

Strategic Land-Use Planning Statement (SLPS)

Red text is suggested additions to existing text in the statement.

Additional thoughts:

- Link to the community consultation the Voice did
- See other comments on the site
- Council wants to use CCBs to be the ongoing link with community but many areas don't have CCBs
- Tree management plan

Voice comment on 'Shoalhaven 2040 Our Strategic Land-use Planning Statement'

The explanation at the beginning of the document and each section places high priority on retaining the qualities of the Shoalhaven and planning careful development that builds services, employment, and housing without negatively impacting the environment, character, quality of life and quality of agriculture. These appear to be worthy intentions.

Whilst there are 16 planning priorities spread over 5 themes, not all planning priorities have associated actions or measures. Without actions, and especially measures or some kind of 'monitoring' there will be no accountability or requirement to implement any of these. One assumes that the monitoring and review will focus on whether the actions have been undertaken and the measurements of progress. Other intentions that are written in the document are therefore in danger of being forgotten or will the monitoring and review process consider all intentions written into the document?

At times the actions and measures are limited and don't reflect the vision embedded in the document. It would be fantastic to think through some more specific actions that would lead to the fulfilment of the visions in this document; and measures which would demonstrate to all whether or not the goals have been achieved. No measures have been provided for the theme 'celebrating culture and heritage'.

Comment on *Our Vision*

The Voice congratulates and endorses the vision outlined in this document; but we suggest the addition that 'the unique and relaxed lifestyle' **contributes to wellbeing of residents**; and that **homes will be built to minimise water and energy usage** (or words to that effect).

Comment on *Land Use Vision*

Again the Voice congratulates and endorses the vision outlined for land use in this document. Adding in:

- that ‘homes will be built to minimise water and energy usage’ (or words to that effect)
- greater infrastructure/support for bicycle and pedestrian travel (e.g. with designated pathway commuters and visitors could ride between the Bay and Basin and Nowra)
- as there will be an overall densification of urban areas planning for more accessible open / green spaces for unit and town house residents
- that ‘the unique and relaxed lifestyle’ contributes to the wellbeing of residents

Comment on measures

Is there more detail to be had regarding the measures?

For such a lot of depth in the visions and planning priorities the measures seem to be sparse and sometimes missing. For example the visions that housing will meet the needs of diverse households, will be in suitable locations, and suit the Shoalhaven climate **do not have measures**.

In contrast the measure ‘length of cycleways and footpaths’ is not pre-empted in the Land Use Vision, although it is later in the Planning Priority.

There are NO measures for the 5th theme: Celebrating Culture and Heritage.

The measurements for the theme Growing the Economy seem to be too broad to actually measure the priorities.

Whilst there is a broad spectrum of concerns addressed in this document it doesn’t consider the community itself, and how the community is functioning. It is commonly recognised that GDP, or in this case gross regional product has many weaknesses as a measurement tool. Given that ‘economy’ is not so much about money as about the outcomes of the interactions of economic agents (individuals, households, buyers, sellers etc) it would be useful here to consider a more wholistic measure of economic outcomes such as – measures of community cohesiveness and wellbeing? See Measuring wellbeing, Briefing Paper No 4/2012 by Talina Drabsch.

How will Planning Priority 6 – ‘Providing jobs close to home’ to be measured? (You could plan for a broad community or workforce survey which asks this and other questions? Check with ABS – are they planning to ask this at regular intervals?). It would be useful to assess the number of local people employed on construction jobs – anecdotally we have heard and seen that a lot of construction is done by Sydney/Canberra companies and labour – money and profit going OUT of the region.

How will Planning Priority 7 – ‘Strengthening commercial centres’ be measured? (number or proportion of vacant shops/offices? Diversity of commercial activity? Police reports of disturbances / crime in CBDs?)

How will Planning Priority 8 – Promoting a responsible visitor economy be measured? Simply counting the number of visitors does not measure this. Measurement could be included in a community survey? A measure of litter post-holiday periods? Complaints to Council Ranger, Marine parks, National Parks? Visitor survey? Accommodation provider survey?

How will Planning Priority 9 – Supporting agriculture and aquaculture be measured? (area of land for these uses?) This may be adequately measured with ‘Number of jobs by industry ...’ as you have identified.

How will Planning Priority 10 – Industrial opportunities be measured? Again, this may be adequately measured with ‘Number of jobs by industry ...’

Provide more detail regarding the measures for ‘Protecting and adapting to the environment’. Will you distinguish state, and local government protection? Tree canopy coverage of urban areas? What environmental indicators? (storm damage? Water quality?)

Possible additional measures regarding the environment:

- proportion of high environmental value lands that have been cleared or remain intact
- draw on National Parks, Birds Australia data etc. to get measures of biodiversity across urban, rural and protected lands/water
- number of homes lost to environmental disasters (bushfire, flooding, coastal inundation)

Measures regarding culture and heritage:

- monitor the number of heritage items with aim to increase (heritage being a living value)

➔ Place the measures after each Planning Priority. Provide additional measures – some measurement data could be collected with State agencies to remove extra burden on the Council.

Comment on actions

The following suggestions are made in order to better match stated priorities with stated actions:

A1.2 p 23, change to Update development controls to facilitate increased delivery of accessible, adaptable and future climate suited homes.

An additional action which would improve the quality of development would be the establishment of a Local Planning Panel.

CA2.6 p 25 – not only new campuses of NSW TAFE but a broader offering of training opportunities, and lobby the State government for greater support for industry to employ and train.

A3.1 p. 29. We support this action and note the statement ‘Our work will identify the **planning and development controls** we can use to influence the quality and design of development in our neighbourhoods. The NSW Government has recognised the importance of character and the need to improve the built environment.’ (p.28)

HOWEVER, the Voice is concerned about the DCPs as a tool for influencing the quality and design of development. We have been told that the DCPs are guidelines and proposals don’t have to adhere to them. Consequently Huskisson, rather than having interesting and well designed buildings, has a number of square blocks of units where the only acknowledgement of ‘place and character’ might

be a blue strip of colour somewhere on the façade. These buildings maximise floor space and minimise character and quality. The Voice endorses more housing in Huskisson ONLY if that housing:

- abides by the DCPs and does not result in streets dominated by 3 or 4 storey concrete walls and glass,
- does not result in a tree-less, concrete jungle where the only green space that is left is the strip along the beach

Additionally, **a character overlay should be developed for ALL towns and villages**. It is especially important to develop a character overlay for Huskisson as a primary tourists destination – not to be proactive will result in a soulless urban area which people will sit and say ‘gosh this used to have such a lot of character’. **Instead we want them to say ‘I really like the way Huskisson has developed to fit in with the environment - modern and lots more accommodation but it retains its sense of naturalness and not dominated by concrete!’**

Currently the DCPs are not up to the task of controlling or influencing development so that **character** (existing or a desired future) is attained. The Voice (community) would be happy to liaise with Council to develop a desired future character as long as that character was explicit, and supported by development planning instruments.

A4.1 and A4.2 p. 31 the Voice endorses the goals and actions regarding Nowra City Centre but would amend the review of the Revitalisation Strategy and Masterplan to include a traffic, car parking, **and bicycle usage** strategy.

CW4.1 include in the action developing a character overlay for the CBD – a desired future character which one would expect to retain the older buildings of Nowra

CW5.1 we are not overly familiar with the Ulladulla planning instruments but would advocate that building on the shoreline be kept to low heights so that a broader range of housing / commercial activity also benefits from the views; and in some places will avoid shadowing.

An additional employment action would be for the Council to employ more cadets and help build a skilled workforce in the region.

A7.1 p. 39 Add in ‘an analysis of technological needs’ The Council might support fibre optic to commercial centres to aid new tech businesses establishing.

We note that the region already has a strong recreation fishing industry, and significant SCUBA diving sector.

Regarding responsible tourism perhaps there should be conscious effort to retain a certain proportion of tent sites (lower cost). We have noticed the replacement of many tent sites with cabins of glamping tents.

A12 p. 51 The issue of coastal hazards associated with climate change doesn’t seem to have any actions associated with them – consider the advice of Coast Adapt (https://coastadapt.com.au/sites/default/files/factsheets/T414_1_Planning_options.pdf) including managed retreat as the possible least expensive option in the long run.

A13 p 55 Include the installation of EV charging outlets throughout the Shoalhaven – every 50km?

CA14.1 p 59 'Work will local historic and heritage groups to ...'

CW15.1 Is the community involved in this work? Does this relate to A15.1??

Other

'Sustainable' seems to be used in a variety of ways – could a definition be given to clarify what is meant by the use of this term? Perhaps: 'sustainable' is used to represent the growth / maintenance of an activity to a level which does not negatively impact on its environment (social, economic, natural or other environments).

Semantics

- Re the planning priorities – to be consistent add a verb to some of them
- CA2.4 typos
- P 37 Woollamia misspelt