

Land Use Planning & Development Advisory Committee

Meeting Date: Tuesday, 09 June, 2026
Location: The Studio, Shoalhaven Entertainment Centre, Bridge Road, Nowra
Time: 5:30 PM

Please note: Council's Code of Meeting Practice permits the electronic recording and broadcast of the proceedings of meetings of the Council which are open to the public. Your attendance at this meeting is taken as consent to the possibility that your image and/or voice may be recorded and broadcast to the public.

Agenda

1. Meeting Conduct Statement
2. Acknowledgement of Country
3. Apologies
4. Confirmation of Minutes
 - Land Use Planning & Development Advisory Committee - 14 April 2026..... 1
5. Declaration of Interests
6. Presentations
 - LU26.3 Presentation - Future Planning for Berry - Jessica Saunders - Maker Consulting Services
Ms Jessica Saunders will present to the Land Use Planning & Development Advisory Committee in regard to future planning for Berry.
7. Reports
 - LU26.4 Update: New Land Use Planning Scheme 4
 - LU26.5 NSW - Statewide Community Participation Plan 10
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8. 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, 14 April 2026
Location: The Studio, Shoalhaven Entertainment Centre, Bridge Road, Nowra
Time: 5:30 PM

The following members were present:

Clr Luciano Casmiri - Chairperson
Clr Jemma Tribe
Clr Gillian Boyd
Clr Debbie Killian
Clr Selena Clancy

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

Apologies were received from Mayor Patricia White and Clr Peter Wilkins.

The meeting was adjourned due to a lack of quorum, the time being 5:36pm.

Quorum was achieved and the meeting recommenced, the time being 5:38pm.

Confirmation of the Audio-Visual Attendance

A request to attend this meeting via audio-visual link was received from Councillor Killian, Councillor Boyd, Councillor Tribe and Councillor Clancy. The Chief Executive Officer advised that the requests were in line with the provision outlined at Part 5 of the Code of Meeting Practice.

RESOLVED (Clr Killian / Clr Boyd)

That Councillor Killian, Councillor Boyd, Councillor Tribe and Councillor Clancy be granted permission to attend this meeting via audio-visual link.

FOR: Clr Casmiri, Clr Clancy, Clr Tribe, Clr Boyd and Clr Killian

AGAINST: Nil

CARRIED

Confirmation of the Minutes

RESOLVED (Clr Boyd / Clr Casmiri)

That the Minutes of the Land Use Planning & Development Advisory Committee held on Tuesday 18 November 2025 be confirmed.

FOR: Clr Casmiri, Clr Clancy, Clr Tribe, Clr Boyd and Clr Killian

AGAINST: Nil

CARRIED

Declaration of Interests

Nil

REPORTS

LU26.1 Nowra Precinct Renewal Strategy

**HPERM Ref:
D26/114750**

Staff presented to the Committee in relation to the Nowra Precinct Renewal Strategy. The presentation will be published on Council's website with these minutes.

Recommendation

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.

RECOMMENDATION (Clr Casmiri / Clr Boyd)

That Council as recommended by the Land Use Planning and Development Advisory Committee:

1. Accept this report and associated presentation for information.
2. Endorse the Nowra Precinct Renewal Strategy as an advocacy focus for future work with project partners, Homes NSW and Southern Cross Housing.
3. 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.

FOR: Clr Casmiri, Clr Clancy, Clr Tribe, Clr Boyd and Clr Killian

AGAINST: Nil

CARRIED

**LU26.2 Finalisation - Shoalhaven Development Contributions
Plan 2026****HPERM Ref:
D26/119897**

Staff presented to the Committee in relation to the Shoalhaven Development Contributions Plan 2026. The presentation will be published on Council's website with these minutes.

Recommendation

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

RECOMMENDATION (Clr Killian / Clr Boyd)

That Council as recommended by the Land Use Planning & Development Advisory Committee receive this report and associated presentation for information.

FOR: Clr Casmiri, Clr Clancy, Clr Tribe, Clr Boyd and Clr Killian

AGAINST: Nil

CARRIED

There being no further business, the meeting concluded, the time being 6:19pm.

Clr Luciano Casmiri
CHAIRPERSON

LU26.4 Update: New Land Use Planning Scheme

HPERM Ref: D26/218763

Department: Strategic Planning

Approver: Emma Struys, Director - City Development

Purpose:

To provide an update on the preparation of key parts of the new Land Use Planning Scheme.

Recommendation

That the Committee receive this report for information.

Community Strategic Plan:

- 2 Sustainable environments and liveable communities
 - 2.2 Liveable neighbourhoods and sustainable development
- 3 Resilient local economies and enabling infrastructure
 - 3.3 Housing for all

Delivery Program / Operational Plan:

- 2.2.1 Facilitate sustainable development that considers current and future needs of our community and environment
- 3.3.1 Develop and implement plans which will enable a variety of affordable and appropriately serviced housing options within the City

Background

Throughout 2022-23, Council confirmed a new land use planning scheme was required for Shoalhaven. Community and industry feedback on a range of land use planning matters, previous decisions, and proposed developments, along with a range of external drivers, generated the need for contemporary land use strategies and local planning documents (local environmental plan, development control plan, and development contributions plan).

External drivers notably include the NSW Government's May 2024 Housing Target requiring delivery of 4,900 additional new homes by 30 June 2029 and related Ministerial Statement of Expectations and associated monitoring of Council's performance in determining development applications. The NSW Government has also been delivering a large amount of planning reform in a short space of time, creating misalignments between State led and Council documents. It is also currently working to publish a new Illawarra-Shoalhaven Regional Plan.

In 2024, following the September elections, Council considered the work required to prepare the new Land Use Planning Scheme (New Scheme). In November 2025, Council reviewed and set the direction for the next stage of the new scheme after considering the status of current work, new priorities, and opportunities to consolidate a range of matters into the new scheme work (including planning for affordable housing and short-term rental accommodation).

Several parts of the New Scheme have been or are nearing completion. These include:

- Addition of Strategic Growth Principles to Council's Local Strategic Planning Statement to guide future land use planning decisions.
- Completing the Affordable Housing Strategy and a complementary Renewal Strategy for the Homes NSW owned land and properties in Nowra.
- Coordination of a range of work to prepare the evidence base and the planning and servicing of the Nowra Riverfront Precinct.
- Setting of new planning and development controls for Berry, including additional heritage items and places.
- Delivery of a contemporary City-wide Development Contributions Plan.

The current focus for the New Scheme is the preparation of a Local Housing Strategy, continuing the planning exercises for Nowra City Centre and Riverfront Precinct, and delivering new planning and development controls for the City (through the update and renewal of the Local Environmental Plan and Development Control Plan).

Local Housing Strategy

Shoalhaven's currently estimated population of 115,443 is forecast to grow to 139,972 by 2046. This population growth of approximately 24,500, along with a range of other drivers, generates the demand for at least 14,000 new dwellings over the same 20-year period. The Local Housing Strategy will investigate opportunities to meet the communities' housing needs and housing targets, help inform Council's and the NSW Government's infrastructure and service planning, and influence the setting of longer-term targets (10- and 20-years).

The Strategic Growth Principles and existing policy positions for rural and industrial land will guide the investigation of potential opportunities for new greenfield growth and increased infill development. Council's 2022-23 investigations of growth opportunities for Milton, Ulladulla, and surrounds will be revisited and updated as required and other previously identified areas will also be considered, such as the 2018 Worroving Heights Precinct Plan. The work will also examine land previously considered suitable for development but now constrained by changed environmental risks or policy positions. The development potential of such land and a legacy of planning decisions may be reduced, restricted, or modified to improve certainty for owners and the development industry.

The strategic planning for the future management of employment, rural (including rural-residential development) and environmental land will be undertaken in later stages of the new scheme.

Upcoming Milestones: *The initial stages of preparing the Strategy are planned to occur in July-August this year. It's proposed to:*

- *Exhibit a Local Housing Strategy Discussion Paper to provide communities and stakeholders the opportunity to provide feedback on growth scenarios and options, and*
- *Conduct a controlled landowner nomination process to allow landowners to identify their land for Council's consideration as it prepares the Local Housing Strategy.*

The drafting of the Local Housing Strategy will follow this consultation and will eventually be implemented through adjusted land use zones and planning controls in the City-wide local planning documents. To avoid the historically linear nature of land use planning activities, the work will include opportunities for owners and developers of sites and proposals considered to have strategic- and site-specific merit to commence the Planning Proposal (or rezoning process). This approach will also transfer the significant cost of preparing detailed technical studies to advance sites to proponents.

Nowra City Centre

In November 2025, the NSW Department of Planning, Housing, and Infrastructure published the *Nowra City Centre Strategic Roadmap* (implementing an action in the *Illawarra-Shoalhaven Regional Plan*). This document builds on a range of strategic planning work undertaken by Council and sets a vision, identifies actions, and guides government and agency collaboration. It sets two core tasks for Council to deliver:

1. **Identifying the right planning solution** such as adjusting planning and development controls, considering new building types and sizes, and adopting a flexible approach utilising a range of planning and rezoning pathways.
2. **Working across Government, industry, and community** to deliver Nowra's future, setting Council's role to advocate and drive the work on the City Centre.

In April 2026, Council's Executive Leadership Team workshopped opportunities and tasks to implement the strategic roadmap and activate the City Centre. Recommendations arising from that workshop include:

1. Completing a *Nowra Workforce and Accommodation Needs* study to confirm accommodation requirements of the workforce.
2. Monitoring the residential market to understand its size, behaviour, opportunities, and any government incentives.
3. Establishing a working group with representation from property, planning, and economic disciplines to provide a governance mechanism for required work.
4. Piloting a modular construction project to provide direct evidence on cost, quality, and timeframe and to serve as a demonstration project.
5. Developing a place brand strategy to be used in investment attraction, tourism marketing, and community engagement.
6. Explore a development facilitation role for Council to tackle the current perceptions deterring investment in the Centre.

Upcoming Milestones: *Investigation of options to implement the two core tasks identified in the strategic road map. A CBD Activation Group, chaired by Council's CEO, has been established to coordinate planning work and the implementation of the Executive Leadership Team's recommendations.*

Nowra Riverfront Precinct

This precinct will complement the growth, development and activation of the City Centre, connect it to the river, and leverage the significant investment in and around the Precinct by Homes NSW, Transport for NSW and NSW Health. The importance of the Precinct and its role is reflected in the number and significance of stakeholders and the volume of work currently occurring. The governance and collaboration framework for the Precinct is delivered by the Nowra Riverfront Advisory Taskforce. Members of the Taskforce include Local MPs, the Mayor, and representatives of multiple NSW Government Departments.

Current work includes:

- Setting of new planning and development controls to facilitate the development and activation of the Precinct and ensure it complements future development of the City Centre.
- Master planning of open space, transport, and public domain, and connections to the City Centre (being funded by Regional Precincts and Partnerships Program Funding).
- Infrastructure and servicing investigations to support anticipated development, including car parking, water, and sewer.

- Updated Flood Impact Risk Assessment to ensure future residents and workers are not exposed to undue risks associated with flooding.
- Examining ways to use Council's landholdings to stimulate development and contribute to desired outcomes within the Precinct.
- Homes NSW's progression of its proposal for a mixed social, affordable, and private homes development at Mandalay Avenue.

Upcoming Milestones: *The finalisation of the NSW Government led rezonings are anticipated in early June 2026. These will set a range of new planning controls for both public and private owned sites to facilitate the delivery of approximately 900 new homes. The next phase of work includes the preparation of a Precinct Development Control Plan (DCP) chapter and infrastructure contributions framework to guide future development and facilitate the delivery of essential infrastructure. These tasks are currently being scoped, potentially for external briefs. Further updates will be provided at future Committee meetings.*

A Principal Design Consultant was recently appointed lead the open space design for the Precinct, following the exhibition of the Open Space Masterplan in February and March 2026.

Council's Flood Engineering Consultant is due to deliver a range of flood risk related information in July/August 2026. This includes a contemporary Flood Risk Impact Assessment, recommended development controls for managing flood risk, and flood modelling.

Local Environmental Plan

The work to deliver an updated City-wide Local Environmental Plan includes a comprehensive review and adjustment of current planning controls to ensure they respond to today's planning challenges. The work aims to align the Plan with other strategic documents, resolve outstanding anomalies, ensure the plan remains accurate, and delivers positive planning outcomes for the community. Significant areas of work are required to the controls for lot averaging, prime crop and pasture land, hazard management, and heritage conservation. Several mapping amendments are also required.

In the shorter-term, work is required to resolve more pressing issues to simplify controls and support acceleration of the determination of applications. Priority work is underway to streamline the application process and remove impediments to efficient housing delivery. This will simplify the construction and subdivision of certain residential development, including dual occupancies. Other accelerated changes include adjustments to match subdivision approvals, refine environmental heritage items and places, and a range of mapping corrections.

Upcoming Milestones: *In May 2026, Council adopted the first in a series of Planning Proposals to adjust the City-wide Plan relating to dual occupancies. This will be exhibited in coming months and is forecast for completion by February 2027. The remainder of the adjustments are currently being programmed for completion by mid-2027 and will be reported to Council this year for endorsement and adoption as they progress through the NSW Government's Gateway Process (for amending local environmental plans). The publication of new planning controls to identify and manage heritage items and places in Berry is anticipated in coming weeks.*

Development Control Plan

Work has commenced on preparing a new plan. The current plan has been in place since 2014 and although there have been minor reviews of the document since then, there are significant components that remain unchanged. Early work will produce a more efficient plan structure to respond to emerging development pressures, reduce duplication, and remove outdated content. As the project progresses, it will focus on master planning work for certain towns and villages across the Shoalhaven.

Upcoming Milestones: *The project planning for the new DCP is nearing finalisation and further detail about the proposed approach will be provided at a future Committee meeting. An interim amendment to the DCP to implement Council's 26 May 2026 resolution to introduce adjusted development controls for medium density residential development will be reported to Council in July/August.*

Development Contributions Plan

A new City-wide Local Infrastructure Contributions Plan will commence on 1 July 2026. This Plan sets a contemporary framework to ensure new development pays an appropriate contribution towards infrastructure to support that development, rather than relying wholly on Council's general funds.

Upcoming Milestones: *Remaining work focusses on implementation of the plan and its ongoing management and administration.*

Risk Implications

Risks to the delivery of the new land use planning scheme include:

- The NSW Government's ongoing reform of the land use planning system which is likely to introduce new policies for Council to implement or change approaches for the preparation of local planning documents. Council may also be required to review and provide feedback on proposed reforms.
- The NSW Government's publication of a new *Illawarra-Shoalhaven Regional Plan* which is likely to set Council actions to implement, potentially including the need to prepare a new Local Strategic Planning Statement. Council may also be required to review and provide feedback on a draft Plan.
- New work or project priorities set by the elected Council.

Internal Consultations

This Committee will play a key role in working with staff and help guide the delivery of the new land use planning scheme. A range of internal working groups have been or will be established to collaborate on the preparation of components of the new scheme, including:

- Nowra City Centre: The CBD Activation Group, chaired by the CEO, brings together a range of teams in the City Services Directorate, including Building and Property Services, Civil Infrastructure, and Community Infrastructure. In an April 2026 workshop facilitated by Astrolabe, Council's Executive Team, considered and recommended the future direction of work for the City Centre.
- Nowra Riverfront: A range of teams in the City Services Directorate, including Building and Property Services, Project Delivery, Civil Infrastructure, and Community Infrastructure.
- Development Control Plan: Development Services, as the main users of the future plan through the consideration and determination of applications for Council's development consent.
- Development Contributions Plan: The Development Contributions Advisory Group, an internal governance group consisting of the CEO, Directors and key department managers, provides advice on the implementation of this plan.

External Consultations

Staff contributed to the NSW Department of Planning, Housing, and Infrastructure's preparation of the *Nowra City Centre Strategic* Roadmap published in November 2025.

The Nowra Riverfront Advisory Taskforce, a consultative forum managed by the NSW Department of Regional NSW and Department of Planning, Housing and Infrastructure, provides a Governance and collaboration framework for work on the Nowra Riverfront Precinct.

A range of stakeholders, including peak representative bodies, the development industry, and NSW Government organisations will be consulted during the preparation of the new land use planning scheme. Key consultation activities include opportunities to provide early feedback on the Local Housing Strategy Discussion Paper and Landowner Nomination Process, and the exhibition requirements of plan making processes.

Community Consultations

The community and other stakeholders will be consulted during the preparation of the new land use planning scheme. Key consultation activities include opportunities to provide early feedback on the Local Housing Strategy Discussion Paper and Landowner Nomination Process, and the exhibition requirements of plan making processes.

Policy and Statutory Implications

A contemporary land use planning scheme is critical to respond to change, challenges and community expectations to respond to current and emerging land use planning challenges and a legacy of previous planning decisions. The work provides a significant opportunity to consider and respond to the NSW Government's continued land use planning policy changes. The new Scheme is also essential to inform collaboration and advocacy activities with NSW Government Agencies, including the current review and update of the *Illawarra-Shoalhaven Regional Plan*. The proposed work on the new land use planning scheme is consistent with *Shoalhaven 2040*, Council's adopted Local Strategic Planning Statement, and the Community Strategic Plan.

Financial Implications

Various technical studies are likely to be required to inform the new land use planning scheme, including the preparation of the citywide strategy work and continued work on the new local infrastructure contributions plan. For example, mapping of environmental constraints, infrastructure and servicing studies, analysis of scenic values, infrastructure needs analysis, and the design and costing of infrastructure items. These are proposed to be managed within Strategic Planning's budget for 2026/2027.

Council's application to Round 4 of the NSW Government's Regional Housing Strategic Planning Fund for funds (\$250,000) to help prepare the new scheme was unsuccessful.

LU26.5 NSW - Statewide Community Participation Plan

HPERM Ref: D26/235206

Department: Development Services

Approver: Emma Struys, Director - City Development

Attachments:

1. Statewide Community Participation Plan - Staff submission (under separate cover) [⇨](#)
2. Discussion Paper - Draft Statewide Community Participation Plan (under separate cover) [⇨](#)
3. Draft Statewide Community Participation Plan (under separate cover) [⇨](#)

Purpose:

To submit to the Committee Council's response to the draft Statewide Community Participation Plan.

Recommendation

That the Committee acknowledge receipt of Council's response to the draft Statewide Community Participation Plan.

Community Strategic Plan:

- 4 Transparent leadership with good governance
 - 4.3 Effective collaboration and engagement

Delivery Program / Operational Plan:

- 4.3.2 Provide opportunities for the community to have genuine engagement on Council planning and decision making

Background

The Department of Planning, Housing and Infrastructure (DPHI) is proposing changes to the community participation process as part of landmark planning reforms to make the planning system faster, fairer and more outcomes focused. The state released a Discussion Paper (**Attachment 2**) as well as the draft Community Participation Plan (**Attachment 3**) and sought feedback through a broad public exhibition process. Staff have reviewed and made a submission (**Attachment 1**) in relation to our processes and current community expectations around planning matters. Councillors were provided an opportunity to comment on the draft submission, with no responses received.

All submissions closed **3 June 2026**.

DPHI propose to replace the Community Participation Plans with a single statewide plan, ensuring consultation requirements are clear and consistent and everyone has an equal opportunity to shape the communities where they live and work.

Importantly, the proposed approach does not limit councils from implementing tailored engagement strategies within their communities where they may be required. The approach

is to set a baseline of consultation requirements on planning matters that must be met and gives everyone in the state an equal say, no matter where they live.

Some of the key changes proposed include:

- Extending minimum consultation timeframes on state-level strategic planning initiatives like Region Plans and the State Plan from 45 days to 60 days.
- Standardising the process for notification of Complying Development and giving neighbours 7 days' notice before any works begin.
- Standardising and reducing the number of local development application types that need to be exhibited by councils to those with the highest impact.

The Discussion Paper and associated information is available online – [Here](#)

The draft submission prepared by Council Staff, in summary:

Shoalhaven City Council (SCC) supports the goal of a streamlined, statewide Community Participation Plan and greater engagement at the plan-making stage. However, it is concerned the draft shifts too much engagement away from development assessment, which could leave communities feeling excluded and reduce trust in the planning system—particularly as many people do not engage with or fully understand strategic planning processes.

The submission emphasises the need to balance consistency with local flexibility. Council argues the SWCPP should allow councils to retain local consultation practices (including with Aboriginal stakeholders), tailor notification requirements, and reflect community expectations, rather than overriding recently developed local plans.

It also raises concerns about exempting many developments from notification and recommends clearer triggers (such as numerical thresholds) and mandatory consultation for developments in sensitive or hazardous areas. Overall, SCC calls for refinements to ensure the framework improves efficiency while maintaining meaningful local community involvement.

Risk Implications

There are no risk implications from the recommendation.

Internal Consultations

Development Services engaged with Media and Communications and Council's Aboriginal Communities Partner.

External Consultations

There were no external consultations undertaken.

Community Consultations

There were no community consultations undertaken. It is noted that the community had the opportunity to comment on the Plan.

Policy and Statutory Implications

Staff will inform the committee when the Statewide Community Participation Plan is finalised.

Financial Implications

There are no financial implications from the recommendation.

LU26.5

LU26.6 Shoalhaven Development Industry Reference Group

HPERM Ref: D26/235654

Department: Development Services

Approver: Emma Struys, Director - City Development

Attachments: 1. Council Presentation (under separate cover) [⇒](#)
2. Minutes - 29 April 2026 (under separate cover) [⇒](#)

Purpose:

To submit to the Committee a report on the outcomes of the 26 April 2026 meeting of the Shoalhaven Development Industry Reference Group.

Recommendation

That the Committee acknowledge receipt of the presentation and minutes of the Shoalhaven Development Industry Reference Group on 29 April 2026

Community Strategic Plan:

- 4 Transparent leadership with good governance
 - 4.3 Effective collaboration and engagement

Delivery Program / Operational Plan:

- 4.3.2 Provide opportunities for the community to have genuine engagement on Council planning and decision making

Background

The Shoalhaven Development Industry Reference Group (SDIRG) meeting was held on 29 April 2026. The meeting focused on strengthening collaboration between Council and the development industry, alongside progressing key planning and development reforms. Discussions centred on Council's strategic priorities, including the review of the Local Environmental Plan, improvements to development assessment processes, the Development Contributions Planning, and delivery of critical infrastructure to support growth.

Key themes included the transition to more efficient, risk-based assessment practices to support housing delivery, upgrades to development application systems, and ongoing challenges with infrastructure capacity, funding, and servicing. Industry representatives highlighted the need for more consistent and coordinated assessment processes, particularly in relation to internal referrals.

The meeting also provided updates on major strategic planning work, including a new land use planning scheme, contributions reform, and engineering specification reviews, all of which will influence development outcomes over the coming years.

Risk Implications

There are no risk implications from the recommendation.

Internal Consultations

Engagement comprised various teams within the City Development and Shoalhaven Water Directorates.

External Consultations

The Group provides Council with a formal platform to more broadly inform industry of changes, shifts, trends and impacts being (or likely to be) experienced in planning and development.

Community Consultations

The SDIRG provides a structured forum for two-way engagement between Council and the development industry, supporting informed decision-making on growth and development matters. While advisory and non-binding, it contributes industry insight to complement broader community consultation by informing policies and processes that shape development outcomes in line with Council's strategic priorities.

Policy and Statutory Implications

There are no policy and statutory implications from the recommendation.

Financial Implications

There are no financial implications from the recommendation.