

## Land Use Planning & Development Advisory Committee

**Meeting Date:** Tuesday, 14 April, 2026

**Location:** The Studio, Shoalhaven Entertainment Centre, Bridge Road, Nowra

## Minutes Attachments

### Index

LU26.1	Nowra Precinct Renewal Strategy	
	Attachment 1	Nowra Precinct Renewal Strategy & Delivery Plan - April 2026 - Presentation..... 1
LU26.2	Finalisation - Shoalhaven Development Contributions Plan 2026	
	Attachment 1	Public Exhibition Overview - Draft Contributions Plan - April 2026 - Presentation..... 15

# Nowra Precinct Renewal Strategy and Delivery Plan

Land Use Planning & Development Advisory Committee  
April 2026





## Acknowledgement of Country

---

In the spirit of reconciliation we acknowledge the Traditional Custodians of country and their connections to land, waters and community.

We pay our respect to elders past and present and extend that respect to all Aboriginal and Torres Strait Islander peoples attending.

Project overview

Methodology

Opportunities

Renewal and delivery package

Outcomes

Next steps



# Methodology

Each phase included ongoing collaboration with the Project Steering Group (PSG), which was made up of representatives from the consultant project team, Council, Homes NSW and Southern Cross Housing.



# Renewal and delivery package

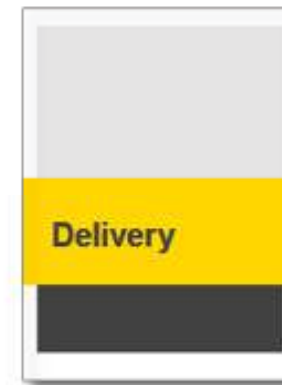
The package is made up of three key documents – it will be used to advocate to State and Federal Government for funding and works to support the precinct



- Overview of project objectives and methodology
- Precinct vision
- Summary of Precinct's key characteristics (people, housing, place and infrastructure)



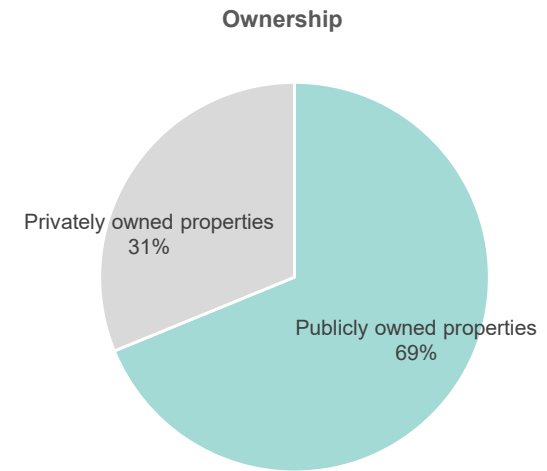
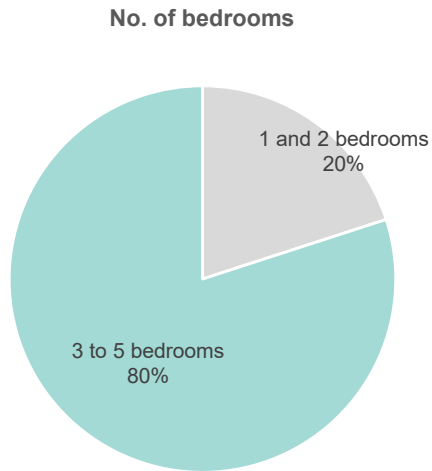
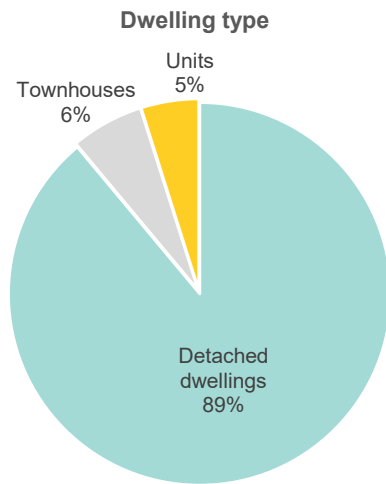
- Vision, urban design framework and principles for precinct renewal
- Dwelling design concepts
- Master plan scenario



- Proposed changes to planning controls
- Redevelopment opportunities and guidance
- Planning pathways and funding opportunities

# Opportunities

Deliver more diverse housing to support ageing population and smaller households





# Outcomes

6 key moves to support precinct renewal



1. Prioritise changes starting with the oldest existing dwellings (west to east)



2. Consolidate open spaces to create functional, safe green areas with opportunities for passive surveillance



3. Create a green loop of pleasant walking streets to encourage residents to walk through and around the Precinct



4. Strengthen the existing urban structure to improve connections with the community and to key destinations

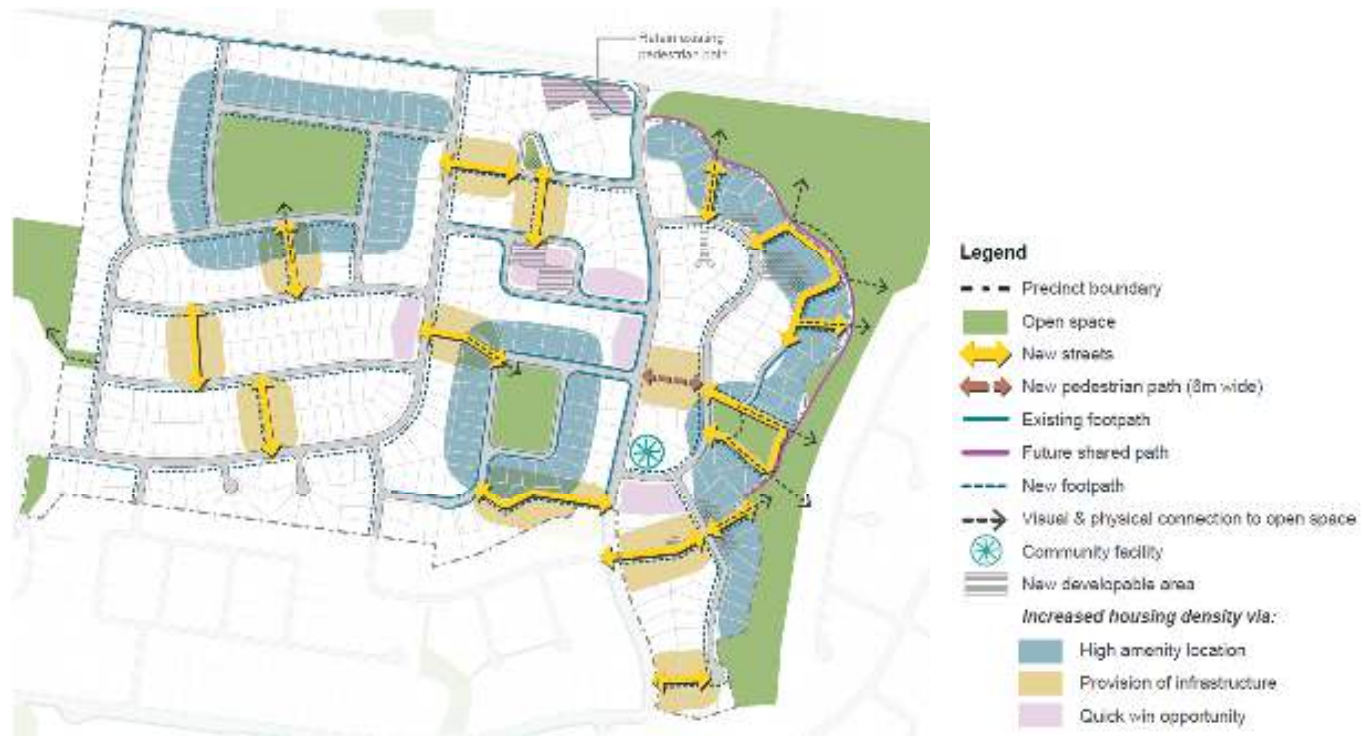


5. Focus density around areas with high amenity



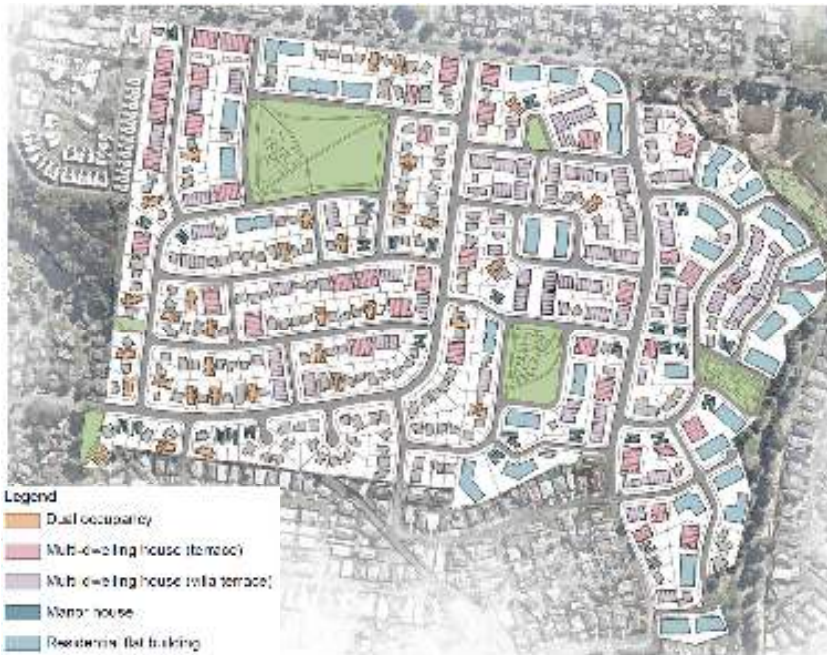
6. Optimise existing lot patterns to enable efficient developable blocks and housing typologies

# Outcomes



# Outcomes

The total number of dwellings is anticipated to increase by 1,201 dwellings



Dwelling mix	Existing	Future (long term)
1 and 2 bedrooms	78 (20%)	1,220 (81%)
3 to 5 bedrooms	319 (80%)	288 (19%)
Total	577	1,778

## Next steps

The package has now been finalised and circulated with the project partners

Activity	Lead	Commencement timeframe
<b>Subject to funding and commitment</b> Investigation to understanding works to support precinct growth (increasing sewer, water and road network capacity)	Council	<3 months
<b>Subject to funding and commitment</b> Amendments to planning controls to enable envisaged long-term development (rezoning, additional permitted uses)	Council	3-6 months
Identify opportunity sites for catalyst developments	SCH & HNSW	<3 months







# Public Exhibition Overview

## Draft Contributions Plan



[shoalhaven.nsw.gov.au](http://shoalhaven.nsw.gov.au) f @ y t

## Public Exhibition Overview

- Public exhibition of 30 days: 18 February to 20 March 2026.
- The exhibition package included:
  - Shoalhaven Contributions Plan 2026 (draft Plan).
  - Chapter G21: Car Parking and Traffic of the DCP.
  - Voluntary Planning Agreement Policy.
  - Works in Kind Agreement Policy.
  - An Explanatory Document.
  - A Factsheet identifying projects that have not been carried across.
  - Frequently Asked Questions.

## Public Exhibition Exposure

- Get Involved Page & Documents on Exhibition page.
- 2 x media releases.
- Direct notification letters to development industry/private certifiers, CCBs, directly affected landowners.
- Social media posts.
- Council newsletter.
- Note on 10.7 Planning Certificates.
- 2 x community drop-in sessions:
  - Ulladulla: 5 March.
  - Nowra: 6 March.

# Public Exhibition Engagement

- A total of 17 submissions received:
  - Development industry (2):
    - UDIA NSW.
    - Jervis Bay Town Planning.
  - Community groups (3):
    - Huskisson Chamber of Commerce and Tourism.
    - Huskisson Woollamia Community Voice.
    - Our Future Shoalhaven.
  - Individual community members/ landowners (11).
  - Internal; Strategic Planning (1).



## Summary of exhibition themes

### Administration:

- Indexation: Change type, need to index before 'go live', index WIKA values.
- Make policy on refunds explicit.
- Review: Make every 5 years, outline what review includes.
- Include WIKA condition wording like West Dapto Plan.
- Need clarity on contributions for dwelling/secondary dwellings and strata/community title subdivision.

### Opportunities:

- Index project costs/land by CPI value released end April '26.
- Consider alternative indexation opportunities through MVRN process.
- Include commentary on Contributions Plan website regarding scope of Plan reviews.
- Provide calculation examples for dwelling/secondary dwellings and strata/community title subdivision.

## Summary of exhibition themes

### Monetary contributions:

- Should show how contributions compare with other LGAs?
- Contributions should be higher.
- Developers need to contribute more.
- The plan should clearly articulate how contributions (7.11) for the subdivision and levy (7.12) for the resulting dwelling relate to different infrastructure demands to avoid perceptions of double dipping.

### Opportunities:

- Not use 7.12 funds towards works on the 7.11 schedule.

## Summary of exhibition themes

### Demand, nexus and apportionment:

- Consolidate catchments to more equally spread costs across City.
- Consider impact of tourism on infrastructure delivery, especially Short-Term Rental Accommodation (STRA).
- Ensure adequate projection of dual occupancy development and resulting infrastructure needs in URAs.
- Need to levy contributions for events.

### Opportunities:

- Continue to monitor NSW Government's work in the STRA space.

## Summary of exhibition themes

### Engagement:

- Need consultation with local communities to identify draft projects and priorities.
- Need consultation with Industry upon finalisation to set infrastructure priorities.

### Opportunities:

- Consult with Industry as part of first review of Plan to consider adjustments to priorities following passing of time.
- Community engagement in infrastructure related strategic plans.

### Other

- No financial impact statement exhibited.
- Berry mapping does not reflect bypass.
- Not enough project detail in works schedule.
- Prioritise strategic planning for stormwater infrastructure.

## Summary of exhibition themes

### Project specific:

- ATP1 (Active transport network program): Review crossing and path opportunities in Shoalhaven Heads, Cambewarra Village and Huskisson.
- RDS9 (Sydney/Bowen Street, Huskisson): Add Sydney/Owen roundabout to project scope.
- 12R3 (Carpenter Lane Service Lane, Huskisson): Review need and scope.
- CMP1 (Coastal Management Program): Add South Mollymook Coastal Protection works.



### Opportunities:

- Discuss at upcoming Councillor workshop.

## Summary of exhibition themes

### New project suggestions:

- Land acquisition relating to SCaRP at Bomaderry.
- Add Ulladulla/southern Shoalhaven projects.
- Huskisson residential laneway upgrades.
- Kerb & gutter, flood mitigation, sewerage – strategy and delivery.
- Public domain/crime prevention improvements (e.g., Nowra Town Centre).
- South Nowra Employment Lands sewer and stormwater.



### Opportunities:

- Discuss at upcoming Councillor workshop.

## Anticipated Next Steps

- End April/early May: Workshop with Councillors.
- 26 May: Report to Council for resolution to endorse finalisation of package.
- June: Finalise Plan, making required post exhibition adjustments.
- 1 July: Go live.