



EXPLANATORY STATEMENT

DISCUSSION PAPER

Shoalhaven Growth Management Strategy 2019-2041

Public Exhibition: Wednesday 7 November to Friday 7 December 2018

Overview

The Shoalhaven Growth Management Strategy (GMS) is a strategic document that is intended to guide the future growth of Shoalhaven to accommodate its growing population while maintaining and protecting the social, economic and environmental values of the City.

The GMS will achieve this by setting the policy framework for land use planning, which will then be reflected in the required Local Strategic Planning Statement (LSPS) for Shoalhaven and implemented through revisions and adjustments to the Shoalhaven Local Environmental Plan (LEP) 2014 and Shoalhaven Development Control Plan (DCP) 2014. The GMS does not itself rezone or change the use of land.

The role of the GMS

The purpose of the GMS is to attempt to manage the social and economic implications of future longer term growth in the Shoalhaven LGA while protecting and preserving the region's environmental values. The GMS is not a legal planning document but rather one that provides direction and guidance for the future growth. It provides options for future development of the City, taking into consideration the natural values of the area.

As such, the GMS **can**:

- Set the strategic direction of the Shoalhaven LGA for the next 20 years;
- Recommend planning changes and other actions to be specifically investigated or considered;
- Assist with determining:
 - How and where new housing supply is provided;
 - How best to protect areas of environmentally sensitive or culturally significant land from inappropriate development;
 - How best to adapt to a changing environment;
 - Ways to improve the health, lifestyles and prosperity of all residents of Shoalhaven;
 - The best approaches to attract new investment; and
 - How best to plan for and prioritise new infrastructure and renewal.

It is important to note that the GMS **does not** by itself rezone or change the use of land within the LGA; rather, it identifies locations for further investigation for potential future development, subject to further detailed investigations through a public and transparent process as required by the NSW Environmental Planning and Assessment (EP&A) Act 1979.

The Discussion Paper

The purpose of the discussion paper is to initiate a discussion within the local community, and provide the opportunity for open dialogue between Council and community to determine whether or not the policy directions outlines in the current GMS (Version 1) are still valid, and if further refinement of these policies is required.

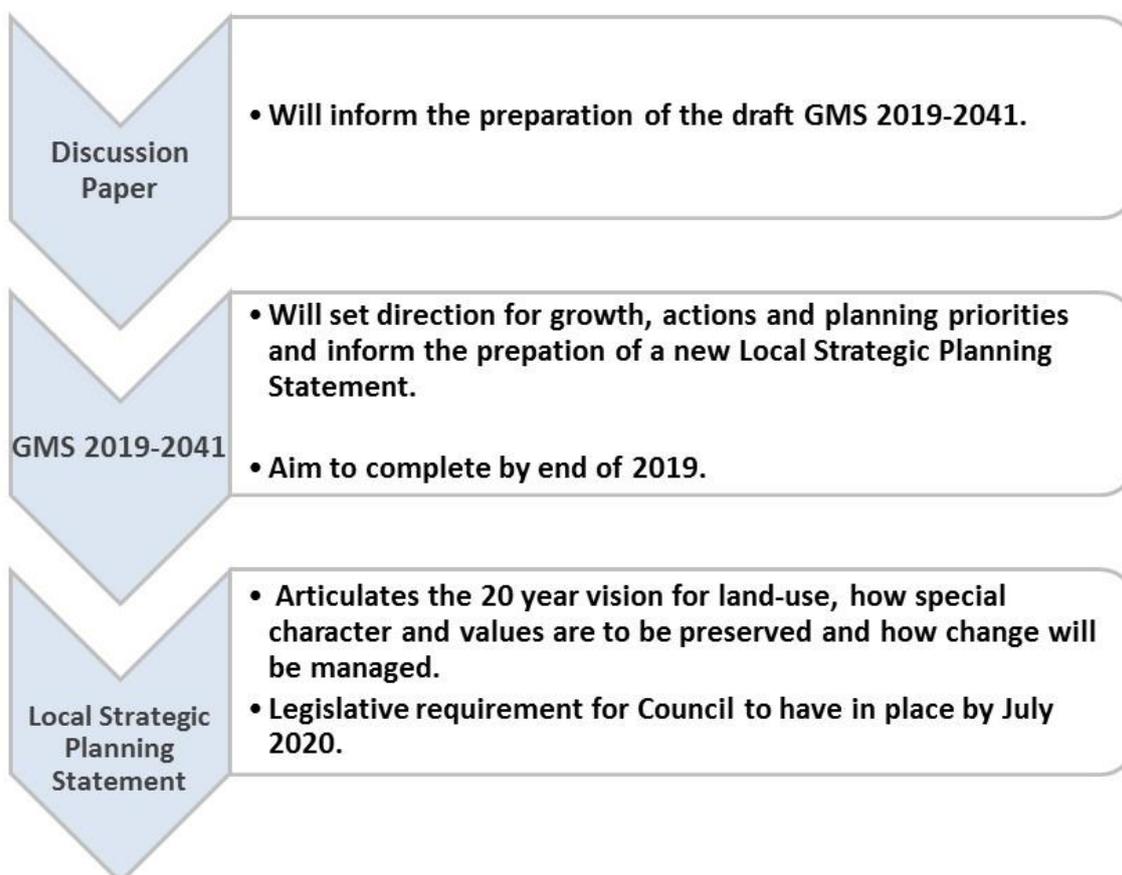
The discussion paper looks at where we are now, where do we want to be and asks how do we get there. We are asking the community to think about **how** the Shoalhaven LGA should grow in the future. In particular, Council is requesting the community to consider the following:

- **Where and how should growth occur?**
- **Which areas should be protected and why?**
- **What trade-offs are acceptable to achieve desired outcomes?**

There are a number of discussion questions throughout the document that ask you to think about the information presented in this discussion paper. These questions have been collated in a feedback form located at the end of the Discussion Paper document.

The feedback gathered from the community and stakeholders will be considered by Council and inform the preparation of the draft GMS 2019 – 2041, which will be presented for the community for review and comment. The GMS will then in turn inform the preparation of a LSPS for Shoalhaven, which is a new requirement resulting from recent amendments to the EP&A Act.

The diagram below outlines the separate components of the combined GMS and LSPS process.



Character Assessment Report

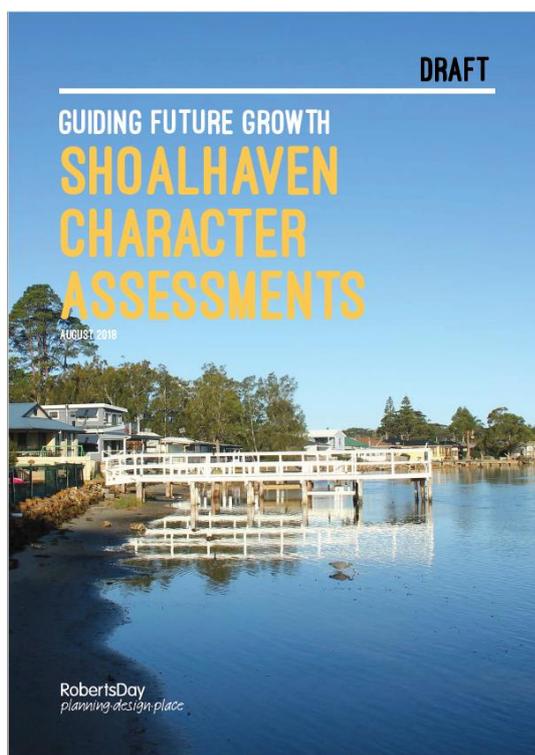
The NSW Government is increasingly recognising the impact that continued growth can have on the character of local communities and is actively seeking to encourage the retention and enhancement of local character

WHAT IS LOCAL CHARACTER?

Local character is what makes a neighbourhood distinctive from another. It is not just a description of the physical attributes of a place but rather how a place looks and feels, how the buildings, landscape, environment, land uses, activities, urban structures and community exist together and interact.

Shoalhaven Character Assessments, RobertsDay 2018.

Council, together with the NSW Department of Planning & Environment (DP&E), engaged RobertsDay Consultants to prepare character assessments that help identify the existing and desired future character for the majority of Shoalhaven's existing settlements. The draft document is also exhibited with the Discussion Paper to enable input and feedback from the community.



Once finalised, the desired future character statements will be used to inform the preparation of the LSPS for Shoalhaven and could also be used to inform locality specific considerations for development, such as LEP or DCP controls.

The public exhibition

The draft documents and supporting material will be on public exhibition from Wednesday 7 November to Friday 7 December 2018 (inclusive) at Council's Administrative Centre, Bridge Road, Nowra during business hours, 9am – 5pm.

The draft documents and supporting material are also available for viewing at the Ulladulla Administration Building and on Council's website at: www.shoalhaven.nsw.gov.au/My-Council/Public-exhibition/Documents-on-exhibition and on Council's Get Involved page <https://getinvolved.shoalhaven.nsw.gov.au>

The exhibition materials include:

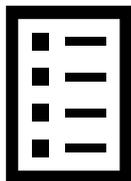
- The Shoalhaven GMS Discussion Paper
- The Draft Shoalhaven Character Assessment Report
- This Explanatory Statement

Council is holding a number of community “drop in” sessions during the exhibition period. We welcome anyone who is interested to come along to discuss, and to help inform, the GMS. The sessions are “drop-in” style sessions so the community can visit at any time between 3.30 and 6.30pm. No formal presentations will be given at these sessions, but Council staff will be available to discuss the project and answer questions. The session locations and times are:

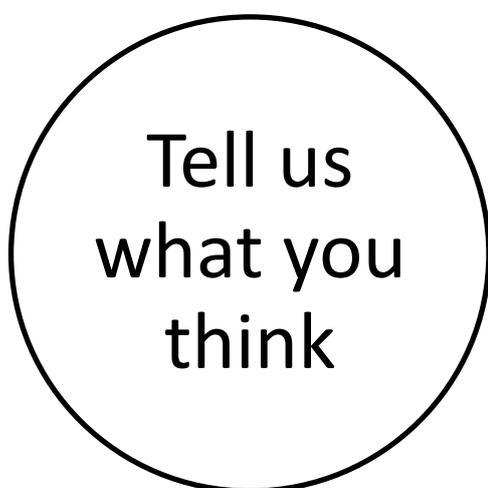
	Venue	Date and time
Berry	Berry School of Arts	Thursday 29 November 2018 3.30pm – 5.30pm
Nowra	Nowra School of Arts	Monday 26 November 2018 3.30pm – 5.30pm
Bay & Basin	Huskisson Community Centre	Wednesday 28 November 2018 3.30pm – 5.30pm
Sussex Inlet	Sussex Inlet Community Centre	Monday 3 December 2018 3.30pm – 5.30pm
Ulladulla	Ulladulla Civic Centre	Tuesday 27 November 2018 3.30pm – 5.30pm

How to make a submission

You are encouraged to view the documents and provide written submissions during the consultation period. Submissions should be made in writing and include Council's reference 18107E. All submissions must be received in writing by **5pm Friday 7 December 2018**.



Fill out the Feedback Form attached to the discussion paper.



Complete the online survey via the following link:
<https://getinvolved.shoalhaven.nsw.gov.au>



Send an email with your comments to:
Council@shoalhaven.nsw.gov.au



Send a letter to:
The General Manager
Shoalhaven City Council
PO Box 42
NOWRA NSW 2541

Please note that correspondence submitted to Council on this matter may be open to public inspection without notifying the correspondents. Pre-printed form letters, which have been individually signed will be considered but not formally acknowledged. All persons who lodge a submission are required to declare any relevant political, donations and/or gifts in accordance with Section 10.4(5) of the Environmental Planning and Assessment Act 1979.

Further Information

For further information, contact the Strategy Planning Team within Council's Planning Environment and Development Group on (02) 4429 5377.