

Draft Strategic Growth Principles to be included in Shoalhaven 2040 – Local Strategic Planning Statement

- 1. Housing supply is informed by an established evidence base, including local population forecasts and historic development activity.**

The communities' housing needs will be identified using Council's evidence base. This includes population forecasts and the monitoring of development activity. The population forecasts consider a range of inputs such as Census data and information about births, deaths and migration to predict anticipated population change for each of Shoalhaven's settlements. Change can include population growth, and the size, age, and composition of households. Monitoring of development activity provides information on the number and type of homes being delivered, development trends, and the remaining capacity of zoned land. The local forecast indicates the need for approximately 14,200 extra homes by 2051.

- 2. Housing diversity is increased to provide the dwelling types needed to meet the identified housing needs of Shoalhaven's communities.**

Local population forecasts indicate Shoalhaven's housing needs are changing. Overall, the population is increasing and ageing, while household sizes are getting smaller. These changes create a demand for a range of dwelling types, including more compact and easily maintained homes located close to services and amenities to accommodate the needs of Shoalhaven's communities at all stages of their lives. Greater housing diversity has been shown to improve housing affordability by providing a range of housing at lower price points.

- 3. Housing affordability is improved through an increased supply of permanent Affordable Rental Housing.**

Opportunities to increase the delivery of Affordable Rental Housing include partnerships with Community Housing Providers and other developers, and requirements for new development to contribute land, homes, and/or funds for the delivery of permanent Affordable Rental Housing. To secure rental affordability, it is estimated an additional 3,300 affordable homes are needed.

- 4. Identified Urban Release Areas will deliver the majority of new housing supply and support new communities with essential infrastructure.**

Council will focus its planning work, infrastructure supply, and resources on delivering the existing urban release areas identified within Council's adopted land use planning strategies. The development of these areas will maximise the efficient use of existing and planned infrastructure. Council will collaborate with infrastructure delivery agencies and the development industry to provide the infrastructure to support future communities in these identified release areas. Proposals for additional or alternative release areas will only be considered in the update and review of existing land use planning strategies.

- 5. Additional greenfield development will be focussed on cleared, unvegetated land, strategically located to make efficient and cost-effective use of existing and planned infrastructure.**

The investigation of new greenfield growth opportunities will focus on land without significant biodiversity values and vegetation, including mapped habitats and riparian

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corridors. Urban expansion opportunities will be logical extensions to the existing urban edge to make efficient use of existing and planned infrastructure including roads, water, sewer, electricity and the like. Proposals for remote or isolated urban areas require significant and expensive enabling infrastructure and do not achieve the same efficiencies.

6. Increase residential densities and deliver master-planned urban consolidation in strategic centres.

Increased densities will be delivered in Nowra, Bomaderry, Ulladulla and other key centres close to jobs, services and facilities. The intensification of population in existing centres increases social and economic vibrancy and activation and supports the viability and delivery of improved public transport. Development of defined precincts within centres will be informed by master-planned approaches to ensure efficient built footprints, retain vegetation, manage traffic and parking, and provide necessary infrastructure such as roads, footpaths, and open space.

7. Facilitate an increase in housing diversity in established neighbourhoods to provide a greater variety of homes which contribute to existing and desired future character.

Established residential areas play a role in providing new homes to meet the communities' diverse and changing housing needs. Opportunities include the delivery of secondary dwellings, dual occupancies, and multi-dwelling housing. Encouraging positive change and delivering diverse housing without impacting existing communities is acknowledged. Council will manage the contribution new development makes to local character through its assessment processes and by confirming existing and desired character.

8. New residential development will conserve, protect, and manage significant habitats and areas of high biodiversity value.

Development will maximise opportunities to conserve and protect biodiversity values and habitats in accordance with contemporary environmental legislation.

9. New residential development will avoid areas of known environmental risks and minimise impacts on emergency management.

A risk management hierarchy will be applied to new development to firstly avoid and then manage risks. Known and anticipated risks and constraints will be validated with contemporary assessments. The ability of emergency services to support communities during events is also an important consideration. Proposals with unacceptable social, environmental and economic costs will not be supported. The elimination of risk for existing and future communities is not possible, with many settlements at risk from flooding, bushfires, and other coastal hazards. Some communities are also isolated during certain events. Council will consider alternative ways to increase dwelling supply in constrained locations to meet the communities housing need instead of further urban expansion.

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10. Ecologically sustainable development will provide resilient and climate appropriate neighbourhoods and dwellings.

Development should continually improve the quality of life, both now and in the future, in a way which maintains or enhances environmental and community values. Urban vegetation will be retained and increased in residential areas to deliver amenity and manage urban heat. Water sensitive urban design will help manage water quality in urban environments, rivers, and aquatic environments. New homes will maximise thermal, energy and water efficiency to provide comfortable homes and lower household bills.

Adopted Policy Statements in Council's Local Strategic Planning Statement

11. Retain and manage existing rural land, avoiding the rezoning of such land for other uses including rural-residential and residential outcomes, unless identified in a relevant Strategy.

Council's confirmed direction for the management of productive rural land is to identify, retain and manage agricultural land, protecting it from development that removes it as a resource, such as rural-residential subdivision. Development must avoid fragmentation of rural land and minimise potential land use conflicts with other uses such as residential.

12. Retain and manage existing zoned industrial land, including from rezoning for other purposes, while future need is established.

The identified shortage of zoned, serviced, and available industrial land in Shoalhaven means existing industrial and urban services land needs to be protected from competing pressures, especially residential and mixed-use zones, and encroachment from sensitive land uses like residential. This is essential to provide the space for existing, new, and emerging industries providing diverse employment opportunities for Shoalhaven's communities.