

Land Use Planning & Development Advisory Committee

Meeting Date: Tuesday, 14 April, 2026
Location: The Studio, Shoalhaven Entertainment Centre, Bridge Road, Nowra
Time: 5:30 PM

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Agenda

1. Meeting Conduct Statement
2. Acknowledgement of Country
3. Apologies
4. Confirmation of Minutes
 - Land Use Planning & Development Advisory Committee - 18 November 2025..... 1
5. Declaration of Interests
6. Reports
 - LU26.1 Nowra Precinct Renewal Strategy3
 - LU26.2 Finalisation - Shoalhaven Development Contributions Plan 2026.....5
7. General Business

Membership

Clr Luciano Casmiri – Chairperson
Mayor Patricia White - Deputy Chairperson
All Councillors

Quorum - Five (5) Councillors

Purpose

The purpose of the Committee is to provide oversight of Council's Land Use Planning and Development Strategies and related policies to ensure the best outcome for the ratepayers and residents of Shoalhaven.

Role

1. The general oversight of the following council-initiated matters in the areas of land use planning and development but not restricted to the.
 - a. Preparation and maintenance of Strategic Plans & Policy, including but not limited to:
 - i. Strategies related to land use planning (e.g. LSPS)
 - ii. Local Environmental Plan 2014 (LEP)
 - iii. Shoalhaven Development Control Plan 2014 (DCP)
 - iv. Shoalhaven Contributions Plan 2019 (CP)
 - b. Oversight of Guidelines and associated processes applied by the Council in regard to
 - i. Planning Proposals (PP's)
 - ii. Work in Kind Agreements (WIKAs)
 - iii. Voluntary Planning Agreements (VPA's)
2. Consider the Strategic Planning Framework and provide advice to Council with respect to relevant strategic planning projects, including:
 - a. The need for additional projects.
 - b. Priorities to be given to projects.
 - c. Other matters of strategic planning interest.
3. Receive and consider reports from the CEO with respect to activities and outcomes of the following bodies:
 - a. Affordable Housing Action Taskforce
 - b. Internal Development Contributions Advisory Group
 - c. Shoalhaven Development Industry Reference Group
 - d. Nowra Riverfront Activation Taskforce (NRAT)
4. Provide advice to Council on resourcing related to Development Application processing for consideration for during the preparation of the Shoalhaven Delivery Plan and Operational Plan and Workforce Plan.

MINUTES OF THE LAND USE PLANNING & DEVELOPMENT ADVISORY COMMITTEE

Meeting Date: Tuesday, 18 November 2025
Location: Council Chambers, City Administrative Centre, Bridge Road, Nowra
Time: 5.30pm

The following members were present:

Clr Luciano Casmiri - Chairperson
Mayor Patricia White
Clr Selena Clancy
Clr Denise Kemp (Remotely)
Clr Jemma Tribe (Remotely)
Clr Matthew Norris
Clr Debbie Killian (Remotely)
Clr Gillian Boyd (Remotely)

Others present:

Mr Andrew Constance – CEO
Ms Judy Clark – Acting Director City Development
Mr Gordon Clark – Section Manager – Strategic Planning
Mr Bruce Gibbs – Manager – Development Services
Ms Jenna Tague – Coordinator – Policy Planning Team

The Chairperson advised that the proceedings of this meeting (including presentations and debate) will be livestreamed, recorded and broadcast under the provisions of the Code of Meeting Practice. The meeting was opened by an Acknowledgement of Country by the Chairperson.

Apologies / Leave of Absence

Nil

Declaration of Interests

Nil

REPORTS

LU25.1 Update - New Shoalhaven Contributions Plan

**HPERM Ref:
D25/522600**

Staff presented to the Committee in relation to the new Shoalhaven Contributions Plan, including the work that has been undertaken to date. The presentation will be published on Council's website with these minutes.

Mayor White noted that there are a number of projects in the current Contributions Plan and queried what will happen with the funding attached to those projects if the projects are not carried across into the new Plan.

Staff advised that funds attached to the old Plan projects will be retained within the overall Contributions Plan system for broader use in supporting the new Plan.

The Mayor queried whether the plan would have to go out on public exhibition a second time if Council were to change some of the projects in the draft plan after its exhibition.

Staff advised that any change would need to be assessed in terms of significance and also the need for re-exhibition.

Recommendation (Item to be determined under delegated authority)

That the Committee receive this report and associated presentation for information.

RESOLVED (Clr Casmiri / Clr Kemp)

That the report be received for information, and the Committee receive a progress report once external consultation commences.

FOR: Mayor White, Clr Clancy, Clr Kemp, Clr Casmiri, Clr Tribe, Clr Norris, Clr Boyd and Clr Killian

AGAINST: Nil

CARRIED

There being no further business, the meeting concluded, the time being 6:03pm.

Clr Luciano Casmiri
CHAIRPERSON

LU26.1 Nowra Precinct Renewal Strategy

HPERM Ref: D26/114750

Department: Strategic Planning

Approver: Emma Struys, Director - City Development

Purpose:

To present an overview of the *Nowra Precinct Renewal Strategy*, a collaborative project between Council, Homes NSW, and Southern Cross Housing that has been funded by NSW Government's Regional housing Strategic Planning Fund (Round 3).

The Strategy will help guide development and investment in the NSW Government's housing portfolio in the precinct area.

This report will be supported by a presentation provided at the meeting.

Recommendation (Item to be determined under delegated authority)

That the Land Use Planning and Development Advisory Committee:

1. Accept this report and associated presentation for information.
2. Recommends Council endorse the Nowra Precinct Renewal Strategy as an advocacy focus for future work with project partners, Homes NSW and Southern Cross Housing.
3. Recommend Council presents the Nowra Precinct Renewal Strategy to the three (3) Local Members of Parliament when appropriate and request their assistance in securing funding to support its implementation.

Community Strategic Plan:

3 Resilient local economies and enabling infrastructure

3.3 Housing for all

Delivery Program / Operational Plan:

3.3.1 Develop and implement plans which will enable a variety of affordable and appropriately serviced housing options within the City

Background

Homes NSW own approximately 500 residential properties of various ages across an area in the eastern part of Nowra. The majority of which are managed on their behalf by Southern Cross Housing (SCH).

Homes NSW has confirmed there are approximately 180 households on the waiting list for social housing in Shoalhaven and they have also identified that the large existing supply of 3-bedroom dwellings provided as social housing in Shoalhaven exceeds the current demand of larger households on its waitlist, and that there is a high demand for smaller 1- and 2-bedroom dwellings for existing tenants and households on their waitlist. More information on the Precinct is available in Homes NSW's Local Area Analysis for Shoalhaven ([link to document](#)).

Analysis of census data also shows around 2,150 households need affordable rental housing, and many more households would benefit from lower-cost market housing.

In response, Council, Homes NSW and SCH are collaborating to prepare a Renewal Strategy for this Precinct using funding provided by Round 3 of the NSW Government's Regional Housing Strategic Planning Fund that enabled the engagement of Astrolabe Pty Ltd as the project consultants.

The Strategy, when completed, will help set the direction for the future of land and assets within the Precinct with multiple aims of delivering diverse housing outcomes, a mix of tenures, and certainty for both the residents and the organisations managing the land and assets. It will also inform future planning controls to help facilitate the renewal of the area and advocacy for renewal commitments/activity.

The Strategy is anticipated to be finalised by May 2026, in accordance with the grant funding requirements. The resulting strategy will be reported to Councillors at a future meeting, and kept updated on its progress, completion and resulting activities.

Risk Implications

There are no direct risks generated by this report.

Internal Consultations

Work on the Strategy is being informed by a range of internal consultations within Council.

External Consultations

Work on the Strategy is being informed by a range of relevant external consultations.

Community Consultations

Work on the Strategy is being informed by a range of community consultation and feedback sought/provided throughout its preparation.

Policy and Statutory Implications

There are likely to be various implications that will arise from the Strategy, for example required zoning changes within the area. These will be separately considered and advanced once the Strategy is completed.

Financial Implications

There are no direct financial implications associated with the completion of the Strategy as it is being prepared using funding provided by the NSW Government's Regional Housing Strategic Planning Fund.

The completed Strategy will be able to be used to help guide housing investment decisions by Government and also as an advocacy tool in this regard.

LU26.2 Finalisation - Shoalhaven Development Contributions Plan 2026

HPERM Ref: D26/119897

Department: Strategic Planning

Approver: Emma Struys, Director - City Development

Purpose:

To provide an update to the Land Use Planning & Development Advisory Committee on the outcomes of the public exhibition of the new Contributions Plan for Shoalhaven.

Recommendation (Item to be determined under delegated authority)

That the Committee receive this report and associated presentation for information.

Community Strategic Plan:

- 1 Vibrant, active and safe communities
 - 1.3 Active lifestyles
- 2 Sustainable environments and liveable communities
 - 2.2 Liveable neighbourhoods and sustainable development
- 3 Resilient local economies and enabling infrastructure
 - 3.2 Transport facilities and services
- 4 Transparent leadership with good governance
 - 4.1 Financial sustainability
 - 4.3 Effective collaboration and engagement

Delivery Program / Operational Plan:

- 1.3.1 Provide and maintain recreation and leisure facilities and programs to meet community needs
- 2.2.3 Maintain liveability through provision of infrastructure, services and facilities across the city
- 3.2.1 Provide and maintain local roads, bridges, and parking infrastructure to allow safe and easy movement around our city
- 4.1.1 Support Council's sustainable delivery of projects and corporate services through sound financial management and control
- 4.3.2 Provide opportunities for the community to have genuine engagement on Council planning and decision making

Background

Development contributions are a funding mechanism for infrastructure delivery under the provisions of the *NSW Environmental Planning and Assessment Act 1979*. It provides an opportunity for councils to collect funds from developers towards the provision, extension or augmentation by Council of public amenities and public services (or recoupment of funds for such) that is required because of that development.

This ensures that new development pays an appropriate contribution towards the infrastructure that is required to support that development, rather than relying wholly on Council general funds.

In 2023, Council resolved to commence the preparation of a new Contributions Plan, as well as a broader policy/process review in this space. Importantly, the AEC Financial Sustainability Review recommended (No. 13) that: *Council should complete the review of its developer contributions plans, before undertaking any substantial asset programs to ensure that the current contribution levels are able to support the future development costs.*

At its 27 January 2026 meeting, Council resolved (MIN26.21) to proceed to publicly exhibit the draft contributions plan and related package, and report back following the conclusion of the public exhibition period to consider the feedback received and any recommended adjustments to the exhibition package, prior to finalising it.

Council staff will give a presentation at the Committee meeting that provides an overview of the submissions received during the recent public exhibition period and outline the next steps.

Figure 1 sets out key milestones for the new contributions framework project. Stage 4 is currently nearing completion, with the focus moving to finalisation and commencement ('Go Live').



Risk Implications

The progression of a new Contributions Plan is critical to managing/resolving a range of risks that are present in this space, including adverse impacts on Council's cash flow, delayed infrastructure delivery and the limitations of the current Contribution Plan and related framework.

It is important that:

- New development contributes appropriately towards the infrastructure demand it creates, rather than existing ratepayers.
- The proposed/intended projects reflect Council's current financial sustainability position. Importantly, in this regard Council must be able to afford its share of the infrastructure proposed.
- The projects in the Plan are reflective of Council's delivery program. Projects must meet the needs of future development across the new plan horizon.
- Council can effectively recoup the costs of projects already completed by Council (i.e., repay internal loans back to the general fund).

Internal Consultations

The Development Contributions Advisory Group (DCAG), an internal governance group consisting of the CEO, Directors and key department managers, has considered the submissions received and endorse the proposed approach which will be outlined in the presentation.

Community and External Consultations

The exhibition package was exhibited for a period of 45 days from 18 February to 20 March 2026 (inclusive) on [Council's website](#) and included the:

- [Public notice](#).
- [Draft Shoalhaven Contributions Plan 2026](#).
- [Draft Voluntary Planning Agreement Policy](#).
- [Draft Works in Kind Agreement Policy](#).
- [Draft Chapter G21](#): Car Parking and Traffic of Shoalhaven Development Control Plan (DCP) 2014.

The public exhibition package was also supported by:

- An [Explanatory Document](#).
- A [Fact Sheet](#) that identifies the Shoalhaven Contributions Plan 2019 projects that have not been carried across into the draft Plan. This was specifically requested by Council at its 27 January 2026 Ordinary Meeting (MIN26.21).
- The Frequently Asked Questions on the [Contributions Plan Get Involved Page](#).

The exhibition arrangements were notified via:

- The [Public Notice](#) on Council's website.
- Written correspondence to all directly affected landowners, development industry representatives and relevant community groups (former CCBs).
- Media release.
- Article in the Council 'In your Neighbourhood' Newsletter.
- Social media posts.
- Newsfeed post on the [Contributions Plan Get Involved Page](#).
- Notification sent to subscribers who had previously registered their interest in this project (via Councils 'Get Involved' page or other means).

Two community 'drop-in' information sessions were held during the exhibition period on 5 March at the Ulladulla Civic Centre and 6 March at the Nowra City Administration Centre, with a total of three people attending these sessions.

At the time of writing, 16 submissions have been received via Council's website, email and 'Get Involved' Page surveys. The presentation at the meeting will cover the total number of submissions, key submission themes and recommended way forward.

Policy and Statutory Implications

The development contributions space is highly regulated and Council's decision making must be consistent with legislative requirements.

Financial Implications

The new contributions framework will result in significant financial benefits to the organisation, including a more efficient infrastructure focus and delivery program, better oversight of income and expenditure/delivery, better line of sight to long term financial planning and a more efficient resourcing strategy.

It is important that the projects in the Plan reflect Council's financial limitations. Council must be able to afford its share of infrastructure proposed.