



Planning &
Environment

2017

Illawarra- Shoalhaven

Regional Plan

Monitoring Report

ILLAWARRA-SHOALHAVEN REGIONAL PLAN: ANNUAL MONITORING REPORT 2017
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Foreword



The NSW Government has a sustained focus on regional NSW.

We have recently rolled out a series of strategic regional plans across the State, making it the first time that the entire state is covered by strategic land use plans. These plans provide the framework, vision and direction for strategic planning and land use across the State, planning for the regions' future need for housing, jobs, infrastructure and a healthy environment.

The Illawarra-Shoalhaven Regional Plan was released November 2015 and at the same time, a commitment was made to release Monitoring Reports to provide detailed reporting against priority outcomes, in particular housing, jobs, infrastructure and a healthy environment.

This is the first Monitoring Report which details the progress made in implementing the Illawarra-Shoalhaven Regional Plan during 2016 and 2017.

The Illawarra-Shoalhaven is a fast growing region, home to leading tertiary education providers, an international port, vibrant centres and a diverse natural environment.

Key highlights from the first 2 years of this plan in action include; progress with the Metro Wollongong initiatives, a significant increase in greenfield lots now serviced with trunk infrastructure at the West Dapto release area, identification of surplus industrial landholdings around the Port at Port Kembla that can generate employment to support a resilient economy, and managing water quality and waterway health through the development of a risk-based decision making framework.

Implementing our regional plans is an important focus for the NSW Government and I am looking forward to reporting our continued achievements in the delivery of all the regional plans across the State in future annual monitoring reports. Engaging our regional partners to implement the regional plan initiatives presents exciting opportunities for collaboration and innovation.

Looking ahead, it is a great time for regional NSW as we focus on growing regional economies and communities, and invest in catalyst projects to deliver our shared vision from each regional plan.

I am very pleased to release the first Monitoring Report for the Illawarra-Shoalhaven Regional Plan.

Anthony Roberts MP

Minister for Planning
Minister for Housing
Special Minister of State



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Key Achievements

Surplus industrial lands identified



290 ha
Port Kembla

Sydney Water investment



\$20.8m 

unlocks **2,500** new dwellings West Dapto

University of **Wollongong**



Master Plan released

Metro Wollongong Collaboration



Initiatives
Progressing

Urban Development Program



Now includes
Shoalhaven

**Delivery, Co-ordination and
Monitoring Committee**



Illawarra-Shoalhaven

Riparian corridor management controls



strategic assessment
phase complete

**Storm water management
(Lake Illawarra)**



Shellharbour City Council



Airport Strategic
Business Plan

“Risk-based decision-making”
framework developed



Introduction

The NSW Government is renewing its focus on growing regional economies and communities and will deliver catalyst projects to achieve these outcomes.

The NSW Government released the Illawarra-Shoalhaven Regional Plan in November 2015, the first of 9 regional plans. With the release of the Far West and New England North West regional plans in August 2017, all regions of NSW are now covered by a strategic plan for the first time.

The regional plans provide vision and direction for land use planning priorities and decisions across the State, addressing future needs for housing, jobs, infrastructure and a healthy environment.

Specific actions in the regional plans were identified as priority actions to be implemented over the next two years. These priority actions have been reviewed by relevant stakeholders to respond to the changing needs of communities and are outlined in 'Our agenda for the Illawarra-Shoalhaven' section of the report.

This report provides an overview of work undertaken by Government and stakeholders to deliver on the regional plans so far, as well as setting out priorities and scheduled work for the next 12 months to continue delivering on the goals for the region.

The Monitoring Report is a whole of government document reflecting the efforts of all stakeholders to deliver on the priority actions.

Governance

Delivery, Coordination and Monitoring Committees have been established to bring together agencies and organisations responsible for delivering the majority of proposed outcomes under the regional plans. Since the release of the regional plan, the Illawarra-Shoalhaven Committee has met regularly, establishing terms of reference and collaboratively identifying priorities for implementation. The Department of Planning and Environment worked in collaboration with the Illawarra-Shoalhaven Committee to prepare this report.

The Delivery, Coordination and Monitoring Committee is operations focused. Membership includes delegates from Department of Planning and Environment (Joint Chair), Illawarra Joint Organisation (Joint Chair), Department of Premier and Cabinet, NSW Health, Department of Industry, Department of Education, Transport for NSW, Wollongong City Council, Shellharbour City Council, Kiama Municipal and Shoalhaven City Council. The Committee is also supported by outcome specific groups that bring together appropriate representatives from government, industry and community to provide advice on particular issues or projects.

Figure 1: Illawarra-Shoalhaven Regional Plan Strategy Map



- | | | | |
|---|-------------------------------------|---|---------------------------------|
|  | Metro Wollongong |  | Commercial Port |
|  | Major Regional Centre |  | Military Facility |
|  | Major Urban Centre |  | Harbour |
|  | Regional Centre |  | Airports |
|  | Urban Centre |  | Marine Park |
|  | Regionally Significant Release Area |  | Sydney Drinking Water Catchment |
|  | Maldon - Dombarton Rail Corridor |  | State Forest |
|  | Heavy Rail Network |  | National Park |
|  | Motorway |  | Waterway |

Illawarra-Shoalhaven Regional Plan

The Illawarra-Shoalhaven Regional Plan is the NSW Government's overarching strategy to guide land use planning decisions for the Illawarra-Shoalhaven area, consisting of four local government areas (Wollongong, Shellharbour, Kiama and Shoalhaven), extending from Helensburgh in the north, to North Durras in the south.

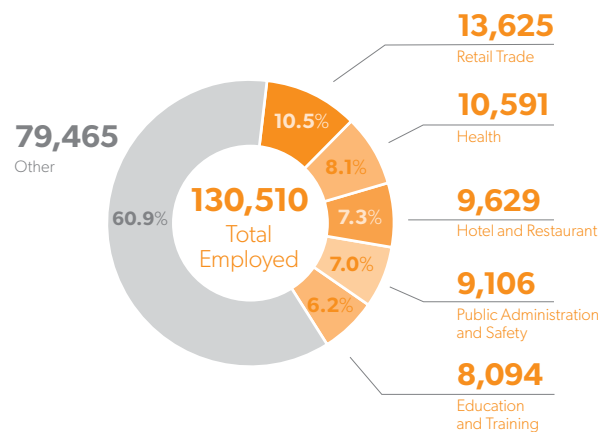
The vision for the Illawarra-Shoalhaven is for a sustainable future and a resilient community, capable of adapting to change in economic, social and environmental circumstances. To achieve this vision the Illawarra-Shoalhaven Regional Plan is structured around five goals:

- **Goal 1:** A prosperous Illawarra-Shoalhaven;
- **Goal 2:** A variety of housing choice, with homes that meet needs and lifestyles;
- **Goal 3:** A region with communities that are strong, healthy and well connected;
- **Goal 4:** A region that makes appropriate use of agricultural and resource lands; and
- **Goal 5:** A region that protects and enhances the natural environment.

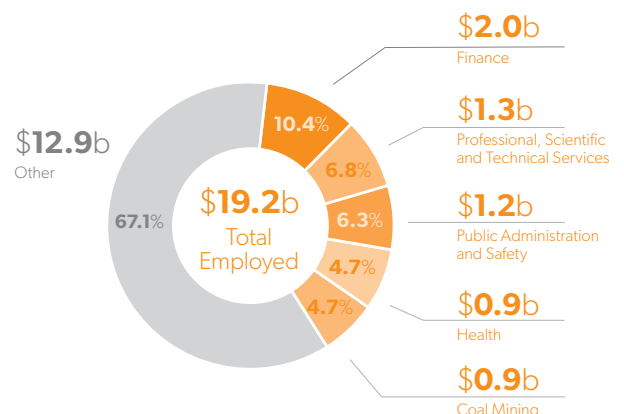
The Illawarra-Shoalhaven Delivery Co-ordination and Monitoring Committee is jointly chaired by the Department of Planning and Environment and the Illawarra Joint Organisation. It is supported by groups with their own areas of responsibility for delivering the Regional Plan;

- Environment and Resources Group;
- Metro Wollongong Coordination Group; and
- Illawarra-Shoalhaven Urban Development Program Committee.

Top Five Industries by Employment
2016



Top Five Industries by Economic Contribution
2016



Our agenda for the **Illawarra-** **Shoalhaven**



The following activities will be progressed over the next 12 months:

A prosperous Illawarra-Shoalhaven

- Continue co-ordinating Metro Wollongong initiatives to grow the national competitiveness of Metro Wollongong and support the co-ordinated growth of the city.
- Finalise the Nowra Gateway Precinct to renew and revitalise the Nowra Centre and plan for expanded health related uses.
- Complete Phase 2 and commence Phase 3 of the investigation into better utilising identified surplus industrial landholdings at Port Kembla;
- Implement the Illawarra Regional Airport Strategic Business Plan.
- Develop a strategy to encourage marine-based tourism in Illawarra-Shoalhaven and along the South Coast, building on investment at the Waterfront, Shellcove and the Port of Eden Breakwater Wharf extension.
- Implement Wollongong Council's A City for People: Public Spaces Public Life, that includes city centre planning, access and movement city centre design, the railway precinct, and integrated foreshore planning.
- Implement the Wollongong University Campus Master Plan 2016-2036.
- Continue planning for the M1 Princes Motorway Interchange at the base of Mount Ousley.
- Progress the Thirroul to Unanderra Corridor Strategy.

Providing housing choices

- Finalise biodiversity certification for West Dapto to provide certainty about areas available for new housing development.
- Coordinate infrastructure delivery in the Nowra-Bomaderry and West Lake Illawarra new housing release areas.
- Provide detailed guidance to stakeholders on infrastructure coordination by providing information and mapping of housing in the Illawarra-Shoalhaven Urban Development Program.
- Refresh housing potential calculations using the Urban Feasibility Model as required.

Build strong, healthy and connected communities

- Support Council-led precinct planning for growing and changing centres by improving coordination between agencies and the private sector.
- Address heritage conservation issues in the West Lake Illawarra and Nowra-Bomaderry new release areas through Wollongong and Shoalhaven Council's planning proposals.

Protect and enhance the natural environment

- Improve the functioning and resilience of biodiversity corridors in strategic planning to improve biodiversity values, improve landscape connectivity, and enhance habitat for threatened species within corridors managing by private and government stakeholders.
- Create a consistent approach to protect important riparian areas in planning and development controls.
- Prepare a Coastal Zone Management Plan for Lake Illawarra. This will be in addition to the estuary management plans already in place for a number of estuaries and creeks in Wollongong and Shellharbour.
- Update Shoalhaven City Council's draft Coastal Zone Management Plan to take into account recent changes to the coast hazard assessment.
- Implement a risk-based decision making framework into water cycle management and planning controls for the West Lake Illawarra area. Over time the framework will also be used to model and manage water cycle outcomes for other sensitive lakes and estuaries where development is proposed.

Highlights

of a prosperous Illawarra-Shoalhaven



Metro Wollongong

After \$1b investment over the past four years, Metro Wollongong will continue its economic transformation with a further \$300 million investment in the pipeline.

Growing the national competitiveness of Metro Wollongong is a key direction of the Regional Plan. This direction includes a package of individual actions that collectively support the coordinated growth of the city.

The Government is working with Wollongong Council and key stakeholders through the Metro Wollongong Coordination Group, which has been established to build upon individual initiatives and introduce a consistent approach to the consideration of new proposals (Action 1.1.6).

The Urban Feasibility Model was refreshed for the Wollongong Centre through 2016. This Model estimates the potential for new homes to be built under various planning controls under current market conditions.

The Model reviewed key sites, including West Crown Street and Flinders Street, to facilitate implementation of Council's A City for People: Public Spaces Public Life (Actions 1.1.1 and 1.1.2).

2011-2016 Including

\$200m

GPT Group Shopping Complex

\$136m

Public Hospital Expansion

\$120m

Private Hospital

\$20m

Crown Street Mall
Redevelopment

2017 Forward

\$300m

University of Wollongong
capital expenditure plans

- The University of Wollongong released its Wollongong Campus Master Plan 2016-2036 to guide the development of the main campus over the next 20 years. It also considers potentially aligned projects and partnerships in surrounding neighbourhoods and in Wollongong more broadly (Action 1.1.5).ⁱ
 - The iAccelerate Centre opened in July 2016, following a \$16.5 million investment from the Restart Illawarra Infrastructure Fund, a NSW Government funded program linked to the Port Kembla lease arrangement. With space for 280 entrepreneurs, the iAccelerate Centre is a place for university graduates and residents to turn great ideas into businesses. To date, the iAccelerate has supported 65 start-up companies, creating 143 jobs with six companies expanding internationally (Direction 1.1).ⁱⁱ
 - Shoalhaven City Council adopted detailed CBD Urban Design Development Controls into both the Shoalhaven Local Environmental Plan 2014 and Shoalhaven Development Control Plan 2014. This will contribute to the renewal and revitalisation of the Nowra Centre (Action 1.3.1).
 - Shellharbour City Council released the Illawarra Regional Airport Strategic Business Plan, which includes 27 strategies to grow and manage the function of the airport. Short term implementation priorities for Council include the development of a revised Master Plan, review of zonings around the airport and encouraging business opportunities (Action 1.3.4).
 - The Department developed a multi-phased approach to the investigation of opportunities to better utilise surplus industrial landholdings at Port Kembla. Phase 1 of the investigation is complete with BlueScope's analysis of surplus sites identifying planning or servicing challenges to be addressed before long term alternative uses can be considered. Phase 2 is underway and involves a series of stakeholder consultation workshops to identify constraints around four themes of biodiversity/flooding, contamination/licensing, economic drivers/servicing and access.
- As an interim outcome, a planning proposal to consider allowing a greater range of uses, such as community facilities, storage, and office buildings, for certain vacant sites and disused buildings commenced with the issuing of a Gateway determination to amend the *State Environmental Planning Policy (Three Ports) 2013* (Action 1.4.1).
- Wollongong City Council's A City for People: Public Spaces Public Life was released to guide the development of the city as a dynamic and vibrant regional centre. Other initiatives undertaken by Council to facilitate development of individual precincts or the improved connection between precincts include:
 - Wollongong Bike Plan 2014-2018;
 - Keiraville/Gwynneville Access and Movement Strategy;
 - City Centre Access and Movement Strategy;
 - Beaton Park Precinct Review; and
 - South Wollongong Precinct Study.
 - The Marine Tourism Based Strategy has been scoped and work will commence on the development of this Strategy by the end of 2017. The Department of Premier and Cabinet has taken the lead on the development of this Strategy and it now encompasses both the Illawarra-Shoalhaven and South East and Tablelands Regional Plan areas. The Strategy will provide a blueprint for how the three levels of Government and the tourism sector can work together to market and develop marine based tourism opportunities across southern NSW whilst building upon significant investment at the Waterfront, Shell Cove and the Port of Eden Breakwater Wharf extension.
 - Arrangements have commenced to expand the Employment Lands Development Program to include the monitoring of take-up and availability of industrial land in the Illawarra-Shoalhaven, with reporting anticipated to commence in 2017-18.

Highlights

of providing housing in the Illawarra-Shoalhaven

- Sydney Water has delivered a number of infrastructure items for West Dapto with a total investment of \$20.87 million (planning, design and construction) including:

- Trunk water distribution main, and upsizing of existing mains at Shone Avenue;
- West Dapto Road Trunk wastewater main;
- Darkes Road trunk sewer main;
- West Dapto Road and Sheaffes Road water lead-in mains; and
- Wastewater lead-in main from West Dapto Road to Smiths Lane, Wongawilli.

- This investment has significantly progressed planning and delivery of new housing in West Dapto. An additional 2,496 lots are now zoned and service ready for development due to the efforts of Sydney Water (Action 2.3.1).

- Construction has commenced on the second stage of Shoalhaven City Council's Reclaimed Water Management Scheme. The Scheme will see significant and much needed upgrades of the Nowra and Bomaderry Wastewater Treatment Plants, increasing treatment capacity to support housing delivery in the Nowra-Bomaderry Urban Release Areas. The Scheme is expected to be completed in 2018 (Action 2.3.1).

2,482
2016-17

Total Dwelling Supply



Upward trend since **2009-10**

813
2016-17

Greenfield Dwellings



Five year consecutive increase **2011-17**

2,477
2016-17

Building Approvals



Maintaining 10 year high numbers

- Wollongong City Council and the Office of Environment and Heritage have prepared a conservation strategy to support the biodiversity certification application for West Dapto (Action 2.4.1). The biodiversity certification process integrates conservation with development outcomes at the strategic planning phase, making it simpler and easier to deliver new homes.
- The Illawarra-Shoalhaven Urban Development Program (UDP) was expanded to include the Shoalhaven Local Government Area. The UDP now monitors and tracks land and housing supply and will assist servicing agencies plan and deliver infrastructure in a timely manner for all release areas across the whole region (Action 2.5.1).

Endeavour Energy Grid Scale Battery Energy Storage System

Endeavour Energy is investigating an innovative method to provide power/energy capacity for the first stages of new housing release areas. This has traditionally been addressed by mobile zone substations or full sub station builds. A new grid scale Battery Energy Storage System (BESS) will potentially allow modular and rapid deployment of network capacity increases to defer network investment.

A containerised BESS is being considered for installation on a site reserved for a new zone substation at West Dapto to connect into the existing 11kV network. A team of engineers are currently developing a pilot solution for deployment in 2018.

The proposed battery would charge during low load times and discharge during high load times, such as afternoons and evenings. The team is also investigating the potential for the battery to regulate voltage and run a small area in island mode when required.

If successful, the proposal will benefit customers by helping to keep costs down while providing reliable power supply sooner.

Highlights

of strong, healthy and connected communities in the Illawarra-Shoalhaven

- Wollongong Council is implementing the Corrimal Town Centre Plan and Dapto Town Centre Plan, and is preparing the Port Kembla Plan and South Wollongong Study to offer high quality lifestyles and facilitate these centres to be environmentally sustainable, socially inclusive, easy to get to, healthy and safe (Action 3.3.2).
- Shellharbour City Council has incorporated the recommendations of the Aboriginal Cultural Heritage Management Development Assessment Toolkit into its Development Control Plan. Council collaborated with Kiama Municipal Council and Wollongong City Council to produce the Toolkit. The implementation of the toolkit ensures that Aboriginal Cultural Heritage values are better recognised and more comprehensively addressed in the development assessment processes, and consequently afforded greater protection of these important sites and values. (Action 3.4.1).

Port Kembla Community Investment Fund

The NSW Government has established the Port Kembla Community Investment Fund as an ongoing program. It funds projects that activate, enhance and build community amenity in the suburb of Port Kembla, as defined by the areas within the 2505 postcode boundaries.

The investment fund will receive an annual allocation of \$1 million from the NSW Government linked to the Port Kembla lease arrangement. Applications are invited for environmental, public infrastructure and precinct activation project funding of at least \$10,000 up to a maximum of \$500,000.

Some of the successful first projects under the Fund include the Port Kembla Town Centre Façade Program and a new Indigenous Cultural Trail linking Heritage Park, Hill 60 and Commaditchie Lagoon (Action 3.3.2).



Highlights

of protecting agricultural and resource lands in the Illawarra-Shoalhaven

- As an initial step in planning for agricultural lands, the Department of Primary Industries has prepared a guideline on identifying important agricultural land in NSW. The document will be used by organisations and governments to identify and map important agricultural land, which will inform planning decisions, local environmental plans and infrastructure investment (Action 4.1.1).
- The Illawarra-Shoalhaven Urban Development Program is the key tool to manage the sequential release of new residential land to allow continuation of working extractive activities across the region. For example, the Program recognises that the Spring Creek release area will not generate residential lots until extraction of hard rock at Bombo Quarry ceases.
- A portion of the West Dapto release areas is adjacent to the Wongawilli Colliery which is currently in operation. Future residential development of adjacent lands are being appropriately sequenced to ensure current colliery operations are not affected (Action 4.2.1).
- Approximately 20 percent of the region is located within the Sydney Drinking Water Catchment area. Protecting water quality and quantity in the catchment is essential for the health and security of communities. Metropolitan Water Directorate has released a revised Metropolitan Water Plan to ensure there is enough water in times of drought and for the long term growth of the Sydney and part of the Illawarra-Shoalhaven region (Wollongong, Shellharbour and Kiama LGAs) (Direction 4.3).
- The 2016 Audit of the Sydney Drinking Water Catchment has recently been completed for the Minister of Energy and Utilities. Audits are conducted every three years and consider a number of catchment health indicators including water quality, water availability, biodiversity and habitats and landuse and human settlements. Some of the best water quality in the region includes water in Lake Avon, Lake Cordeaux and Lake Woronora. A range of agencies are identified in the audit as having responsibility for implementing its recommendations (Direction 4.3).



Highlights

of protecting and enhancing the Illawarra-Shoalhaven's natural environment

- 'High environmental value' lands were mapped and included in the Illawarra-Shoalhaven Regional Plan. This is an important step to ensure all councils apply the mapping criteria for lands of high environmental value consistently. Ultimately, areas of high environmental value will be identified through rezoning processes and new development proposals to avoid, minimise and mitigate the impact of development on significant environmental assets (Action 5.1.1).
- There needs to be a consistent approach to the protection of riparian areas in planning and development controls. The first phase of a strategic assessment to understand how each council identifies and protects riparian areas in their local environmental plans has been completed. The outcomes of this review will guide discussions with councils with the aim to identify opportunities to create a greater consistency in the application of riparian management controls across the region (Action 5.1.4).
- Kiama Municipal Council adopted Coastal Zone Management Plans for Crooked River and Minnamurra River to address risks from coastal hazards such as coastal erosion, sea level rise impacts and threats to estuary health (Action 5.2.1).
- The Office of Environment and Heritage, in consultation with EPA, has developed a risk-based decision-making framework for managing storm water, which is being applied to Lake Illawarra. Outcomes include storm water load reduction targets and feasibility assessment of options to inform management decisions. The framework is an outcomes-based approach which considers how the waterway functions and community objectives (uses and values) for the Lake, then allocates resources for management according to the level of risk (Actions 5.4.2 and 5.4.3).

Coastal Management

The Department of Planning and Environment, together with the Office of Environment and Heritage, is developing a new coastal management framework (Action 5.2.1).

The Office of Environment and Heritage is currently finalising the Coastal Management Manual and a toolkit of technical resources and advice for coastal managers.

The Coastal Management SEPP will integrate and improve current coastal-related SEPPs and ensure that future coastal development is appropriate and sensitive to our coastal environment, and that we maintain public access to beaches and foreshore areas. Once published, the Coastal Management SEPP will be the single land use planning policy for coastal development and will bring together and modernise provisions from SEPP 14 (Coastal Wetlands), SEPP 26 (Littoral Rainforests) and SEPP 71 (Coastal Protection).



Culburra Beach, Callala Bay and Currarong

The Regional Plan describes sensitive urban lands at Culburra Beach, within the catchment of Lake Wollumboola, as an ecological jewel that must be protected.

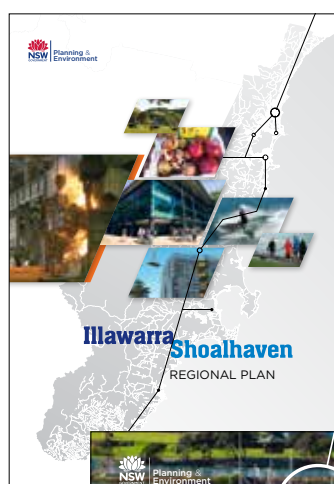
The Department of Planning and Environment issued a Gateway determination for Shoalhaven City Council's Planning Proposal to rezone lands at Culburra Beach, Callala Bay and Currarong, subject to suitable studies and infrastructure provision. The Department requires the catchment of Lake Wollumboola to be zoned for environmental protection. A biodiversity offset strategy and water quality study are being prepared to determine the catchment boundary and other environment protection areas. At the completion of the studies and following the preparation of a masterplan, the Planning Proposal will be refined to ensure protection of the highly sensitive Lake Wollumboola (Action 5.4.1).

The Department has established a Project Control Group (PCG) to help manage and progress the proposal. The PCG is made up of representatives from the NSW Department of Planning and Environment, NSW Office of Environment and Heritage and Shoalhaven City Council.

On the 7 March 2017, the Minister declared a development application for an 18 hole golf course proposed at Long Bow Point, Culburra Beach to be State significant development. The declaration followed the consideration of advice from the Planning Assessment Commission in late 2016 on the State and regional planning significance of the development application. As a result of the declaration, the Minister for Planning is the consent authority for the development.

For more information about the Illawarra-Shoalhaven Region, see our current reports at:

<http://www.planning.nsw.gov.au/Plans-for-your-area/Regional-Plans>



- i University of Wollongong (2016) Leading Locally, Competing Globally: Economic Impact Report 2016
- ii University of Wollongong (2016) Leading Locally, Competing Globally: Economic Impact Report 2016 p17.



*For more information about the Illawarra-Shoalhaven Regional Plan 2036
visit planning.nsw.gov.au*