.
- ▶ Proximity and ease of access to existing jobs, shops, and services.
- ▶ Provides opportunities for walking and active transport options reducing car use.
- ▶ Preservation of bushland, biodiversity values, and agricultural land.

“

Bring it on! Ulladulla needs this to keep thriving.

”

Suggestions

for the further consideration of this Potential Growth Option included:

- ▶ Mandating a supply of affordable rental housing and community housing.
- ▶ Managing the amount of Short-Term Rental Accommodation.
- ▶ Limiting building heights to avoid impacts on ridgelines and harbour views.
- ▶ Retention or provision of alternative car-parking area required.
- ▶ Select additional sites in the Town Centre for this type of development.

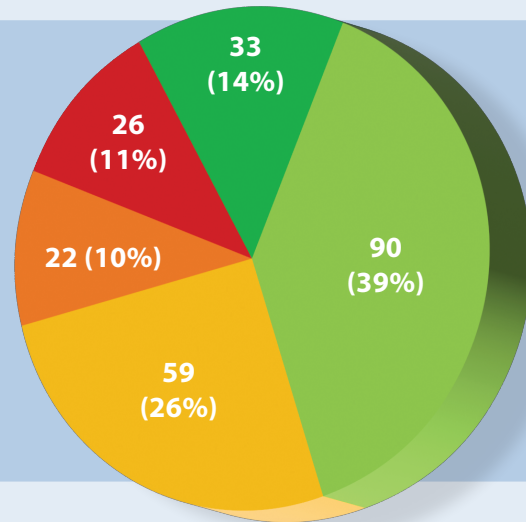
Feedback from Community Consultative Bodies

The Red Head Villages Association agrees with the significant opportunity to deliver dwellings, social housing, and affordable rental housing in a mixed-use development.

The association identified other opportunities associated with such an outcome. These included a contribution towards meeting dwelling demand, increasing the population density to support the Town Centre, passive surveillance, new pathways, and open space.

Survey Response

- Strongly Support
- Support
- Neutral
- Oppose
- Strongly Oppose





Potential Growth Option

Wason Street East

No. of Submissions: 7

Feedback from Community Consultative Bodies

The Red Head Villages Association identifies a significant opportunity to deliver dwellings, social housing, and affordable rental housing in a mixed-use development.

The association identified other opportunities associated with such an outcome. These included a contribution towards meeting dwelling demand, increasing the population density to support the Town Centre, passive surveillance, new pathways, and open space.

Objections

to the development of this Potential Growth Option were limited to concerns about additional high-rise developments and the impact on Ulladulla Harbour and scenic values.

Support

for the further consideration of this Potential Growth Option recognised the many benefits of increasing density on land already used or earmarked for housing and commercial uses in a town centre location.

Suggestions

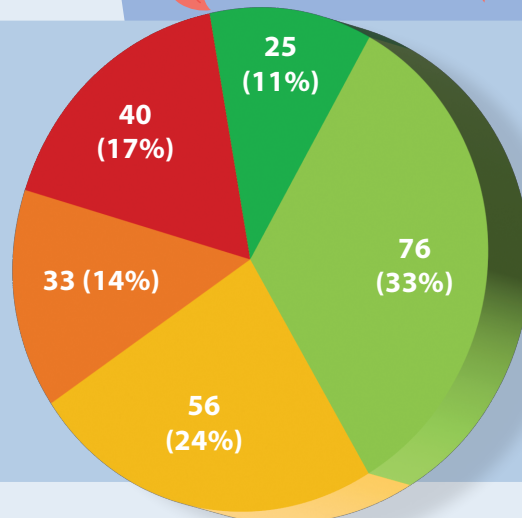
for the further consideration of this Potential Growth Option included:

- ▶ Mandating a supply of affordable rental housing and community housing.
- ▶ Well-designed development outcomes, including development controls that manage the contribution of development to the Town Centre’s character.
- ▶ Management of building heights.



Survey Response

- Strongly Support
- Support
- Neutral
- Oppose
- Strongly Oppose





Potential Growth Option

Owens Street

No. of Submissions: 8

Objections

to the development of this Potential Growth Option set out concerns about:

- ▶ *The impact of taller buildings on existing neighbourhoods and scenic values.*
- ▶ *Managing Short-Term Rental Accommodation and associated loss of amenity.*

Support

for the further consideration of this Potential Growth Option recognised the many benefits of increasing density on land already used or earmarked for housing and commercial uses in a town centre location. These included the opportunity for developers to “practice” delivering different types of dwellings (medium-density).

Suggestions

for the further consideration of this Potential Growth Option:

- ▶ Mandating a supply of affordable rental housing and community housing.
- ▶ Well-designed development outcomes, including lot consolidation requirements.
- ▶ Management of building heights.

Feedback from Community Consultative Bodies

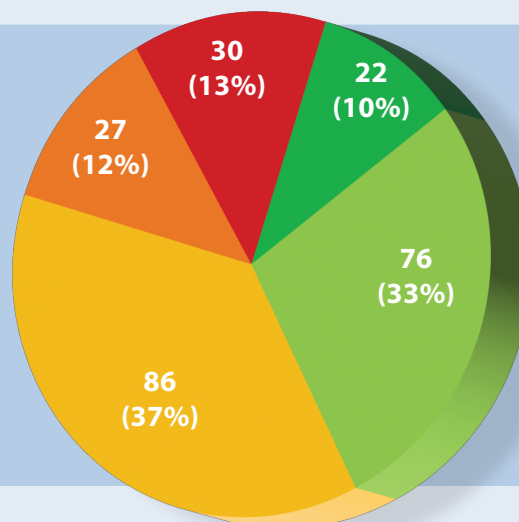
The Red Head Villages Association identifies a significant opportunity to deliver dwellings, social housing, and affordable rental housing in a mixed-use development. It also notes other opportunities associated with such an outcome include a contribution towards meeting dwelling demand, increasing the population density to support the Town Centre, passive surveillance, new pathways, and open space.

Feedback from NSW Government Agencies

Transport for NSW recommend the delivery of additional internal streets to increase permeability and connectivity.

Survey Response

- Strongly Support
- Support
- Neutral
- Oppose
- Strongly Oppose





Potential Growth Option

Camden & St Vincent St

No. of Submissions: 9

Objections

to the development of this Potential Growth Option set out concerns about:

- ▶ The loss of urban vegetation and potential biodiversity resources.
- ▶ Traffic impacts on Camden Street, including rat-running and the interaction with Ulladulla High School.
- ▶ Construction noise.
- ▶ Limiting expansion opportunities for Ulladulla High School.
- ▶ Loss of amenity through increased noise levels.

Support

for the further consideration of this Potential Growth Option recognised the many benefits of increasing density on land already used or earmarked for housing and commercial uses in a town centre location, including:

- ▶ Proximity to the Town Centre.
- ▶ Opportunity to use existing infrastructure.
- ▶ Minimal impact on scenic values, biodiversity values, and agricultural land.

“

The Camden / St Vincent Street area is abutting the High School and limits any expansion of the school, which is overdue and critical to the region. Council, in implementing this proposal, will provide NSW Government agencies (Education, Planning and Infrastructure) with an excuse to again ignore necessity for school expansion.

”

“

We need this urgently. It is a good area to develop to cater for an older population.

”



Suggestions

for the further consideration of this Potential Growth Option:

- ▶ Mandating a supply of affordable rental housing and community housing.
- ▶ Well-designed development outcomes.
- ▶ Provision of open space and pedestrian corridors.
- ▶ Retention of mature vegetation.

Support planned growth with infrastructure planning.

Feedback from Community Consultative Bodies

The Red Head Villages Association identifies a significant opportunity to deliver dwellings, social housing, and affordable rental housing in a mixed-use development.

The association identified other opportunities associated with such an outcome. These included a contribution towards meeting dwelling demand, increasing the population density to support the Town Centre, passive surveillance, new pathways, and open space.

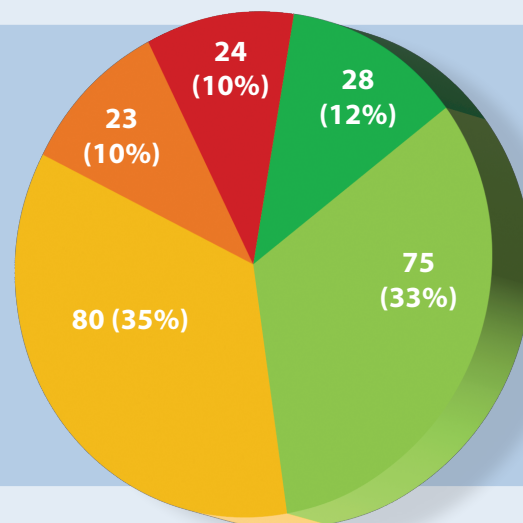
Feedback from NSW Government Agencies

Transport for NSW identified road safety close to the school remains a key priority and the potential conflict between on-street parking and the school's requirements for drop-off and pick-up need to be managed.

NSW Planning's Biodiversity and Conservation Division noted this Potential Growth Option is in an existing urban area with low ecological constraints but does have native vegetation. This will need to be confirmed through survey.

Survey Response

- Strongly Support
- Support
- Neutral
- Oppose
- Strongly Oppose



Ulladulla Harbour Civic Precinct No. of Submissions: 9

Suggestions for future considerations of this Key Site included:

Leave the area alone – the harbour, wildlife, the creek, and open space is enough.

Pursue a civic, community, and mixed-use focus over a purely residential outcome.

Preserve and enhance the harbour and its values.

Support for density increases in land already used for housing and commercial uses.

Open space opportunities, including a plaza or similar replacing much of the Princes Highway (on completion of the Milton-Ulladulla Bypass).

An alternative role(s) for the existing Princes Highway should be examined following completion of planned Milton-Ulladulla Bypass

Identify and manage the flood risk from Millards Creek

Make Millards Creek a feature of any development while ensuring strong riparian protection and environmental enhancements.

Feedback from Community Consultative Bodies

The Red Head Villages Association identified the opportunity to deliver a contemporary mixed-use development of social and affordable housing, dwellings, and ground-floor commercial uses. The association identified other opportunities associated with such an outcome. These included a contribution towards meeting dwelling demand, increasing the population density to support the Town Centre, passive surveillance, new pathways, and open space.

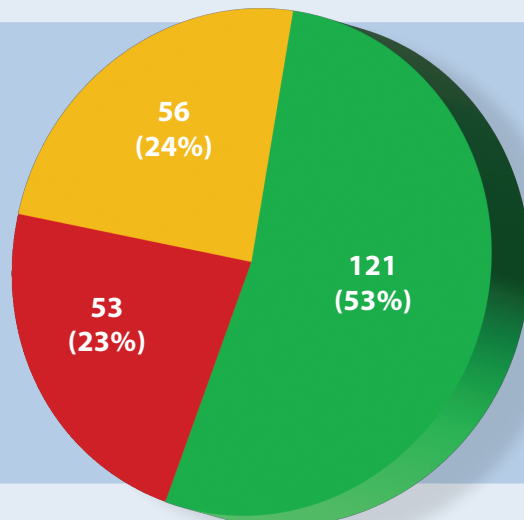
Feedback from NSW Government Agencies

NSW Planning’s Biodiversity and Conservation Division identified the need to preserve the mapped high environmental values of Millards Creek.

Support for Ulladulla Harbour Civic Precinct Redevelopment

Survey Response

- Yes
- No
- Unsure



Key Site

Deering Street West

No. of Submissions: 10

Suggestions for future considerations of this Key Site included:

Low-density development could be appropriate if biodiversity values are identified and offset, helping to avoid the development of more sensitive sites.

Maintain the site as a biodiversity resource and protect it with planning controls. It's an importance resource connected to the South Pacific Heathland Reserve.

It's preservation to complement and off-set any densification of the high- and medium-density growth options in the Town Centre.

Managing bushfire risk.

Feedback from Community Consultative Bodies

The Red Head Villages Association identified the significant environmental values of this site including vegetation, links to other vegetation, location within a watercourse catchment, and bushfire risk. The association requests the site is retained to offset the development of any Potential Growth Options in Ulladulla.

Feedback from NSW Government Agencies

NSW Planning's Biodiversity and Conservation Division confirmed this Key Site contains intact native vegetation with high biodiversity values and that the Biodiversity Offset Scheme will likely apply to any development proposals².

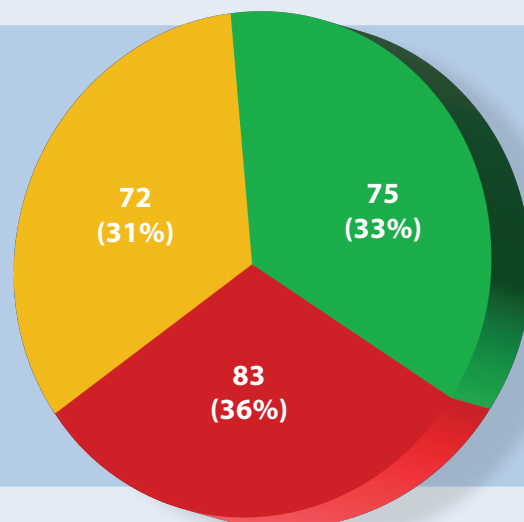
²The Biodiversity Offsets Scheme is the NSW Government's framework for offsetting unavoidable impacts on biodiversity from development with biodiversity gains through landholder stewardship arrangements.

Link to more information: <https://www.environment.nsw.gov.au/topics/animals-and-plants/biodiversity-offsets-scheme/about-the-biodiversity-offsets-scheme>.

Support for Deering Street West Redevelopment

Survey Response

- Yes
- No
- Unsure



Ulladulla Southern Gateway

No. of Submissions: 12

Suggestions for future considerations of this Key Site included:

The site's significant biodiversity resources, and its retention in its current form as a biodiversity resource providing habitats for native animals or public space.

Any development should be kept to existing cleared areas, noting development would contribute to increased housing supply and future tourism opportunities.

The opportunity for multi-storey housing, noting good access to the road network, minimal impact on views, and the ability to manage traffic provided by the bypass.

The manufactured home estate should be avoided. It will provide a poor development outcome of low-quality homes with no infrastructure or transport connections.

Residential rezoning to *R1 General Residential* or *R3 Medium Density Residential*.

Rezoning for commercial development to match the opposite side of the Highway.

The "Gateway Site" provides the opportunity for an attractive entrance to Ulladulla.

Feedback from Community Consultative Bodies

The Red Head Villages Association identified an opportunity to deliver a modern, urban entry statement to Ulladulla with a medium density residential development providing social and affordable rental housing. Opportunities of such an outcome include proximity to public transport, pathways, and the contribution towards meeting dwelling demand.

Feedback from NSW Government Agencies

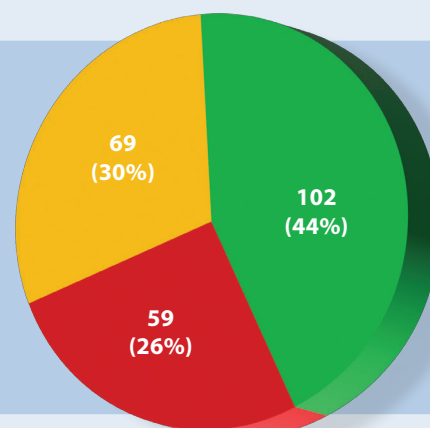
Transport for NSW identified opportunities for direct active and public transport connectivity with the Town Centre. It also noted the southern interchange of the future bypass is south of this site, reducing the need for significant road and intersection upgrades.

NSW Planning's Biodiversity and Conservation Division confirmed vegetated areas within this Key Site have high environmental value and provide an important buffer between development and coastal areas in the vicinity of the reserve.

Support for Ulladulla Harbour Civic Precinct Redevelopment

Survey Response

- Yes
- No
- Unsure



Broader Feedback

The broader feedback has been summarised into the following categories:

Infrastructure and Servicing

Milton's Character and Values

Dwelling Demand and Supply

Rural Land

Managing Development

Managing Environmental Risks and Impacts

Negative Traffic Impacts and Congestion

Community Consultation

Scenic and Natural Values

Project Management

Employment Opportunities

Community Impacts

Infrastructure & Servicing

No. of Submissions: 72

Objections to the Preliminary Growth Scenario set out concerns about:

Insufficient infrastructure and services to support planned growth, noting existing infrastructure is already over-stretched.

Public schools are already overcrowded and there is no plan to build a new school.

There is no public transport.

No mention of planned upgrades to roads, public transport, and car parking.

Suggestions for the further consideration of the Preliminary Growth Scenario included:

Plan and provide the broadest range of infrastructure and services to support planned growth. Infrastructure, especially car parking, school upgrades, and open space and recreation facilities, must be part of the growth plan.

Collaboration between Council and State Government to ensure appropriate infrastructure and services are delivered to meet the communities' needs.

Adequate budget and funding to provide transport and community infrastructure, including active transport infrastructure links such as cycleways and footpaths.

Future development should be staged, and necessary infrastructure provided prior to any development.

Preserve and provide overflow car parking for Milton Showground.

Other feedback accepted that infrastructure and services provided in Regional Areas will not match Cities and metropolitan areas.

“ If you double one side of the equation - population, you must double the other side - hospitals, roads, fire services, police, doctors, medical services and teachers. ”

Feedback from Community Consultative Bodies

Milton 2538 requests Council advocate with NSW Government for infrastructure and service delivery without losing the parts of Milton the community and visitors value.

Milton's Character & Values

No. of Submissions: 55

Objections to the Preliminary Growth Scenario set out concerns about:

How Milton has been unfairly targeted with large scale change or growth. Milton, especially its open, green space and scenic values need protecting and preserving.

The negative impact the Potential Growth Options around Milton will have on the town's historic and scenic values and green space.

The lifestyle of Milton is based on agriculture and the associated community. This would be removed with new development.

The negative impacts will affect Milton's tourism appeal and visitor economy.

How the shops, appearance, and feel of Milton's main street may change as it responds to service a greater population.

The need to prioritise solutions to Milton's current problems, such as high volumes of traffic and lack of car parking.

“

This is a ludicrous and poorly thought-out idea which would eradicate forever the very qualities that make Milton a Village and not just a suburb with its attendant sprawl.

”

Suggestions for the further consideration of the Preliminary Growth Scenario

New development should be managed to ensure it is sympathetic and contributes to Milton's existing local or neighbourhood character and values.

The open aspect of the area around Milton should be retained with large lifestyle blocks, e.g., 1-hectare (2.5 acres).

Medium-density residential outcomes are out of character with Milton and surrounds.

Dwelling Demand & Supply

No. of Submissions: 54

Objections to the Preliminary Growth Scenario set out concerns about:

The forecast or estimated population growth being incorrect. Some submissions state it has been underestimated. Other submissions state it is incorrect as it will decline as trending or forecast for other countries.

The growth proposal being based on a false premise to increase the population.

The ideas of continual economic growth and development at the expense of lifestyle, amenity, and environmental protection.

Replicating the growth of medium- to high-density residential development observed in South-west Sydney, Shellharbour, and in Ulladulla (Pier 32).

Whether the new homes will be affordable.

The availability of future homes provided in the Potential Growth Options noting the competing uses of holiday lets and holiday homes.

Other feedback objecting to the Preliminary Growth Scenario stated:

- ▶ There is sufficient housing supply to meet demand.
- ▶ Development should be stopped, and any residential rezoning deferred until 2045.
- ▶ The proposed land zonings only benefit developers with economic gain.
- ▶ Council must confirm it is not already engaged in deals or discussions with the NSW Government to push through new housing developments.

Support for the Preliminary Growth Scenario focussed on the need for sustainable growth and the location of future housing, including support for:

The proposed split or ratio of growth options between greenfield and infill locations

The proposed location of growth options, but not the number of new homes.

Increased residential development in and around Ulladulla Town Centre instead of Milton due to better access to jobs, shops, and services.

Limited development in Milton (300 lots) if supporting infrastructure is planned.

Investigating opportunities for infill development in Milton.

“

Council must act to reduce further pressures on housing costs and the cost of living.”

”

Suggestions for the further consideration of the Preliminary Growth Scenario have been divided into several categories:

Housing Supply – Amount and Location:

- Review the dwelling contribution proposed for southern Shoalhaven, suggesting it should be 20% (of an assumed demand of 10,000 new homes) or 2,000 homes.
- Set a population limit for Milton.
- The response to any government mandate to increase populations in all local government areas must be delivered in a well-planned and sensitive manner.
- An allowance in the calculation of housing supply needs to be made for people transitioning to approved seniors housing developments.
- A supply of housing should be planned for other areas such as Nowra, Bomaderry, St Georges Basin, and Tomerong.
- Growth should occur at strategically identified locations where existing services and infrastructure is available to reduce impact on community and environmental values.
- Future development should focus on infill in current residential areas.

Dwelling Diversity:

- Zone land to facilitate sustainable 'Tiny Homes on self-sufficient lots'.
- Plan for more housing diversity and tenure options, including secondary dwellings.
- Increase the delivery of affordable rental properties, including for key workers and initiatives such as build-to-rent developments.
- Provide smaller homes to meet identified community need and reduce development pressure on greenfield sites.
- Existing seniors living consents cater for current demographic.

Affordable Housing:

- Provision of a specified amount of affordable housing to be mandated.
- Recognise and promote different housing tenure options to encourage more affordable development.
- Affordable and accessible housing should be provided in and around Ulladulla Town Centre.

“ Council must act to reduce further pressures on housing costs and the cost of living. ”

Holiday Lets/Short Term Rental Accommodation

- Identifies the need for amendments to legislation and regulation to better manage holiday lets.
- Impose a limit or disincentive(s) to reduce and/or maintain the amount of visitor accommodation to reasonable levels to make houses available.

“ Our housing crises continues to grow worse with many renters being evicted to make way for short term holiday rentals. I believe local, state, and federal government needs to disincentivize the AirBnB and short-term rental market. ”

Broader Feedback

Dwelling Demand & Supply ...Continued

Feedback from Community Consultative Bodies

Milton 2538 argues there is sufficient existing supply to meet demand, queries the number of proposed homes identified to meet housing demand, and states the proportion or contribution expected of southern Shoalhaven is too great. It proposes an alternative contribution equivalent to 20% of an assumed demand for 10,000 new homes throughout Shoalhaven, or 2,000 homes, noting growth should occur in Nowra, Bomaderry, St Georges Basin, and Tomerong.

Milton 2538's submission suggests alternative growth options or sites with the opportunity to deliver more than 3,000 new homes. These include:

- ▶ The 14 zoned and undeveloped sites totalling 60-hectares in the Study Area with an estimated capacity of 875 lots.
- ▶ The three exhibited Key Sites with a potential 600 dwellings.
- ▶ Adjusted infill Potential Growth Options in Ulladulla to provide up to 750 apartments.
- ▶ Reduced Greenfield Potential Growth Options around Milton could contribute 325 lots.
- ▶ Two additional areas totalling 50-hectares on either side of Slaughterhouse Road could provide 700 to 750 lots.
- ▶ Approved seniors housing developments also contribute to dwelling supply.

Broader Feedback

Rural Land No. of Submissions: 26

Objections to the Preliminary Growth Scenario set out concerns that:

Residential rezoning is not the best use of and will result in the loss of productive agricultural land, including monzonite soils.

Objections to the Preliminary Growth Scenario set out concerns that:

Future development needs to preserve Milton's rich, arable land for food security.

Investigate development of non-scenic, non-agricultural, and easily serviceable areas prior to rezoning southern Shoalhaven.

Managing Development

No. of Submissions: 33

Objections to the Preliminary Growth Scenario set out concerns about:

Urban sprawl, creation of ghettos, and poor-quality outcomes associated with larger homes on smaller lots and no open space.

“Zombie” development approvals³, and the management of exempt and complying development.

The density and appearance of contemporary residential areas.

Clearfelling by development and how it must not be allowed to continue.

Redevelopment of existing properties with unreasonable, unnecessary, and unsustainably huge dwellings.

Suggestions for the further consideration of the Preliminary Growth Scenario:

Development must be managed to contribute to existing local or neighbourhood character.

Review planning controls to facilitate more medium-density housing at key locations.

Work with the local development industry to improve precinct planning processes, faster approval timeframes, efficient rezonings.

Encourage proper planning of home sites for solar gain, shade, ventilation etc

New homes should be designed and constructed to be resilient to a changing climate and help lower household energy bills.

Green streetscape design and green space requirements within blocks.

New development should be making, storing, and using its own energy.

Facilitate community scale sustainable power and water infrastructure.

³A development that was approved and started many years ago but has not been substantially carried out or completed.

“ Council’s Preliminary Growth Scenario to place as much emphasis on quality of development as it places on the quantity of development. ”

Broader Feedback

Managing Environmental Risks and Impacts

No. of Submissions: 22

Objections to the Preliminary Growth Scenario set out concerns about:

The risks associated with bushfire and flooding.

Potential impacts on water quality and waterway health.

Overwhelming the carrying capacity of the local environment and contributing to ecosystem collapse.

Increased development continuing the depletion of ecosystems and habitats.

Loss of bushland, biodiversity resources, and urban vegetation.

Suggestions for the further consideration of the Preliminary Growth Scenario:

Retain bushland for the health of the natural environment, wildlife, and the mental health and wellbeing of our residents and visitors.

Governments need to prioritise development of already cleared land.

“

Council’s planning must show how it will lead us, well prepared, into a future of wilder weather events, storms, and droughts.

”

Broader Feedback

Negative traffic impacts and congestion

No. of Submissions: 13

Objections to the Preliminary Growth Scenario set out concerns about:

Traffic impacts on Camden Street, compounded by “rat running” and traffic generated by adjacent Ulladulla High School.

Additional vehicles increasing congestion and putting pressure on existing parking in Milton.

Narrow roads with difficulty accessing main roads.

Broader Feedback

Community Consultation

No. of Submissions: 13

The Feedback

- ▶ Asked for the meaningful consideration of feedback to make sure the consultation is genuine, and views are being heard, recorded, and listened to.
- ▶ Seeks strong government leadership on the matter, asking for the consideration of community objections to growth to be balanced with the need to plan a supply of homes to meet community need.
- ▶ Requests further discussions and consultation with communities on any further consideration of the Preliminary Growth Scenario, including as part of a Shoalhaven-wide plan.
- ▶ Thanked Council for its consultation efforts and activities, including the opportunity to view material online, attend an information session, and hear a presentation by staff at an Ulladulla and Districts Community Forum Meeting.
- ▶ Identified a concern over a lack of notification of residents in the Owens Street Potential Growth Option.
- ▶ Expressed a view based on previous dealings with Council (about a development application), that 'you can't believe a word they say'.

Feedback from Community Consultative Bodies

Milton 2538 suggests a redraft and re-exhibition of the of the Preliminary Growth Scenario is needed as part of a Shoalhaven-wide plan.

Broader Feedback

Scenic and Natural Values

No. of Submissions: 12

Objections to the Preliminary Growth Scenario set out concerns about:

Growth not being sympathetic to the natural attributes of the area, including its scenic values.

Suggestions for the further consideration of the Preliminary Growth Scenario:

Avoid urban expansion on ridge lines, green spaces, and farmland between Milton and Ulladulla.

Sympathetic development around Ulladulla Harbour.

Investigate development of non-scenic, non-agricultural, and easily serviceable areas prior to rezoning southern Shoalhaven.

Pursue the withdrawal/withdraw development consent for the Milton Meadows proposal as the site is on a prominent ridgeline and will close the green gap between Milton and Ulladulla.

Broader Feedback

Project Management

No. of Submissions: 1

A single submission **objects** to the Preliminary Growth Scenario, setting out concerns about Council's ability to manage the required work.

Broader Feedback

Employment Opportunities

No. of Submissions: 1

A single submission **objects** to the Preliminary Growth Scenario, setting out concerns about the need for employment opportunities to support new communities, otherwise the current demographic (older population) and prevalence of Short-Term Rental Accommodation will continue.



Broader Feedback

Community Impacts

No. of Submissions: 1

A single submission **objects** to the Preliminary Growth Scenario, setting out concerns about potential harm to the community, referencing an article in The Guardian: 'Country living is about community – so why are we building inhospitable estates?'



Agency and Infrastructure Providers

NSW Education

NSW Education stated it welcomes and appreciates ongoing collaboration around planning for schools. A clear understanding of growth proposed by councils greatly improves NSW Education service planning and delivery activities.

NSW Education confirmed that on review of existing schools and surrounding teaching space demands, it is likely the number of students projected to be generated by the Preliminary Growth Scenario **can be accommodated within surrounding schools**. As a first preference, NSW Education will optimise use of existing assets with a variety of solutions, including increasing the size, amenity and function of existing schools, and temporary classrooms.

NSW Education also advised that in cases of sustained and stable enrolments that are unable to be met through expanded facilities, new schools will be provided as necessary, having regard to the context and prioritisation of needs across the State.

Transport for NSW

Transport for NSW supports the seven potential growth options, noting the significant opportunities to deliver new homes in and around Ulladulla Town Centre which would have easy access to shops, services, and facilities.

Transport for NSW suggests future planning work:

- Incorporate a place-based planning approach to facilitate high-quality outcomes and encourage alternative transport choices (to vehicles using the Princes Highway).
- Investigate and recognise opportunities for strategically designed active and public transport corridors.
- Support the Potential Growth Options with new and upgraded local infrastructure to create walkable and cycle-friendly neighbourhoods with connections to destinations.
- Redefine the role and function of the existing Princes Highway through Ulladulla.

- Manage impacts on service level and safety of surrounding roads and intersections.

Transport for NSW also provided feedback on some of the Potential Growth Options and Key Sites.

NSW Planning – Biodiversity and Conservation Division

NSW Planning's Biodiversity and Conservation Division:

- Requests the maintenance and improvement of the biodiversity corridors identified in the Illawarra-Shoalhaven Regional Plan to protect and enhance the ecology of the region and the movement of plants and animals.
- Encourages Council to consider a range of biodiversity certification options should biodiversity resources be impacted by any of the Potential Growth Options.
- Recommends applying its risk-based decision-making framework to manage water quality and waterway health and preserving adequate core riparian zones in accordance with NSW Planning – Water Licencing and Approvals Guidelines.
- Confirms consideration of the NSW Government's Flood Prone Land Policy is required for sites at risk from flooding.

NSW Planning's Biodiversity and Conservation Division also provided feedback on several of the Potential Growth Options and Key Sites.

Heritage NSW

Heritage NSW recommends all necessary heritage assessments are undertaken and any impacts considered and managed. It confirmed:

- Any assessments should include a search of the State Heritage Inventory and the Aboriginal Heritage Information Management System.
- Aboriginal Cultural Heritage Assessments would be required to inform any future planning proposals.

Rural Fire Service

The NSW Rural Fire Service recommends a Bush Fire Assessment Study be prepared to ensure new development will comply with Planning for Bushfire Protection (2019).

This includes minimising reliance on performance-based solutions (such as reduced asset protection zones and resilient building design) and providing adequate infrastructure for emergency evacuation and firefighting operations.

State Emergency Service

The State Emergency Services encourages planning and development activities to be consistent with the NSW Government's Flood Prone Land Policy. Development must not result in an increase in risk to life, health, or property of people living on the floodplain.

The State Emergency Service noted that the Potential Growth Options are in areas of minimal flood risk and that flood risk has been considered in all scenarios. However, it highlighted the need to consider the cumulative impacts any development will have on risk to life and the existing and future community and emergency service resources.

Risk assessments about flood warning and evacuation demand on existing and future access/egress routes should be undertaken, including consideration of the impacts of localised flooding on evacuation routes. Ideally the access/egress routes should provide rising

road access and/or be passable up to at least a 1 in 500-year local flood. Self-evacuation of the community should be achievable in a manner which is consistent with the State Emergency Service's principles for evacuation which include:

- Evacuation must not require people to drive or walk through flood water.
- 'Shelter in place' strategy is not an endorsed flood management strategy by the NSW SES for future development.

Endeavour Energy

Endeavour Energy confirms the land size and potential dwelling yields at each site are not overly large and there are available network assets. Endeavour Energy can readily manage these future connections over Council's proposed 25–30-year planning horizon.

Endeavour Energy requested updates on the planning of the areas to assist with network planning. The submission also provides a volume of guidance around planning to protect and build near electricity infrastructure.

Alternate Proposals

Stony Hill Lane, Milton

This alternative proposal:

- Identifies an approximate 12-hectare area.
- Proposes a rezoning from RU1 Primary Production to a zone allowing a “gateway, eco community of high-density housing” providing 35 dwellings per hectare.
- Indicates a potential opportunity to deliver 400 homes noting:
 - The area is walking distance to Milton.
 - Development would not be visible from Milton, approaches to Milton, or other key locations.
 - Opportunities to extend existing nature trails.

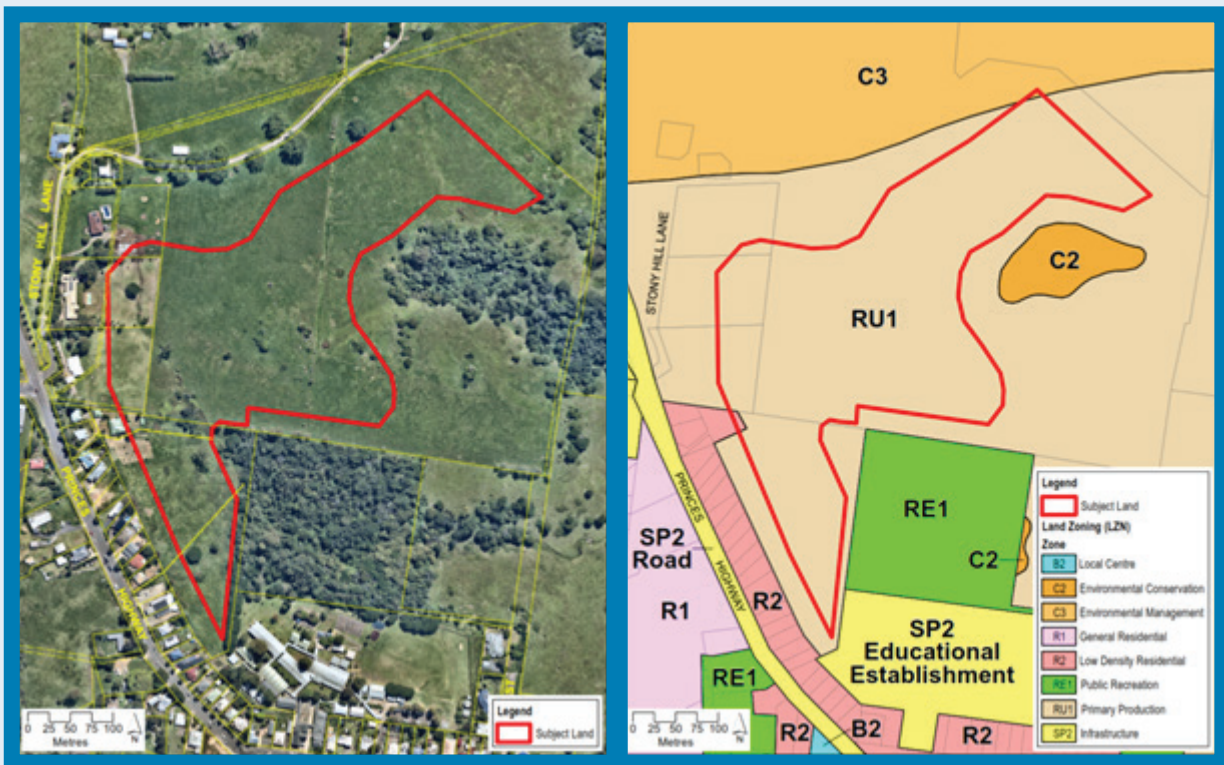


Figure 1 – Aerial photo and zoning of alternative proposal for Stony Hill Lane, Milton

Alternate Proposals

Princes Highway, Milton

This alternative proposal:

- Identifies an approximate 1,100m² site.
- Proposes the use of the site to provide additional car parking for Milton.



Figure 2 – Aerial photo and zoning of alternative proposal for Princes Highway, Milton

Alternate Proposals

Garrards Lane, Milton

This alternative proposal:

- Identifies an approximate 10-hectare site.
- Proposes a rezoning from RU4 Primary Production Small Lots to R5 Large Lot Residential and a minimum lot size for subdivision between 4,000 and 8,000m².
- Indicates a potential opportunity to deliver 12 lots noting:
 - The Proposal is consistent with surrounding land uses, would meet demand for large lot residential, retains Milton's character and maintains green separation between settlements.
 - The site is largely cleared with minimal constraints.

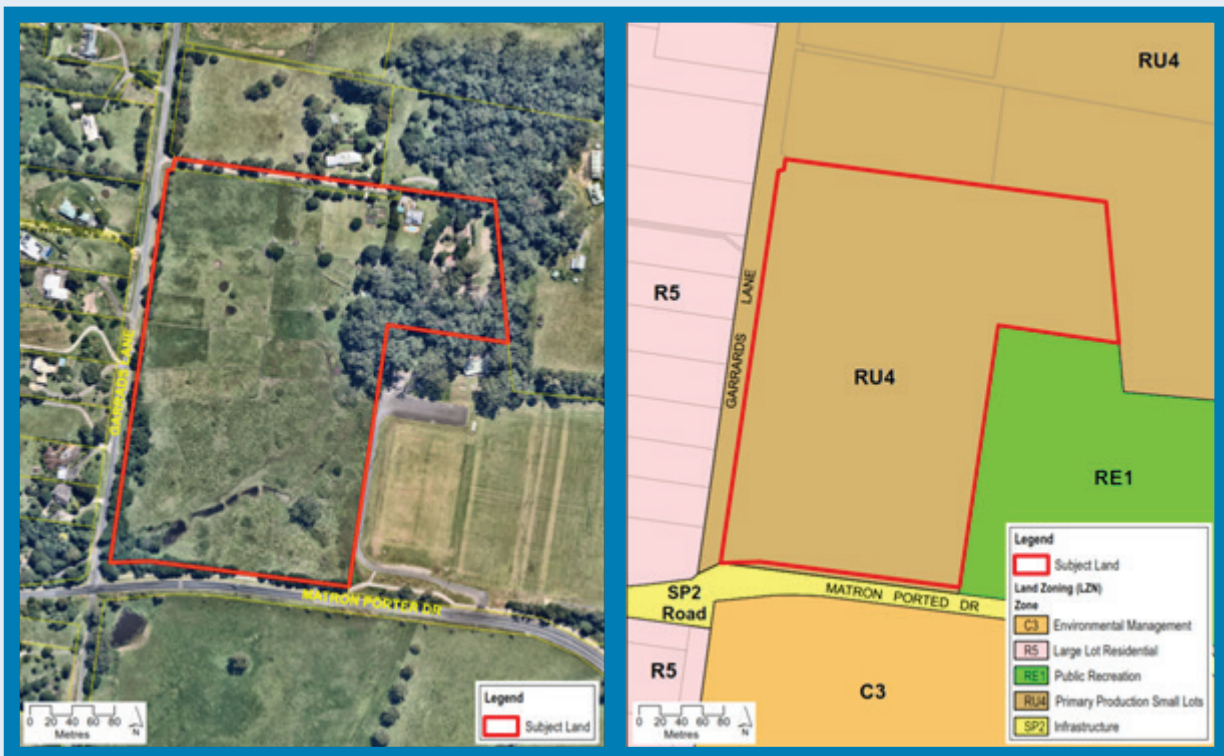


Figure 3 – Aerial photo and zoning of alternative proposal for Garrards, Milton

Ringland Lane, Croobyar

This alternative proposal:

- Identifies an approximate 16.5-hectare site, including part of the corridor reserved for the proposed Milton-Ulladulla Bypass.
- Proposes a rezoning from RU1 Primary Production to IN2 Light Industrial.
- Indicates a potential opportunity to:
 - To meet the demand for employment land to accommodate a growing workforce and rural industries.
 - Take advantage of potential access to the Milton-Ulladulla Bypass.

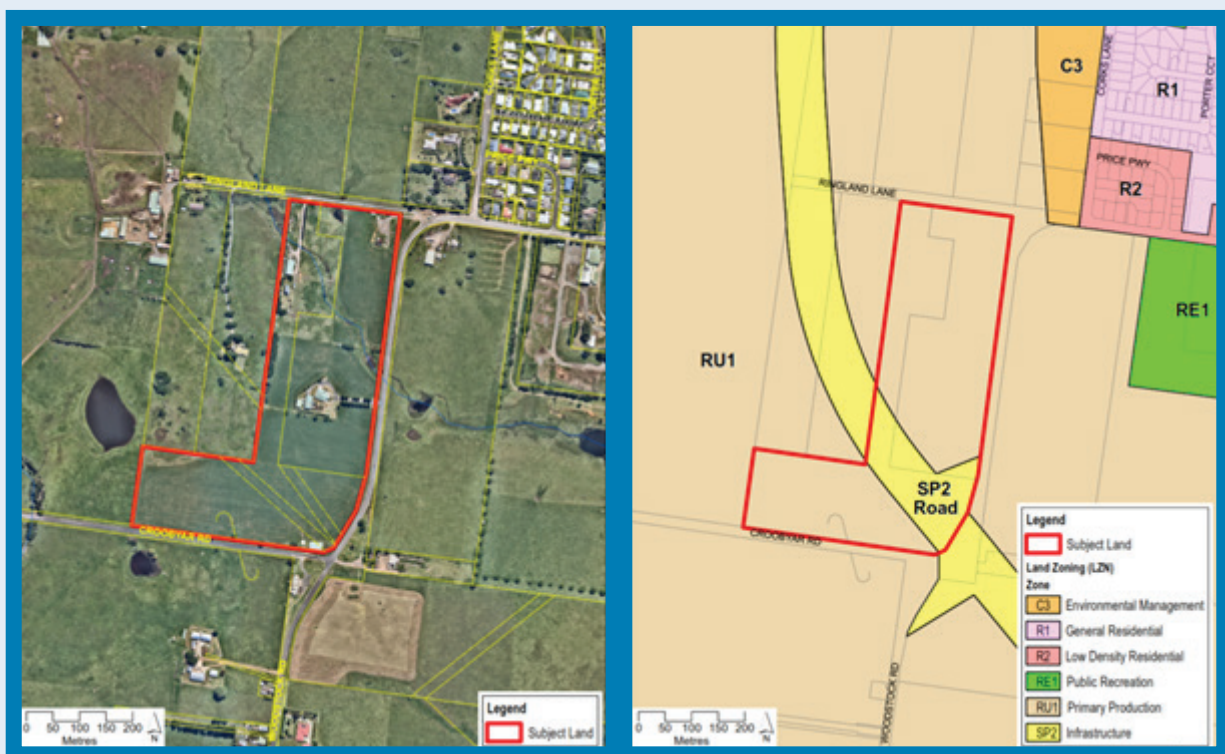


Figure 4 – Aerial photo and zoning of alternative proposal for Ringland Lane, Croobyar

Matron Porter Drive, Milton

This alternative proposal:

- Identifies an approximate 38-hectare area.
- Proposes a rezoning from C3 Environmental Management to R5 Large Lot Residential
- Indicates a potential opportunity to deliver 75 lots noting it would:
 - Provide a low-scale link between Milton and Mollymook Beach.
 - Form a logical extension to Milton urban area.
 - Balance provision of housing with scenic values.

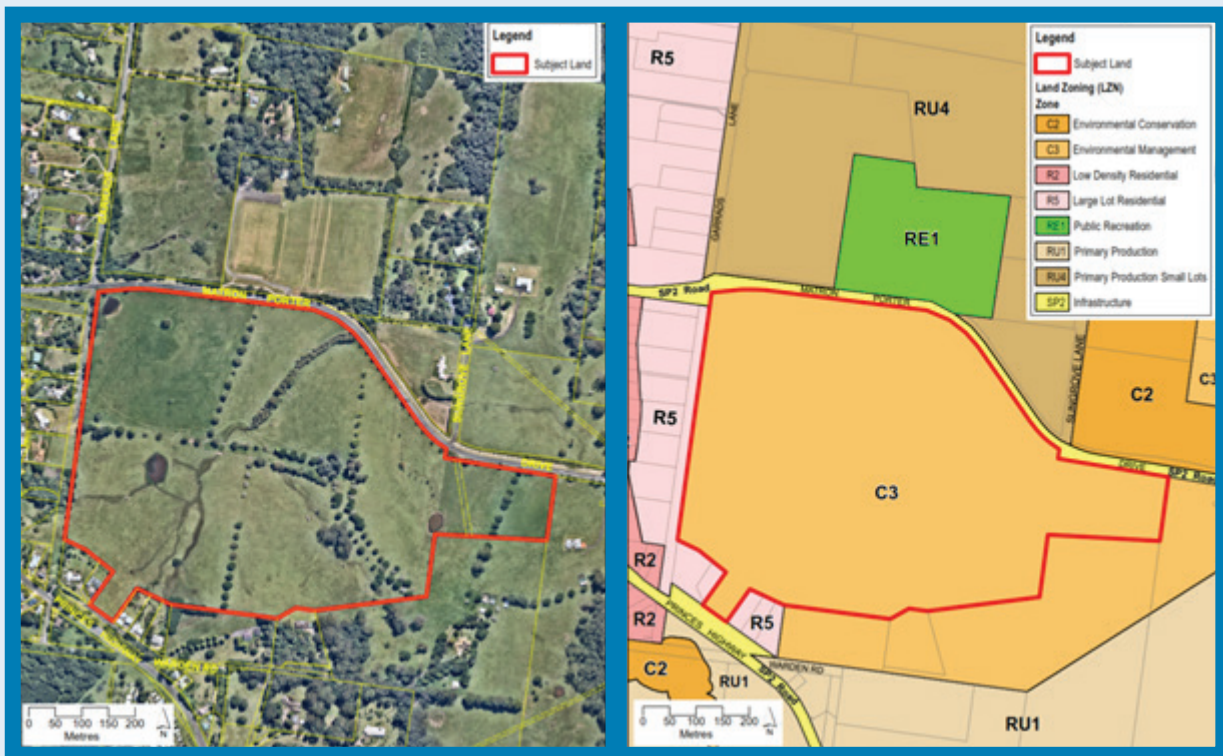


Figure 5 – Aerial photo and zoning of alternative proposal for Matron Porter Drive, Milton

Windward Way, Milton (Version 1)

This alternative proposal:

- Identifies an approximate 35-hectare area.
- Proposes a rezoning from RU1 Primary Production to a zone allowing 900m² residential lots.
- Indicates a potential opportunity to deliver about 400 lots building on the current development consents for Milton Meadows (retirement village and seniors living) and redevelopment of the existing caravan park (190 site manufactured home estate).

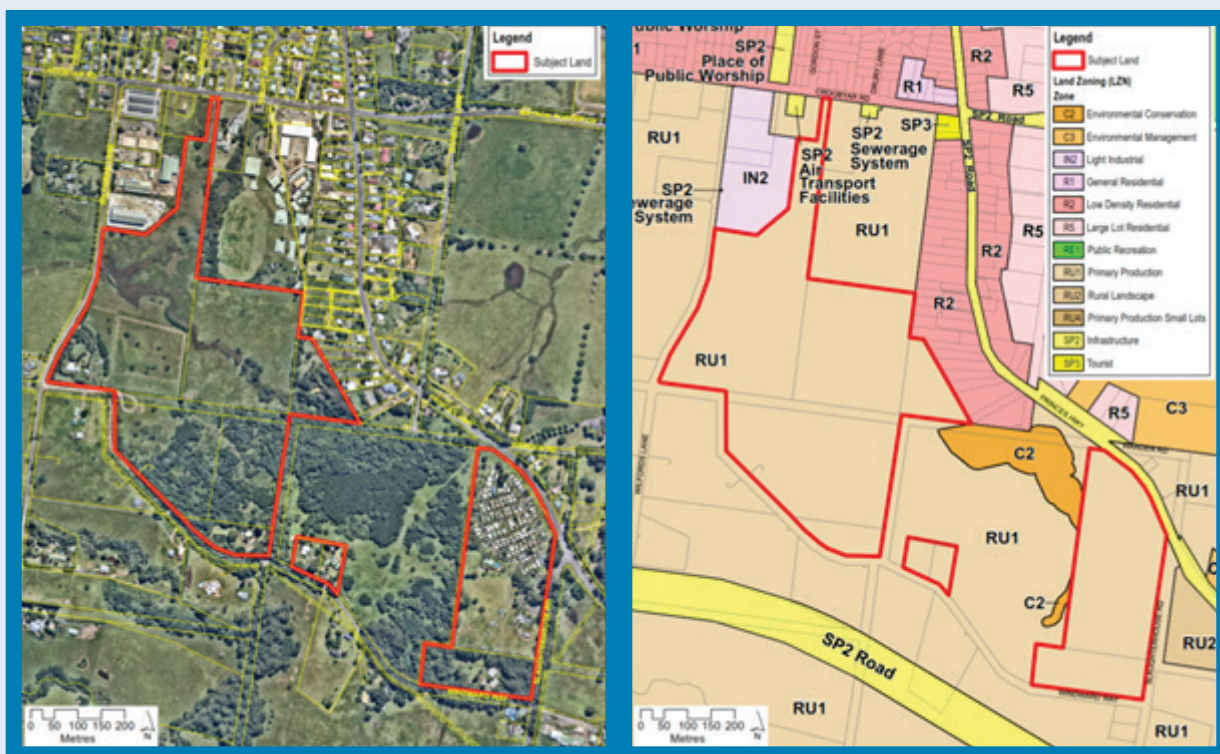


Figure 6 – Aerial photo and zoning of alternative proposal for Windward Way, Milton (Version 1)

Windward Way, Milton (Version 2)

This alternative proposal:

- Identifies a 30-hectare precinct.
- Requests additional permitted uses to deliver complimentary and supporting uses for the approved Milton Meadows development (retirement village and seniors housing development).
- Requested uses include health service, social centre, and outdoor and recreation spaces.

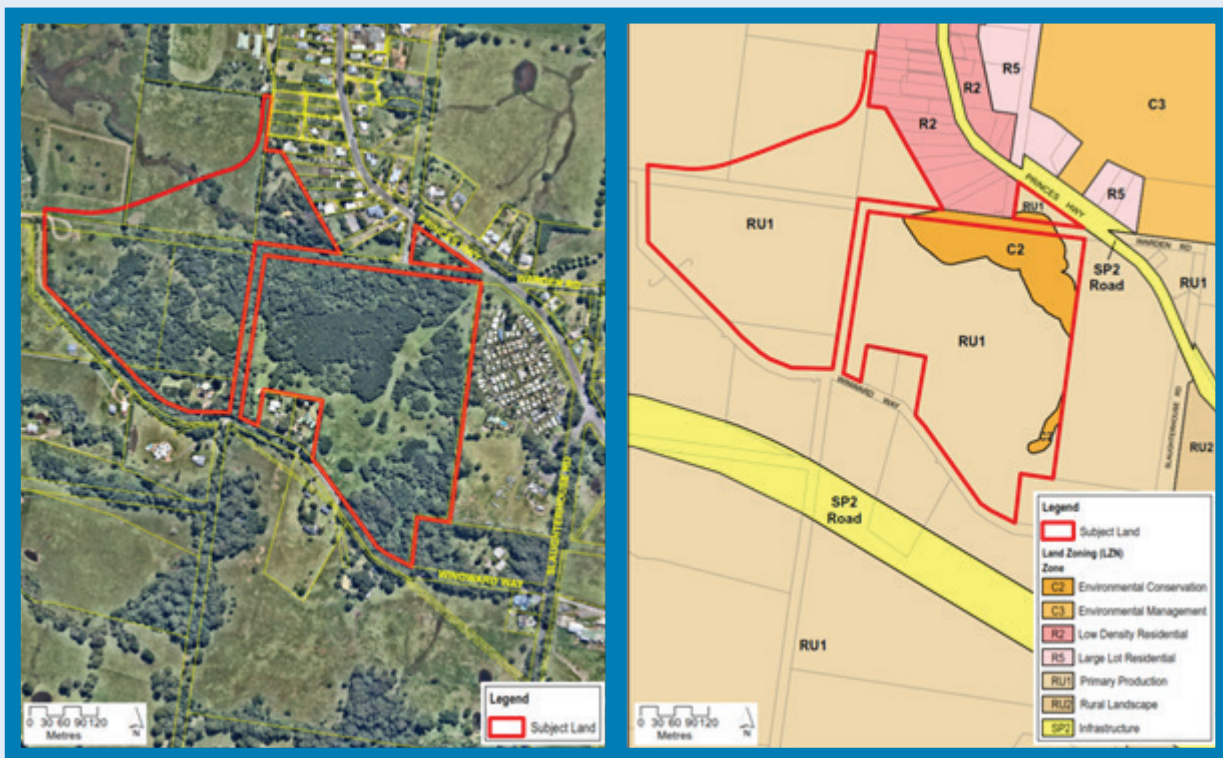


Figure 7 – Aerial photo and zoning of alternative proposal for Windward Way, Milton (Version 2)

Alternate Proposals

Slaughterhouse Road, Milton

This alternative proposal:

- Identifies a 35-hectare area.
- Requests a rezoning from RU1 Primary Production and RU2 Rural Landscape to a residential/commercial zone.
- Indicates a potential opportunity to deliver 350-375 homes noting:
 - The area is cleared of vegetation and has opportunity to provide a landscaped buffer along the Princes Highway.
 - Road connections.
 - Adjoining residential development (to the east)
 - The area is central to Milton, Ulladulla, and Mollymook.

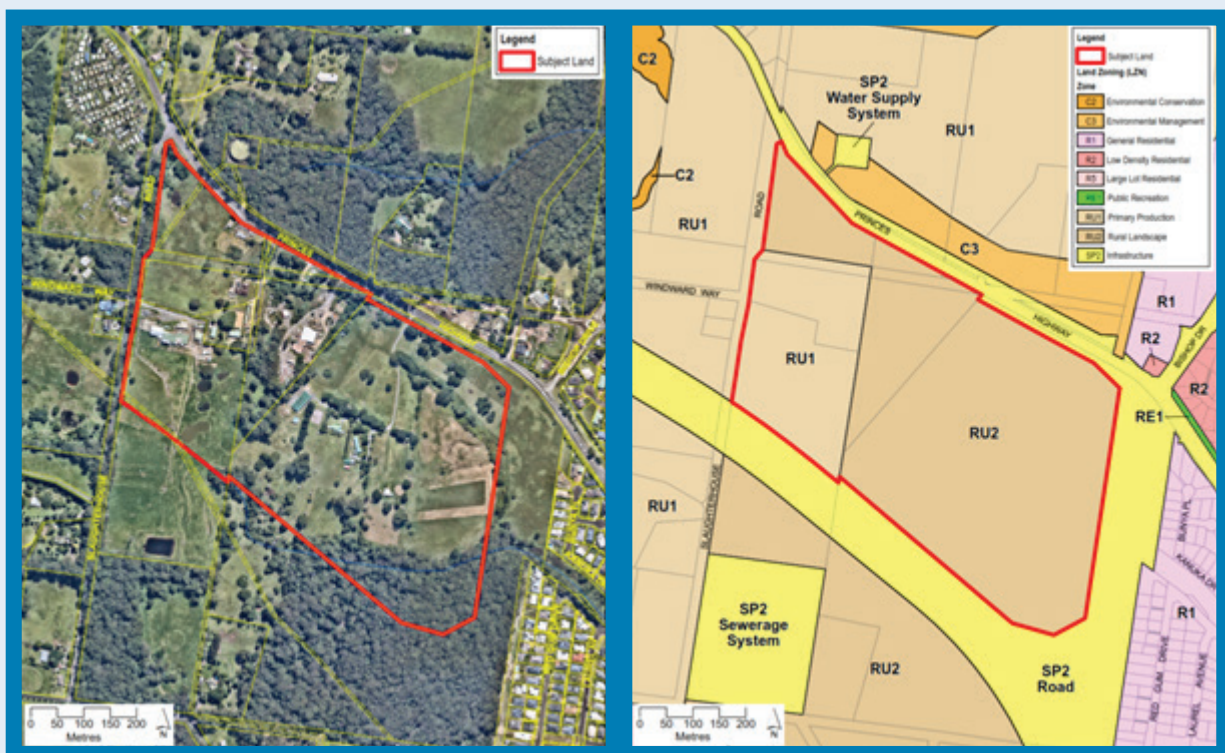


Figure 8 – Aerial photo and zoning of alternative proposal for Slaughterhouse Road, Milton

Maisie Williams Drive, Mollymook

This alternative proposal:

- Identifies a 3-hectare precinct.
- Requests a rezoning from C2 Environmental Conservation and RE2 Private Recreation to an urban zone permitting residential development, including seniors housing.
- Indicates a potential opportunity to deliver:
 - 18,000m² seniors housing (independent living units)
 - 20-30 low density residential lots.

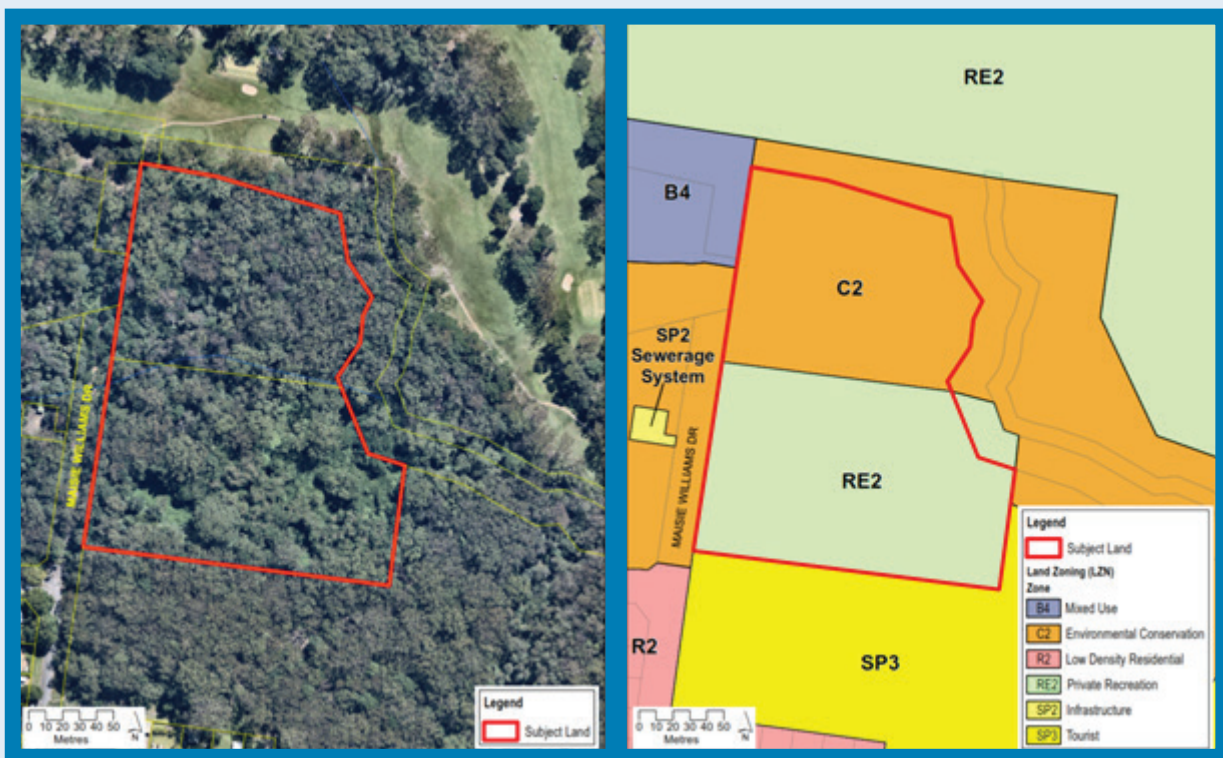


Figure 9 – Aerial photo and zoning of alternative proposal for Maisie Williams Drive, Mollymook

Slaughterhouse Road, Ulladulla

This alternative proposal:

- Identifies a 4-hectare site.
- Requests a rezoning from RU2 Rural Landscape to R5 large Lot Residential.
- Indicates a potential opportunity to deliver 4-10 4,000m² lots.

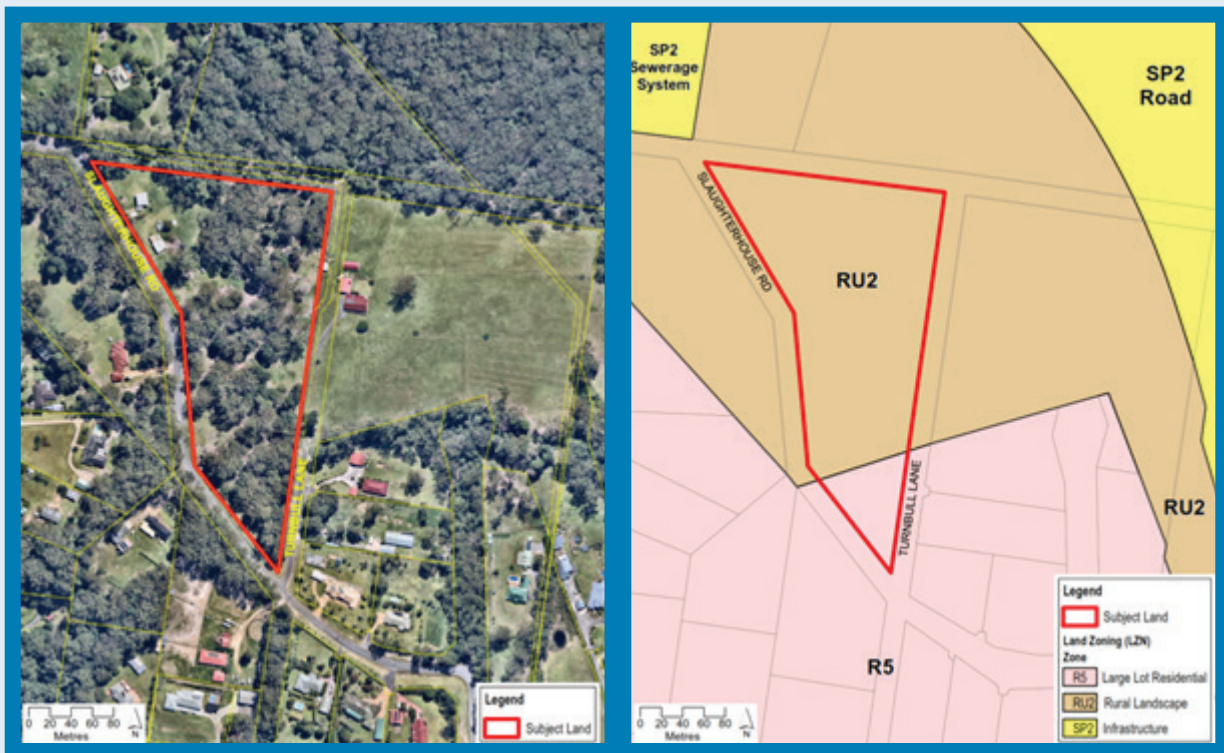


Figure 10 – Aerial photo and zoning of alternative proposal for Slaughterhouse Road, Ulladulla

Alternate Proposals

Wilfords Lane, Milton

This alternative proposal:

- Identifies an approximate 97-hectare area.
- Proposes a rezoning from R5 large Lot Residential to a zone allowing 300-500m² residential lots.
- Indicates a potential opportunity to:
 - Deliver affordable homes.
 - Retain remnant vegetation.

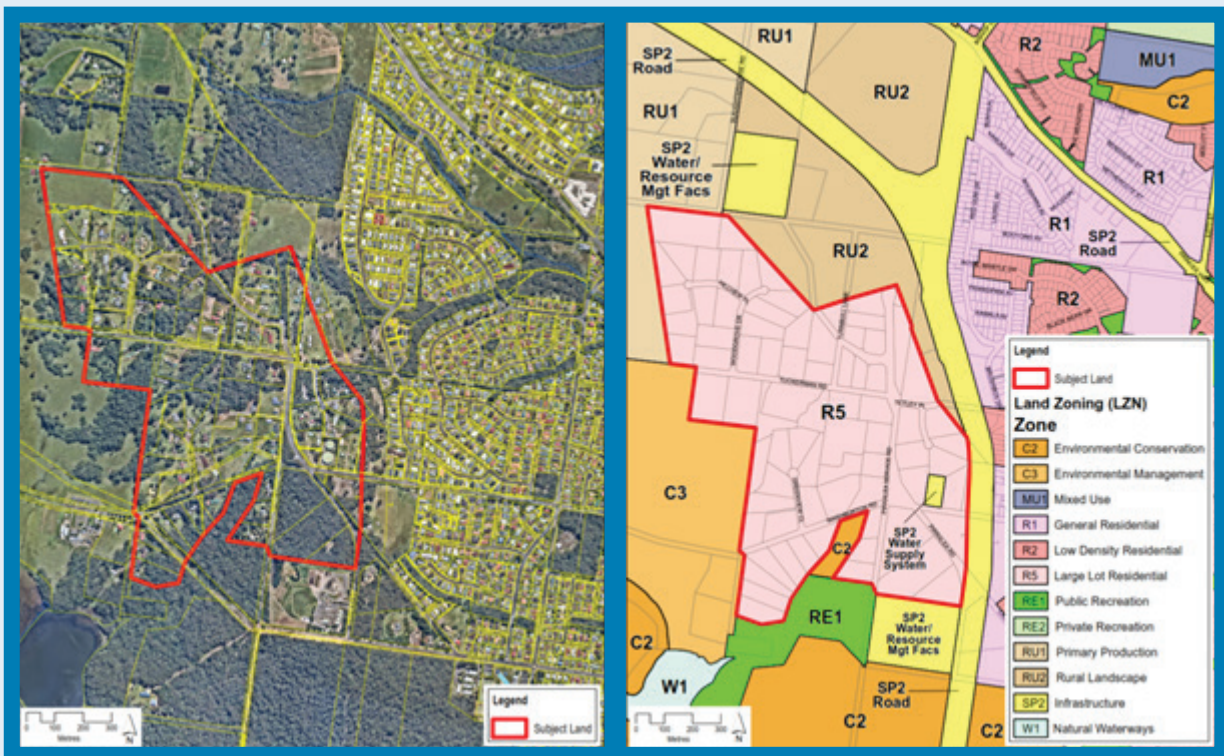


Figure 11 – Aerial photo and zoning of alternative proposal for Maisie Williams Drive, Mollymook

Princes Highway, Mollymook

This alternative proposal:

- Identifies a 7.5-hectare precinct.
- Requests a rezoning from a mix of residential zones to MU1 Mixed Use to better reflect the current mix of land uses and promote a mixed-use precinct of commercial and residential uses.
- Indicates a potential opportunity to deliver 180-220 homes noting the area is central to Milton, Ulladulla, and Mollymook.

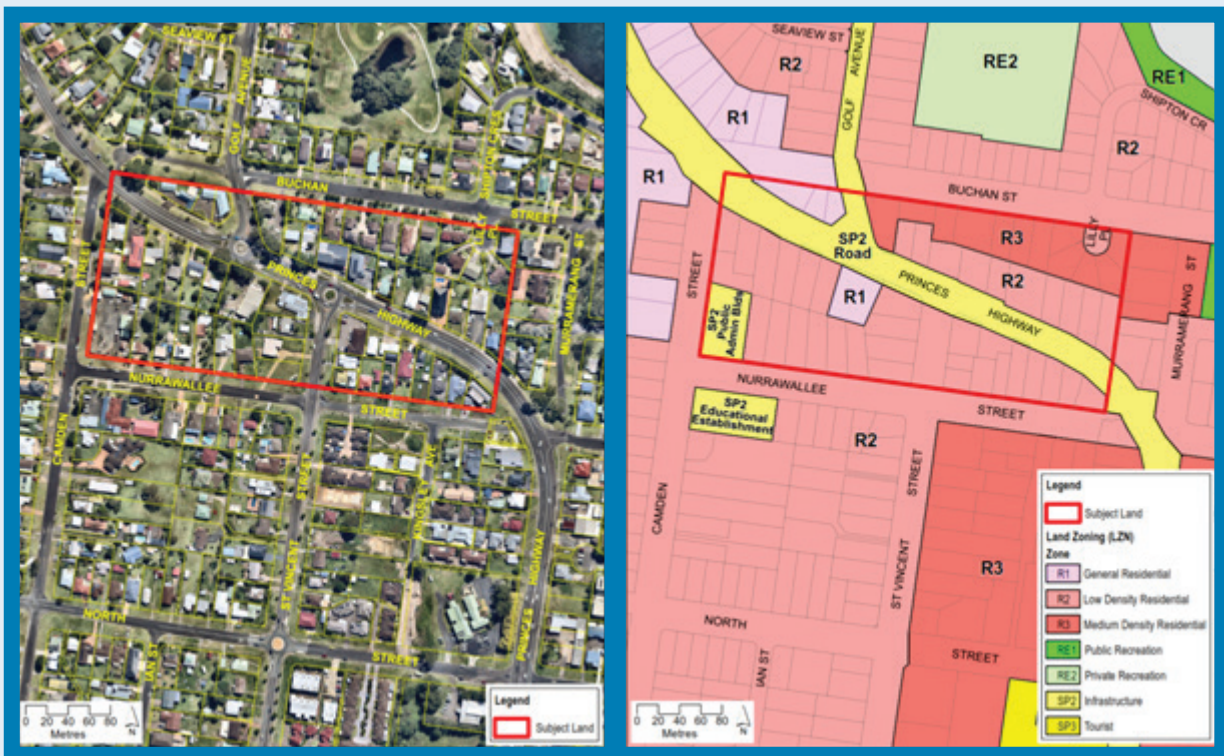


Figure 12 – Aerial photo and zoning of alternative proposal for Princes Highway, Mollymook

Alternate Proposals

Church Street, Ulladulla

This alternative proposal:

- Identifies a 1.4-hectare precinct (part of the Ulladulla Harbour Civic Precinct Key Site).
- Requests retention of existing Mixed-Use zone, but increased application of current 14m Height of Building development standard to facilitate efficient use of permissible amount of floor space.
- Application of a rate of 40 dwellings per hectare indicates a potential 50+ units.



Figure 13 – Aerial photo and zoning of alternative proposal for Church Street, Ulladulla

Camden/Deering Streets, Ulladulla

This alternative proposal:

- Identifies a 1.7-hectare precinct (part of the Camden & St Vincent Streets Potential Growth Option).
- Requests rezoning from R2 Low Density Residential to R3 Medium Density or MU1 Mixed Use zone, along with supporting development standards for:
 - Height of Building – 14m
 - Floor Space Ratio – 1.5:1
 - Application of a rate of 25-30 dwellings per hectare rate indicates a potential 40-50 units.

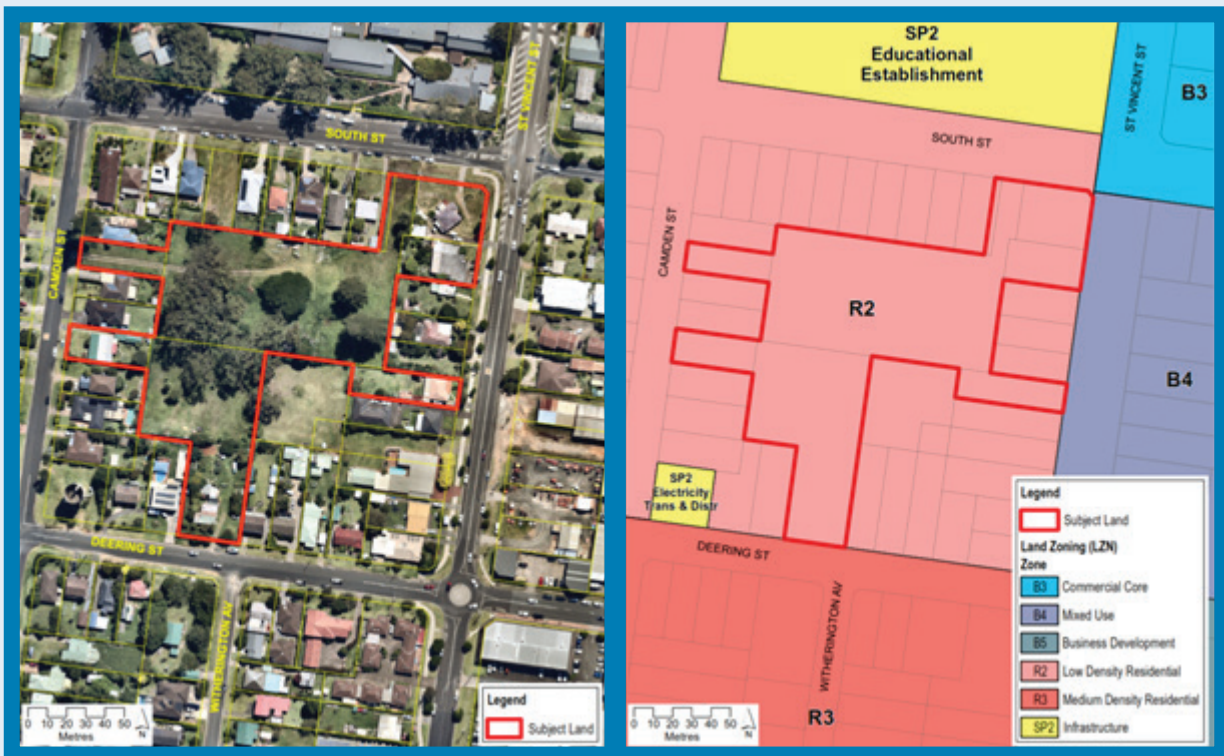


Figure 14 – Aerial photo and zoning of alternative proposal for Camden/Deering Streets, Ulladulla

Alternate Proposals

St Vincent Street, Ulladulla

This alternative proposal:

- Identifies a 1-hectare site.
- Requests a rezoning from IN2 Light Industrial to B4 Mixed Use and an increase in building heights.
- Indicates a potential opportunity to deliver 300-350 homes noting:
 - The site is in Ulladulla Town Centre, has harbour views, and would benefit from existing infrastructure and services.
 - A single owner facilitates quick delivery.
 - Opportunities to provide equivalent number of jobs to current use (Bunnings).
 - Nil biodiversity resources or heritage items or places.

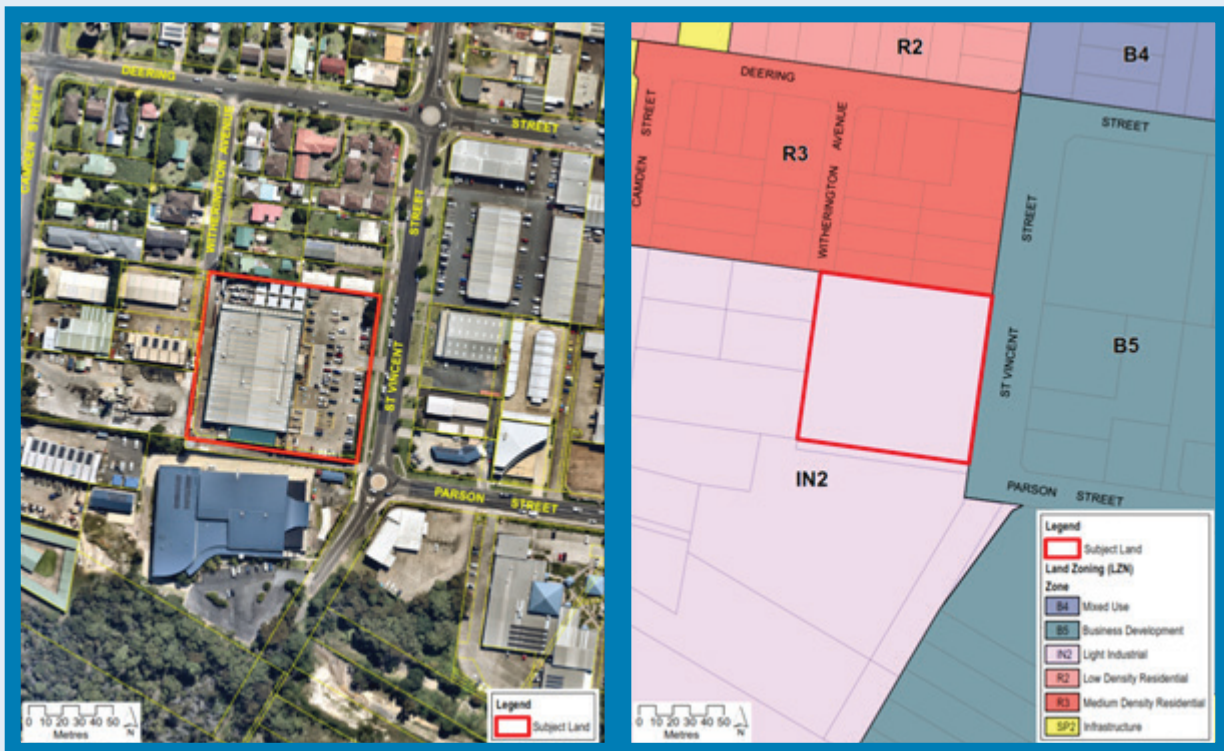


Figure 15 – Aerial photo and zoning of alternative proposal for St Vincent Street, Ulladulla

Princes Highway, Ulladulla (No. 1)

This alternative proposal:

- Identifies a 1.8-hectare precinct (part of the Ulladulla Southern Gateway Key Site).
- Requests rezoning from SP3 Tourist to R1 General Residential or R3 Medium Density Residential.
- Application of a rate of 15-25 dwellings per hectare indicates a potential for 25-45 dwellings.

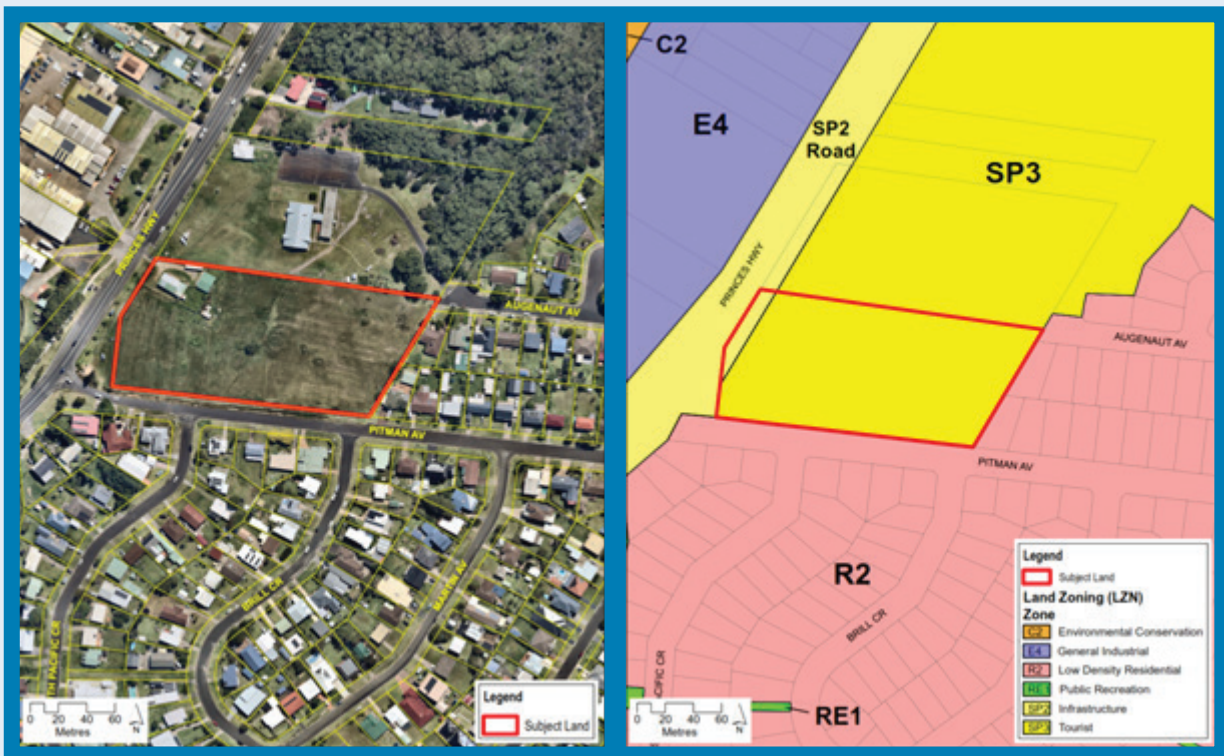


Figure 16 – Aerial photo and zoning of alternative proposal for Princes Highway, Ulladulla

Princes Highway, Ulladulla (No. 2)

This alternative proposal:

- Identifies a 1.9-hectare precinct.
- Requests rezoning from SP3 Tourist to a zone allowing residential uses, as well as adjustments to application of supporting development standards:
 - Height of Buildings (from 11 to 12m)
 - Floor Space Ratio of 1:1
- Indicates a potential development outcome of 80-120 residential units, with a potential 80:20 split between permanent residences and tourist and visitor accommodation.



Figure 17 – Aerial photo and zoning of alternative proposal for Princes Highway, Ulladulla

Princes Highway, Ulladulla (No. 3)

This alternative proposal:

- Identifies a 6,000m² precinct.
- Requests rezoning from SP3 Tourist to a Mixed-Use zone.
- Application of a rate of 25-30 dwellings per hectare indicates a potential for 15-18 dwellings.

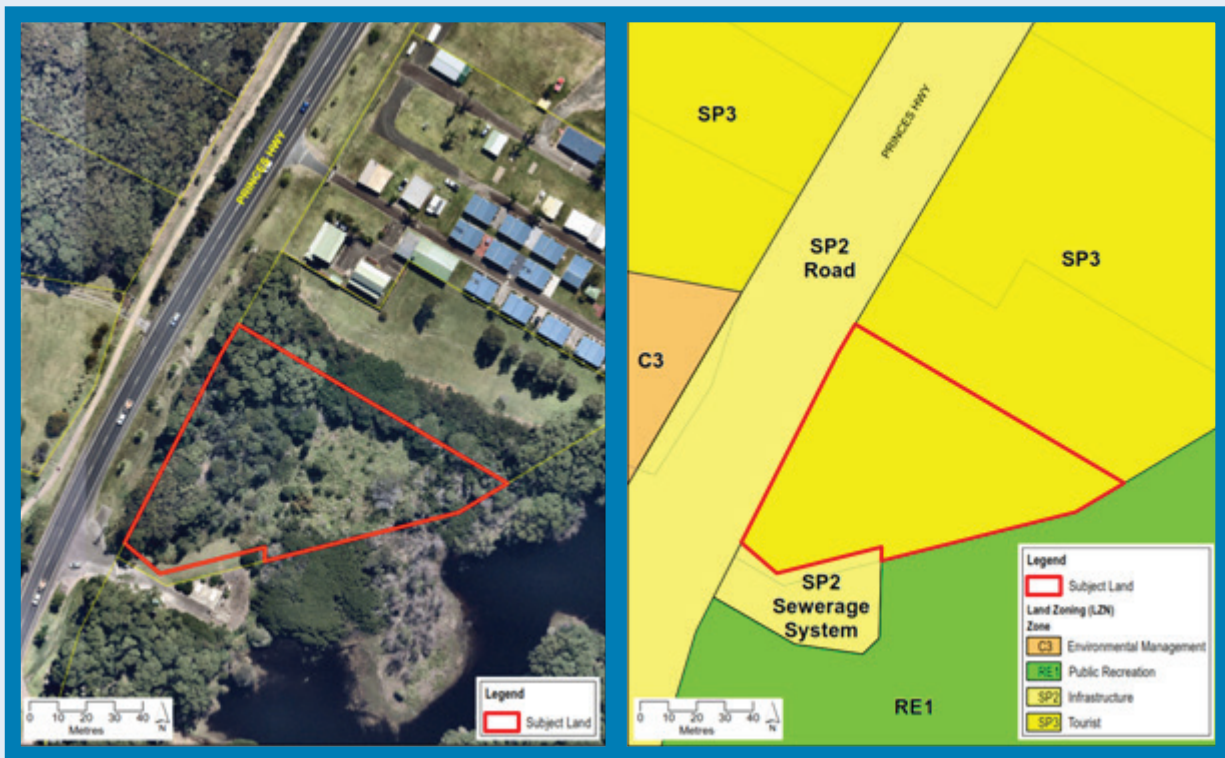


Figure 18 – Aerial photo and zoning of alternative proposal for Princes Highway, Ulladulla



Potential Growth Options

Ulladulla CBD East

Wason Street East

Owens Street

Camden & St Vincent St



Ulladulla Harbour Civic Precinct



Deering Street West



Key Site

Ulladulla Southern Gateway





Address all correspondence to:
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1300 293 111