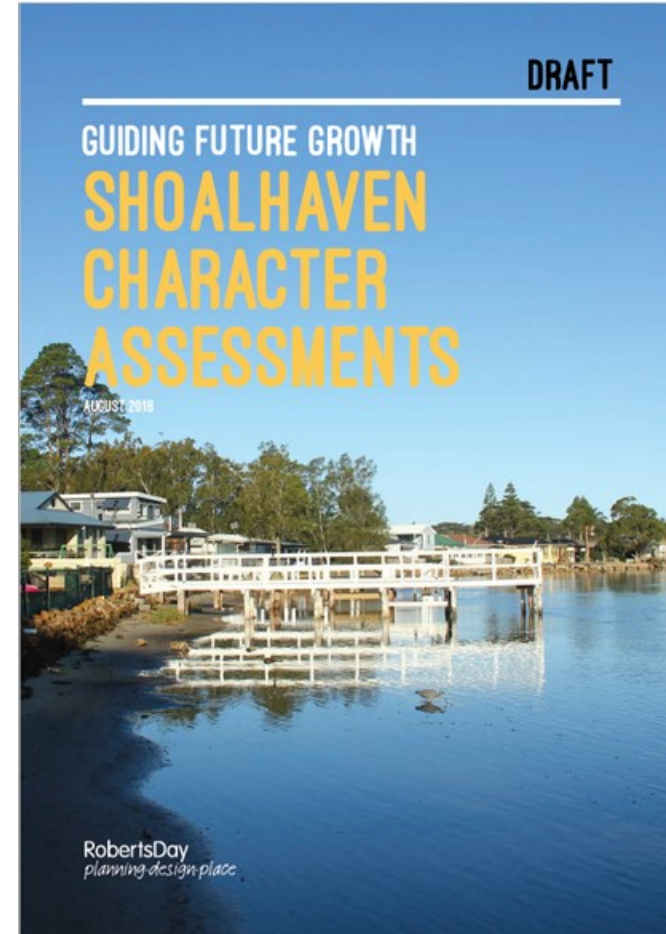
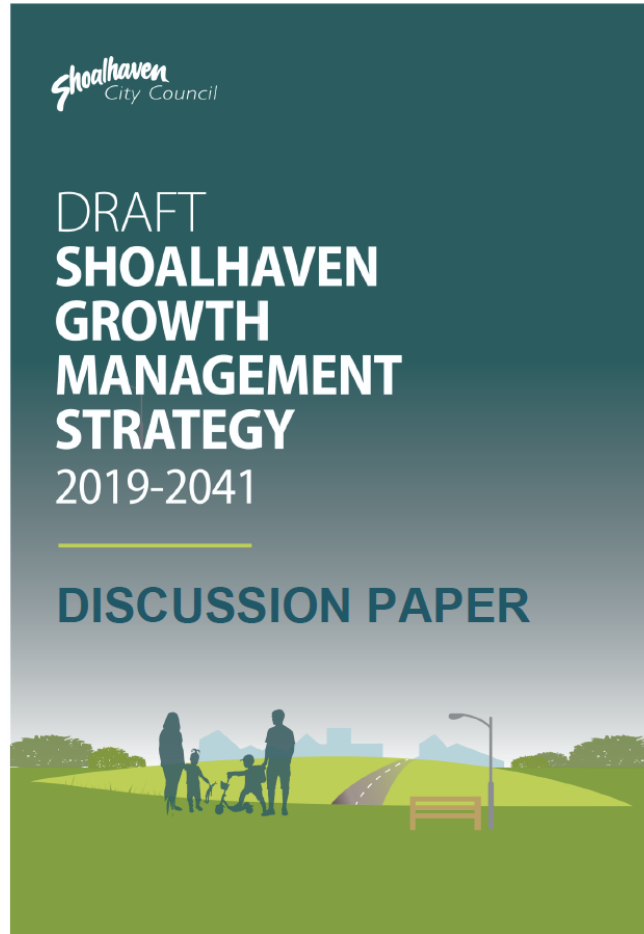


Public Exhibition
GMS Discussion Paper
and Draft Shoalhaven
Character Assessment
Report

What is on Exhibition?



What is the Growth Management Strategy (GMS)?

- Strategic document to guide the future growth of Shoalhaven to:
 - accommodate growing population, and
 - maintain and protect the social, economic and environmental values.
- The GMS:
 - sets the policy framework for land use planning.
 - **does not** itself rezone or change the use of land.
- Lead into Local Strategic Planning Statement (LSPS) for Shoalhaven – new legislative requirement by mid 2020.
- Recommended changes implemented through future amendments to *Shoalhaven LEP 2014 & Shoalhaven DCP 2014*.
- Council adopted a version 1 in 2012 – this new revision builds and expands on the policy in that document.

What is the purpose of the Discussion Paper?

- 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** Shoalhaven could grow in the future.
- Council is requesting the community to consider the information presented in the document and provide comment.
- The Discussion Paper includes specific discussion questions to guide community responses but comments need not be limited to responding to these questions.

What does the Discussion Paper consider?

- What do we value in Shoalhaven?
- Current State policy direction i.e. Illawarra-Shoalhaven Regional Plan.
- Current land supply and forecast demand i.e. projected population growth.
- Opportunities and constraints, for example:
 - environment
 - ageing population
 - housing affordability
 - rural land use
 - supply of employment land
- Potential options for growth.

Draft Shoalhaven Character Assessment Report - Purpose

- NSW Government is recognising the impact of continued growth on the character of local communities.
- NSW Department of Planning and Environment provided funding to engage RobertsDay Consultants to prepare character assessments of Shoalhaven's settlements to help identify:
 - Existing character, and
 - Desired future character.
- Once finalised, character assessments will be used to inform the preparation of the GMS for Shoalhaven and could be used to inform locality specific considerations for development, such as LEP or DCP controls.
- They could also play a related role in State government planning provisions i.e. exempt and complying development.

What do the character assessments look like?

41-42 BURRILL LAKE & DOLPHIN POINT

EXISTING CHARACTER

Nestled between the beach and the lake are the laid-back suburbs of Burrill Lake and Dolphin Point. These waterfront settlements are residential communities and an attractive location for holiday makers. Weatherboard and fibro homes mixed with formal landscaping give the settlements a relaxed and comfortable suburban identity. Located along the Princes Highway less than 10 minutes from Ulladulla, they are easily accessible and in close proximity to retail and services. Recreational amenity and access to pristine waterways make Burrill Lake and Dolphin Point a haven for both active and relaxed lifestyles.

NATURAL ENVIRONMENT & LANDSCAPE

The settlements are defined by the water that surrounds them. Burrill Lake is located on both sides of Stoney Creek, which leads into Burrill Lake, while Dolphin Point sits at the mouth of the creek where it opens up to the ocean. Natural bushland forms the mainland boundaries of the settlements. Magnificent views across the lake, to the ocean and to Pigeon House Mountain, connect people to the natural environment.

Landscaping is fairly formal in front gardens, and verges are generally grassed with no landscaping. The north east corner of Burrill Lake, which sits on a steep slope, has much denser, more natural landscaping and planting.

The area is of Aboriginal archaeological significance.

BUILT FORM & LAND USE

Burrill Lake and Dolphin Point are residential settlements with low density housing. Two holiday parks are located on each side of the water.

Built form consists of one and two storey detached dwellings. There is a mix of housing types, but the dominant styles are beach cottages, beachcombers and post-war cottages with gabled roofs, made from weatherboard and fibro, interspersed with late 20th century brick homes. Setbacks are moderate and relatively consistent. These elements work together to create a relaxed suburban character.

New development south of the Princes Highway has larger, more modern houses with higher quality landscaping and materials, and more consistent streetscape rhythm. There are also a number of dual occupancies. The colour palette in this area is quite consistent, with greys, whites and browns. Several homes feature skillion and butterfly roofs.

ACCESS & CONNECTIVITY

Burrill Lake and Dolphin Point are easily accessed by car, with the Princes Highway running through the centre. However, the Highway disconnects the settlements and brings heavy through traffic to the settlement, negatively impacting amenity and experience.

A regular but infrequent bus service provides access to Ulladulla.

SERVICES & AMENITY

Two small sets of shops on either side of Burrill Lake provide basic convenience and some speciality, retail, such as a supermarket, newsagent, café, fishing shop and vintage store. The renowned Burrill Lake Fish and Chip shop can be found here.

Two large open spaces, Lions Park and Burrill Lake Sportsground, provide opportunities for recreation and sports activities. Parts of the waterfront are publicly accessible which offer open space amenity.

A recently renovated waterfront area on the western side of Burrill Lake provides public seating and a shared pathway that links to Lions Park.

ACTIVITY & COMMUNITY

Burrill Lake is a popular holiday destination, and has been since the 1920s, due to its convenient access to the water. Burrill Lake offers opportunities for recreational activities including boating, sailing, windsurfing, swimming, fishing, walking, cycling and whale watching.

A local community hall services the local residential population.

SETTLEMENT MAP - BURRILL LAKE & DOLPHIN POINT



CHARACTER ASSESSMENT

ELEMENTS TO RETAIN

- Public access to both the lake and water
- Housing styles that reflect beach style homes
- Recreational amenity, such as open spaces, sports fields and shared paths

SENSITIVITY TO CHANGE



ELEMENTS TO IMPROVE

- Consistency and quality of building materials
- Integration of more landscaping
- Local shops with potential for revitalisation and improved public domain to enhance its role as a community hub

RECOMMENDATION

ENHANCE

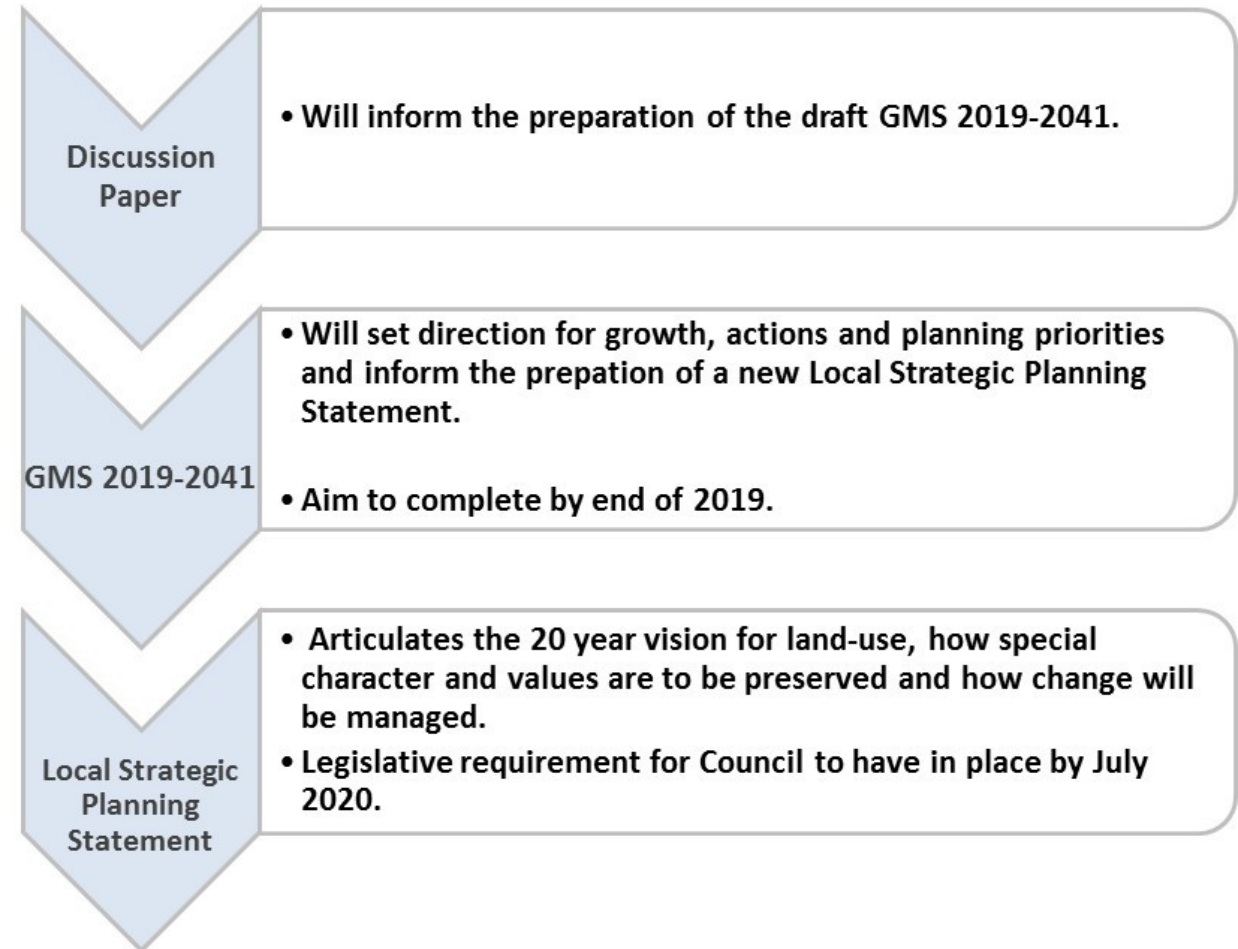


THE FUTURE CHARACTER OF BURRILL LAKE & DOLPHIN POINT

Burrill Lake and Dolphin Point will be developed coastal villages with a welcoming character. Sitting either side of Stoney Creek, these settlements will continue to promote waterfront activities with amenities including parks and cycleways. The modern bridge will be celebrated as an entry statement on the route into Ulladulla, and the adjacent Burrill Lake shops will form a point of identity with speciality stores and local fish and chip shop. Affordable family-style accommodation will ensure Burrill Lake and Dolphin Point are accessible and hospitable places, which remain attractive through the integration of high-quality materials and generous landscaping.

Where does this exhibition fit in the process?

- Community feedback will inform the preparation of the draft GMS 2019 – 2041.
- Draft GMS will be presented for community review and comment.
- The final GMS will inform the preparation of a Local Strategic Planning Statement (LSPS).
- LSPS is a new requirement resulting from recent changes to the *EP&A Act*.



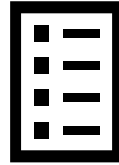
Where can I find out more?

- Get Involved page: <https://getinvolved.shoalhaven.nsw.gov.au/growthmanagement>
- Exhibition page: <https://shoalhaven.nsw.gov.au/My-Council/Public-exhibition/Documents-on-exhibition>
- Visit Council or call 4429 5377.
- Community drop-in sessions.

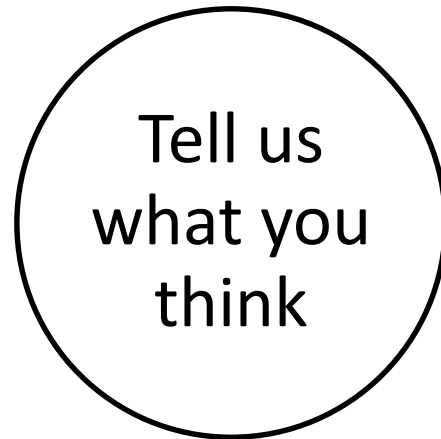
When are the community drop in sessions?

	Venue	Date and time
Berry	Berry School of Arts	Thursday 29 November 2018 3.30pm – 6.30pm
Nowra	Nowra School of Arts	Monday 26 November 2018 3.30pm – 6.30pm
Bay & Basin	Huskisson Community Centre	Wednesday 28 November 2018 3.30pm – 6.30pm
Sussex Inlet	Sussex Inlet Community Centre	Monday 3 December 2018 3.30pm – 6.30pm
Ulladulla	Ulladulla Civic Centre	Tuesday 27 November 2018 3.30pm – 6.30pm

How can I make a submission?



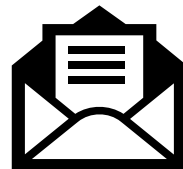
Fill out the Feedback Form attached to the discussion paper.



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