



On Public Exhibition

Draft Shellharbour Local Strategic Planning Statement

Exhibition period

**From Monday 21 July to Monday 18 August
2025**

How to make a Submission

**Submissions must be received in writing and addressed to
The Chief Executive Officer, Dharawal Country,
Locked Bag 155 Shellharbour City Centre, 2529
or sent by email to council@shellharbour.nsw.gov.au**

PRIVACY & PERSONAL INFORMATION PROTECTION NOTICE

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The information is intended for use by Council to assist in its decision making processes. The content of your submission may be summarised and attached to a Council Report and displayed on Council's website, your personal information will not be included. The submission will be stored in Council's electronic records management system. You can apply to Council to access and correct your personal information. Please see Council's Privacy Management Plan available on Council's website or contact Council's Privacy Officer on 4221 6111 for more information.

10.6 Planning and Environment Directorate

10.6.1 Draft Shellharbour Local Strategic Planning Statement

Directorate: Planning and Environment

Business Unit: Strategic Planning and Environment

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Approver: Michael Park, Executive Director Planning and Environment

Executive Summary

The purpose of this report is to seek Council's endorsement of the draft Local Strategic Planning Statement (LSPS) (**Attachment 1**) for the purposes of public exhibition, for a minimum of 28 days.

The LSPS creates a land use planning vision for the future of Shellharbour City Local Government Area (LGA). It provides the basis for future land use planning and the management of growth based on the community's economic, social and environmental needs over the next 20 years.

Recommendation

That Council:

- 1. Endorse the draft Local Strategic Planning Statement to be placed on public exhibition for a period of 28 days.**
- 2. Receive a further report on the outcomes of public exhibition and adoption of the Local Strategic Planning Statement.**

Background

In March 2018, amendments to the *Environmental Planning and Assessment Act 1979* (EP&A Act) introduced a new requirement for Council to prepare and make a LSPS. Council is required to review their LSPS at least every seven years. An adopted LSPS is required to set out:

- A 20-year vision for land use in the local area.
- The special characteristics which contribute to local identity.

- Shared community values to be maintained and enhanced.
- How growth and change will be managed into the future.

On 19 May 2020, Council adopted the first Shellharbour LSPS to provide a 20-year land use planning vision for the City. An initial 12-month review was undertaken following adoption to align the LSPS with the Integrated Planning and Reporting (IP&R) documents and the Illawarra Shoalhaven Regional Plan 2041. The minor review to the LSPS was adopted by Council on 28 June 2022.

The first major review of the LSPS commenced in 2024 in line with the review of the IP&R documents that have recently been reported to Council for public exhibition. The LSPS was considered during the community engagement for the review of Council's IP&R documents. This major review of the LSPS has been informed by the initial community engagement process and implements the NSW Government's strategic directions for the Shellharbour LGA, including those outlined in the Illawarra-Shoalhaven Regional Plan, the National Housing Accord and through recent low- and mid-rise housing reforms.

A draft revised LSPS has been prepared which details Council's planning priorities for the next 20 years and outlines actions Council will take to achieve the land use planning vision for Shellharbour. The draft LSPS identifies 10 planning priorities across four themes, which are outlined in the table below.

Theme	Planning Priority
Housing & Growth	Planning Priority 1 - Provide housing supply in the right locations
	Planning Priority 2 - Encourage housing that is more diverse and affordable
Environment & Sustainability	Planning Priority 3 - Protect and enhance Shellharbour's blue and green corridors
	Planning Priority 4 - Plan for a sustainable and resilient city
	Planning Priority 5 - Foster resilient places and communities that adapt to climate change
Community & Place	Planning Priority 6 - Provide equitable access to social services and infrastructure
	Planning Priority 7 - Create and renew cohesive, safe and walkable local places
	Planning Priority 8 - Drive economic growth by leveraging the city's strategic assets.
Jobs & Productivity	Planning Priority 9: Support vibrant town centres & employment lands
	Planning Priority 10: Grow the potential of Shellharbour's visitor economy

To achieve the vision for Shellharbour, the city will need to leverage the places that will drive job creation, housing diversity and deliver vibrant communities. This will require collaboration across local, state and federal governments, community and industry, and coordination across disciplines including transport, economic development, health, education and community services. The draft LSPS includes 11 actions as a key implementation mechanism. Actions describe land use planning initiatives that Council will lead and implement until the next review of the LSPS. The actions are:

- Review the Shellharbour Local Housing Strategy
- Review the Shellharbour Development Control Plan
- Develop a Biodiversity Framework
- Develop an Urban Green Strategy
- Develop a Community Emissions Reduction Plan
- Develop a Coastal Management Program
- Review the Shellharbour Local Infrastructure Contributions Plan
- Develop a master plan for the Shellharbour City Centre
- Develop and progress a detailed planning framework and rezoning of the Shellharbour Hospital Precinct
- Prepare a Town Centre Plan for Albion Park Rail
- Undertake a review of the Albion Park Town Centre Plan

Council Implications

FINANCIAL / RESOURCES

The actions within the LSPS are identified to be completed prior to the next review. The actions will be considered in Council's Delivery Program and Operational Plan to ensure that they are appropriately resourced to enable completion.

LEGISLATION AND POLICY (INCLUDING ADVOCACY, STRATEGIC AND OTHER PLANS)

The public exhibition of the draft LSPS is in accordance with the requirements of the EP&A Act. The document has been informed by a number of state, regional and local plans, policies and strategies.

If adopted, this will become a policy position of Council.

SOCIAL IMPACT

The draft LSPS will provide positive social impact through identifying a strategic approach for Council to achieve quality land use outcomes. It identifies opportunities to plan for the future of Shellharbour in an equitable and inclusive way and that the environment, social and economic qualities of the local area and enhanced through future growth.

SUSTAINABILITY CONSIDERATIONS

The draft LSPS recognises Council's commitment to improve the sustainability of Shellharbour, including Council's commitment to reach net zero emissions by 2035 for our operational emissions, and 2050 for community emissions. Land use planning has an important role in delivering net zero outcomes. Key planning pathways to net zero emissions include:

- renewable energy generation and battery storage
- sustainable transport
- energy efficiency standards, and
- sustainable use of materials and diverting waste from landfill.

LEGAL CONSIDERATIONS

Council is required to review the LSPS at least every seven years under the EP&A Act.

RISK CONSIDERATIONS

- Business Risk - The draft LSPS will assist in reducing business risk as it will enable future strategic land use planning projects to be appropriately resourced.
- Corporate Risk - The endorsement of the draft LSPS and finalisation of the first major review ensures the document is reflective of recent planning reforms and meets legislative requirements to review the LSPS.
- Environmental Risk - The draft LSPS identifies actions and strategies to reduce environmental risk and opportunities to protect Shellharbour's high value nature assets. It acknowledges climate change and actions Council will take to make the city more resilient and sustainable.

- Delivery Program Risk - The endorsement of the draft LSPS will minimise Delivery Program risk through ensuring consistency between the LSPS and Delivery Program actions.

Link to Community Strategic Plan

This report supports the following objectives, strategies and actions of the Community Strategic Plan:

2.2 We are a beautiful and connected City

2.2.1 Our planning reflects the unique character of our city and natural environment and is responsive to the evolving needs of our community

2.2.1.01 Implement the Local Strategic Planning Statement for the City

4.1 We deliver our future together

4.1.2 Our Council builds and maintains strong partnerships and advocates effectively on behalf of the community

4.1.2.03 Influence state planning policies, initiatives and legislation to ensure it responds to our Local Strategic Planning Statement and the needs of our community

Previous Council Resolutions

[17 March 2020](#)

[28 June 2022](#)

Consultation

Internal

Shellharbour City Council - Councillors and Staff

External

Community engagement for the review of the LSPS was done through the Imagine Shellharbour Community Engagement Strategy which was developed to provide a framework for the community engagement to be undertaken in the review and update of Councils LPSS and IP&R documents. It outlines the guiding principles and approach for ensuring the community has an opportunity to have their say in a meaningful way.

The community engagement process provided an opportunity for the community to identify their priorities and aspirations for Shellharbour, to imagine Shellharbour.

Community consultation included the following:

- Community workshop - 60 attendees
- Drop-in session across the City - four locations with 80 attendees
- Social media - 12 posts with 44,683 views
- Image Shellharbour Let's Chat page - 1783 online views and 33 survey submissions
- Youth Summit - 40 high school student attendees
- Industry workshop - 25 industry expert attendees
- Healthy Cities Illawarra 'Park and Play' pop-up - 12 attendees

The feedback received during the Imagine Shellharbour engagement process informed the draft LSPS. The draft reflects the priorities heard from the community particularly around community connection, the economy, sustainability, transport, housing and place making.

COMMUNITY PRIORITIES



Figure 1 - Community Priorities The community will have further opportunity to provide feedback on the draft suite of IP&R documents during the 28-exhibition period.

Political Donations Disclosure

Not Applicable

Options

Option 1:

Endorse the draft LSPS for public exhibition for a period of 28 days.

Option 2:

Not endorse the draft LSPS for public exhibition and seek changes to the proposed LSPS prior to public exhibition.

Conclusion

The preferred option (Option 1) is recommended to endorse the draft Local Strategic Planning Statement (LSPS) for public exhibition. It is the first major review of the LSPS since it was first adopted by Council in March 2020. If endorsed, the draft LSPS will be placed on public exhibition for 28 days.

The public exhibition of the draft LSPS will facilitate the opportunity for the community and stakeholders to provide feedback on the document and the future growth and development of the city.

Attachments

1. Shellharbour Local Strategic Planning Statement