



Local Strategic Planning Statement

Acknowledgement of Country

Shellharbour City Council acknowledges the Traditional Custodians of Dharawal Country and recognises their continued connection to the land. We pay our respects to Elders past, present and emerging and the contribution they make to the life of this city.

The Aboriginal name for Shellharbour has been recorded as both *Yerrowah* (meeting place), and *Wonwin* (place where there were big fish). The European name Shellharbour refers to the large quantities of shells found in Aboriginal middens along the foreshore in the early to mid-19th century.

LIST OF ABBREVIATIONS

CASA	Civil Aviation Safety Authority
CMP	Coastal Management Plan
CSP	Community Strategic Plan
DNSW	Destination NSW
DSSS	Destination Sydney Surrounds South
DCP	Development Control Plan
DPHI	Department of Planning, Housing and Infrastructure
EP&A Act	Environmental Planning and Assessment Act 1979
EPI	Environmental Planning Instrument
ISJO	Illawarra Shoalhaven Joint Organisation
IP&R	Integrated Planning and Reporting
LEP	Local Environmental Plan
LGA	Local Government Area
LG Act	Local Government Act 1993
LSPS	Local Strategic Planning Statement
SEPP	State Environmental Planning Policy
SLHS	Shellharbour Local Housing Strategy
The Regional Plan	The Illawarra Shoalhaven Regional Plan
TfNSW	Transport for NSW

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INTRODUCTION

Shellharbour City offers its residents great lifestyle choices; a stunning environment with unique landscapes and biodiversity; access to innovative work opportunities; convenient and easy-to-get-to centres and precincts for shopping and other services; a rich diversity of people and culture, and high quality educational and health facilities.

These attributes make Shellharbour a great place to live, and have also played a part in population growth, which is predicted to grow towards 110,000 by 2041 which makes Shellharbour the 6th fastest growing Local Government Area (LGA) in NSW.¹

While there are differing forecasts on the level of growth expected in the LGA, with the NSW Government population projections predicting a total population of 109,500 by 2041 and Council's id forecast predicting 100,800 by 2046, it is clear that the city will continue to grow at a rapid rate.

As the city grows these attributes will remain important, but critical to the wellbeing and the resilience of the community in the future will be a need to provide new and upgraded infrastructure; a strong economy that can create new jobs and business; housing that meets the changing needs of the community; vibrant public places that provide social and cultural gathering places, and well-designed neighbourhoods that are safe, provide opportunities for healthy and active lifestyles and which contribute to social cohesion.

About the Local Strategic Planning Statement

The Shellharbour Local Strategic Planning Statement (LSPS) is a land use planning vision for the future of the Shellharbour 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.

The LSPS has been prepared in accordance with the *Environmental Planning and Assessment Act 1979* and includes planning priorities, actions, and the basis for which Council will monitor and report on the implementation of the actions. The LSPS will inform decisions on any changes to the Shellharbour Local Environmental Plan and Development Control Plan.

The LSPS includes actions and strategies as a key implementation mechanism. Actions describe initiatives that Council will lead and implement until the next review. Strategies identify policy positions and directions implemented through additional local strategic planning, planning proposals, collaboration or advocacy.

The LSPS implements priorities from Council's Community Strategic Plan, and gives effect to the NSW Government strategic directions for Shellharbour, including those outlined in the Illawarra-Shoalhaven Regional Plan.



SHELLHARBOUR: A SNAPSHOT

Nestled between the Illawarra Escarpment and the Tasman Sea, Shellharbour is located just 100 kilometres from Sydney and is home to a unique blend of stunning beaches, lush rainforests, and charming rural landscapes. The Wodi Wodi people, traditional custodians of Dharawal country, have nurtured this land for thousands of years, created the cultural heritage and valued the natural beauty of the land.

Shellharbour as a modern place has evolved from its agricultural roots to a thriving hub of healthcare, construction, and retail industries, offering new opportunities for both residents and visitors. With diverse and affordable housing options, improved infrastructure, a strong connection to nature and commitment to sustainability, Shellharbour is a great place to live, work, or visit.





Population
Estimate 2023

82,302

16.1% born overseas
7.1% need disability assistance
5% are Indigenous Australians
9.8% use a language other than English at home



Education

38.9% completed Year 12
28.3% have vocational qualification
13.6% have University degree



Employment

36.5% live and work in the Shellharbour LGA
52.1% full time employment
31.7% part time employment
9.7% volunteer



Median Age

39
years



Households

32.2% couples with children
26.8% couples without children
13.7% one parent families
20.8% lone person household



Industries

17.4% Health Care and Social Assistance
11.9% Construction
10.6% Retail Trade
8.2% Education and Training
7.1% Public Administration and Safety



Dwellings

32,334
dwellings



Economy

\$4.296B gross regional product
\$473M Tourism income generated (23/24)
609 DAs approved
\$385M value of approved development

OUR CITY PROFILE



Forecast

Population estimate 2041
109,469

DPHI Population Projections

Source: Remplan (n.d.)

Shellharbour City Council Annual Report 2023 - 2024

2021 ABS Census Data

COMMUNITY PRIORITIES



Community Connection

Opportunities to connect and improve wellbeing through facilities, places, programs and education



Economy

Support jobs growth and business advocacy, building our tourism economy



Recreation

Friendly and welcoming places for recreation, like dog parks, playgrounds and aquatic facilities



Sustainability

Protect and invest in our green spaces, looking to achieve net zero carbon emissions



Arts & Culture

Encourage and support our creative community through events and creative spaces



Transport

Integrate transport infrastructure to bring together our roads and public transport



Active Transport

Increase our active transport network to improve cycling and pedestrian facilities



Housing

Initiatives to increase affordable housing and reduce homelessness and the cost of living



Place making

Create vibrant town centres through strategic planning, increasing the attractiveness and appeal of our towns

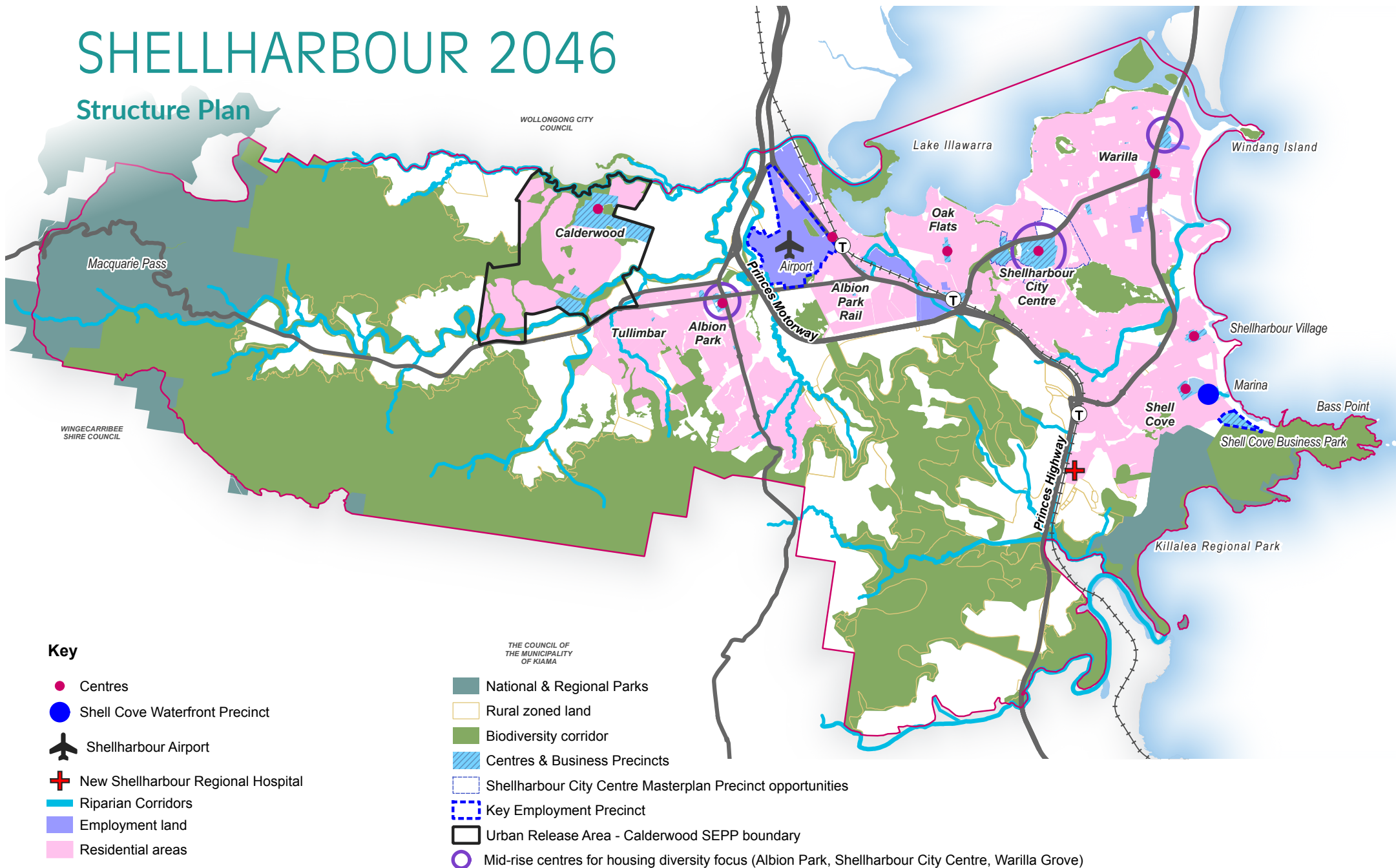


Leadership

Provide opportunities for participation and are transparent in our decision-making to build trust

SHELLHARBOUR 2046

Structure Plan



Key

- Centres
- Shell Cove Waterfront Precinct
- Shellharbour Airport
- New Shellharbour Regional Hospital
- Riparian Corridors
- Employment land
- Residential areas

- National & Regional Parks
- Rural zoned land
- Biodiversity corridor
- Centres & Business Precincts
- Shellharbour City Centre Masterplan Precinct opportunities
- Key Employment Precinct
- Urban Release Area - Calderwood SEPP boundary
- Mid-rise centres for housing diversity focus (Albion Park, Shellharbour City Centre, Warilla Grove)

SHELLHARBOUR 2046

Vision

In 2046, Shellharbour is a sustainable and resilient city, capable of adapting to changing economic, social and environmental circumstances. The Traditional Custodians of Dharawal Country have nurtured this land for thousands of years, which is recognised, celebrated and reflected in temporary ways throughout the city.

More diverse housing has been delivered across the LGA that meets the needs of singles, families and the aged, which supports those struggling with homelessness and contributes to greater housing affordability.

The economic and cultural heart of the city is Shellharbour City Centre. Much of the prosperity of the city has been built on the City Centre's ability to facilitate jobs, deliver a diversity of housing, and connect the community with education, health care, and vibrant lifestyles. A high-frequency bus corridor operates linking the City Centre to Oak Flats station and the East Lake Illawarra Corridor.

Key precincts across the city have facilitated growth and change for the benefit of the community. The Shellharbour Hospital precinct provides a diverse range of health services, alongside commercial and recreational uses and higher density living for key workers and skilled staff, hospital visitors and carers.

Shellharbour Airport is a dynamic business precinct that contributes to tourism and employment, while facilitating affordable air travel options. The Shell Cove Marina is a vibrant hub and a state significant asset for tourism and boating.

Shellharbour is a sustainable city connected to green and healthy open spaces, with its natural areas, coasts, and waterways protected and enhanced. The sustainable use of these areas has been protected for future generations.

Growth across the city has occurred alongside the establishment of a blue-green grid that links natural and urban environments through continuous corridors of water, vegetation, parks and green streets. This network promotes positive health and well-being of local communities as well as ecological health.

Compact, mixed-use development in accessible locations has reduced car dependence, lowered emissions and created more walkable, vibrant neighbourhoods. New buildings have been designed with a strong focus on passive solar design, efficient water use, and integration of green infrastructure.

Key locations for growth & change

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.

East Lake Illawarra Corridor

The East Lake Illawarra corridor is a 15km corridor that is bookended by Oak Flats and Port Kembla Train Stations along the east of Lake Illawarra. The corridor includes three centres recently announced as part of the NSW Government mid-rise reforms (Warrawong, Warilla Grove, and Shellharbour City Centre), is currently home to 44,000 residents, 29,500 jobs, and BlueScope's land transformation proposal at Port Kembla.

By 2066, total jobs in the corridor are anticipated to reach 53,200 – comparable to Macquarie Park in 2021 – growing by 23,200 jobs.² Over the same time period, population in the corridor is anticipated to grow by 13,500 people, with 70% of this new population expected to live in Shellharbour.

As the area grows and changes, there are opportunities to:

- increase housing supply with a mix of low, medium and high rise residential, connected to jobs and services through improved public transport options
- create vibrant neighbourhoods through improved public domain, upgraded footpaths and cycleways, improved open space.

Shellharbour Hospital precinct

The Shellharbour Hospital precinct will grow and change, utilising land surrounding the \$780 million new hospital for 500-700 high density residential dwellings, commercial uses, short term accommodation, and the potential for private health facilities.

It will be a place that is connected, green and vibrant, promotes a mix of uses to compliment the hospital, and provide much needed housing to support affordability, short term visitors, and key workers in the health sector.

Shell Cove Waterfront precinct

Anchored by the Shellharbour Harbour, the Shell Cove Waterfront precinct integrates residential, tourism, commercial and recreational opportunities within a high-amenity, master planned waterfront setting. Over 3,000 homes in total are planned for the precinct, supported by a diverse mix of housing types that aim to respond to the city's growing need for diverse housing.

Shellharbour Airport Employment Precinct

Shellharbour Airport is a regionally significant asset, and has the 9th largest population catchment of any airport in Australia. Leveraging the airport, there is 44-hectares of zoned industrial land on the western fringe of the airport, as well as the 6-hectare Council-owned land formerly identified as the Shellharbour Airport Aviation Business Park.

Calderwood new release area

Calderwood is a master-planned community that will ultimately provide homes for over 12,000 people with 50 hectares of mixed-use land, open space, environmental lands, recreation and community facilities.

SHELLHARBOUR 2046

Key locations for growth & change

WOLLONGONG CITY COUNCIL

Calderwood



Remaining capacity for 3,500 new lots

Shellharbour Airport Employment Precinct



50 ha vacant employment lands

East Lake Illawarra Corridor



23,000 jobs by 2066



Capacity for 10,000+ new homes

Warilla

Shellharbour City Centre

Albion Park

WINGECARRIBEE SHIRE COUNCIL

Shellharbour Hospital Precinct



1,500 jobs



Capacity for 700 new homes

Shell Cove



9 ha vacant employment lands

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SHELLHARBOUR 2046

Key opportunities

WOLLONGONG CITY COUNCIL



Lake Illawarra
Activated water body and foreshore

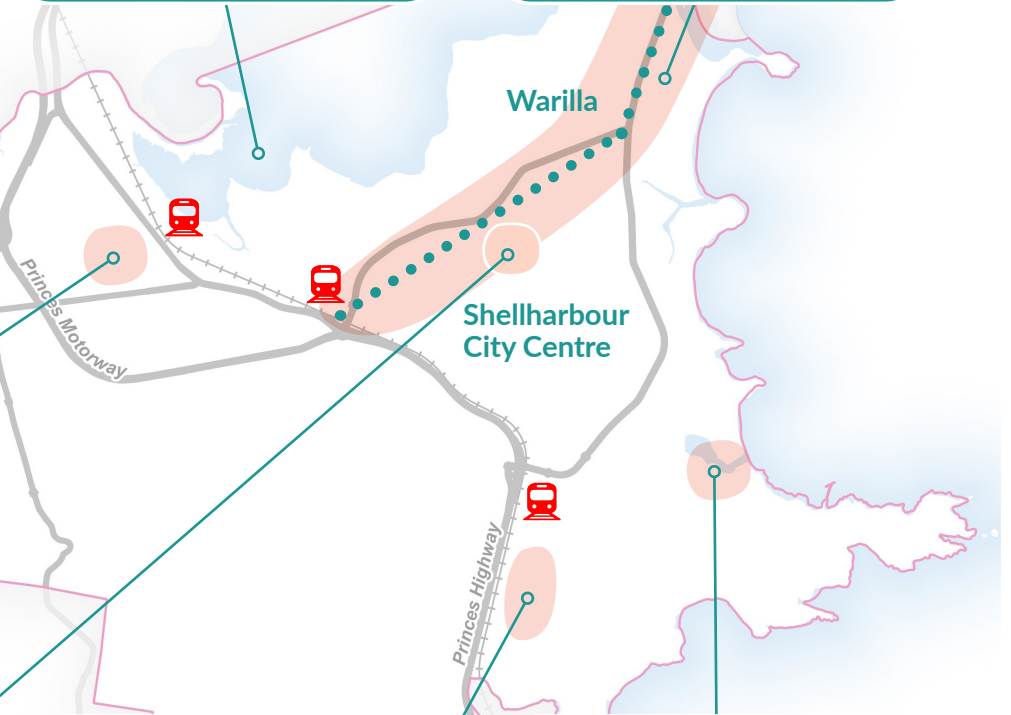


East Lake Illawarra
Rapid transport corridor



Calderwood
Leveraging our natural assets to improve the amenity in the west of the City

Albion Park



Shellharbour Airport
Transforming how we move as a region



Shellharbour City Centre
The economic, social and cultural heart of Shellharbour



Shellharbour Hospital
Creating a connected employment precinct



Shell Cove
Vibrant waterfront precinct

SUMMARY OF THE LSPS



Housing
& Growth



Environment
& Sustainability



Community
& Place



Jobs &
Productivity

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

Action 1.1	Review the Shellharbour Local Housing Strategy
Action 2.1	Review the Shellharbour Development Control Plan
Action 3.1	Develop a Biodiversity Framework
Action 3.2	Develop an urban greening strategy
Action 4.1	Develop a Community Emissions Reduction Plan
Action 5.1	Develop a Coastal Management Program
Action 6.1	Review the Shellharbour Local Infrastructure Contributions Plan
Action 7.1	Review heritage planning processes and strategies
Action 8.1	Develop a masterplan for the Shellharbour City Centre
Action 8.2	Develop and progress a detailed planning framework and rezoning for the Shellharbour Hospital precinct
Action 9.1	Prepare a Town Centre Plan for Albion Park Rail
Action 9.2	Undertake a review of the Albion Park Town Centre Plan
Action 10.1	Review the land use planning framework to support local tourism and the visitor economy



Housing & Growth





Housing & Growth

The Shellharbour City community is growing, with an extra 34,000 people anticipated to call the area home by 2041 (based on 2021 figures). With more people comes greater demands on the city's supply of housing which is already facing challenges with a high number of households experiencing housing stress and housing costs are increasing. In the five years to June 2024, the average price of housing in the LGA went from \$603,000 to \$930,000 (up 54%)³ and rental vacancies fell from 1.9 to 0.77% over the same period.⁴

The growing population increases the need for more housing, and places pressure on infrastructure such as transport, utilities and open space, which must be planned and delivered with development. Coordinating housing supply with infrastructure provision is essential to maintain liveability and ensuring Shellharbour City grows sustainably.

Planning for new housing must respond to the changing needs of the community. The proportion of older people increased by 4% between 2011 and 2021 and is predicted to continue to grow by 2046. The number of younger families is also increasing.⁵

A focus on the supply of a diverse and affordable range of housing includes encouraging apartments in Shellharbour City Centre and villas and townhouses in Warilla, Albion Park and Oak Flats. Increased densities can strengthen local character and improve the ability for people to walk to shops, services and open spaces.

The city has a selection of social and affordable housing options. Fostering a culture of collaboration between Council, community housing providers, industry and the NSW Government will create a stronger platform to drive positive change in the social housing sector.

This Local Strategic Planning Statement aligns with relevant policy settings, including the National Housing Accord, the Illawarra-Shoalhaven Regional Plan and state-led housing reforms to provide housing supply in the right locations, and to encourage housing that is more diverse and affordable.

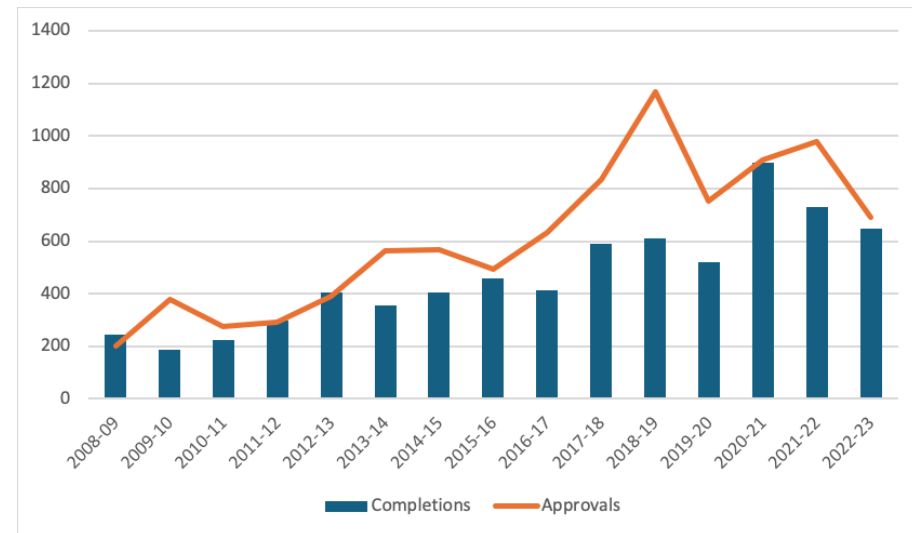


Figure 1 - Shellharbour City LGA completions and approvals (Source: Illawarra Shoalhaven Urban Development Program)

5-year housing targets

The National Housing Accord is an agreement between the Australian Government and states, territories, local governments, institutional investors and the construction sector. It includes an initial aspirational target to build 1.2 million new well-located homes over 5 years (from mid-2024). The Commonwealth is also providing \$3.5 billion in payments to state, territory and local governments to support the delivery of new homes towards this target.

The NSW Government has responded to the National Housing Accord by releasing 5-year housing targets for 43 councils across NSW, including Shellharbour City. The 5-year dwelling target issued for the Shellharbour LGA is 3,800 new homes by 2029.

Council has a role in providing zoned land, enabling planning controls, infrastructure planning and in the assessment of development applications for residential development. Dwelling approval data shows that on average, over 5 years from 2018-2023, 900 dwellings were approved annually, compared to an average annual dwelling completion of 680 (see Figure 1).⁶ As a consequence, there is an average difference of approximately 220 dwellings per year between approvals and completions.

Achieving the targets for Shellharbour LGA requires a concerted effort from multiple levels of government and the private industry. Completion of approved dwellings will make a significant contribution towards achieving the housing targets.

Council will undertake further work to better understand the housing capacity within current zoned areas. This analysis will help identify how much housing can realistically be delivered under existing planning controls and whether the LGA is on track to meet the five-year housing targets. It will also inform future planning decisions to ensure growth is well located, feasible and supported by infrastructure.

To support Shellharbour City’s ongoing need for additional housing supply, the Local Strategic Planning Statement establishes the following planning priorities:

Planning Priority 1:

Provide housing supply in the right locations

Planning Priority 2:

Encourage housing that is more diverse and affordable

Relevant Policies, Plans and Strategies

Council

- Shellharbour Local Housing Strategy
- Shellharbour Development Control Plan
- Town Centre Plans

NSW Government

- Illawarra-Shoalhaven Regional Plan
- NSW Housing Strategy
- Low and mid-rise housing policy
- NSW Housing Targets

Sustainable Development Goals (UN)

7 AFFORDABLE AND CLEAN ENERGY

8 DECENT WORK AND ECONOMIC GROWTH

9 INDUSTRY, INNOVATION AND INFRASTRUCTURE

11 SUSTAINABLE CITIES AND COMMUNITIES



Planning Priority 1:

Provide housing supply in the right locations

To respond to the need for more housing supply, existing planned capacity must be accelerated and new opportunities identified where place-making can assist to deliver diverse, well-located housing in existing urban areas and make better use of new release areas.

The LGA has traditionally had a strong reliance on greenfield development as its supply of new housing – 64% of new dwellings over the 5 years to June 2023 have been completed in greenfield areas including Albion Park (south), Shell Cove, Shell Heights, Tullimbar and Calderwood.⁷ Looking ahead to 2046 and beyond, it is clear that more housing supply needs to be facilitated within existing urban areas so that the city's rural and natural areas remain protected and valued.

Centres across the city's existing urban areas are well serviced by utilities, public transport, walking and cycling, education, health and community infrastructure. Places like Warilla, Albion Park and Oak Flats are expected to be home to more medium density housing, with higher density living in Shellharbour City Centre.

While all areas across the LGA are expected to experience housing growth, Council's focus for housing supply is on the new release areas in the west of the city, and in the East Lake Illawarra corridor.

New release areas

Set against the Illawarra Escarpment and a landscape of riparian valleys, existing new release areas in the city have the capacity for more than 4,000 additional dwellings. This capacity is predominantly in the Calderwood urban release area, with some remaining capacity in Tullimbar and Albion Park South.

The existing new release areas have sufficient capacity to satisfy demand for new housing in the medium term. Ongoing assessment of supply and demand will continue to be a focus and additional land for new release areas will only be considered in suitable locations.

The need to coordinate the delivery of new housing with infrastructure in the city's new release areas remains a priority. The focus is on maintaining strong and sustained increases in housing construction in alignment with the infrastructure required to enable and support vibrant communities, including:

- Access to education and community facilities
- Improved connectivity including bus, rail, walking and cycling to Wollongong, Greater Sydney, and to Shellharbour City Centre
- Improved connectivity and movement to the M1 Motorway and the Princes Highway
- Ongoing water, wastewater and electricity capacity
- Access to green infrastructure such as public recreational open space.

East Lake Illawarra corridor

The East Lake Illawarra corridor is anticipated to be a strong focus for housing growth over the next 20 years and beyond. It is home to three centres identified under the NSW Government's mid-rise housing policy (Warrawong, Warilla Grove and Shellharbour City Centre), and is likely to be home to an additional 23,300 jobs by 2066.

Shellharbour City Centre is framed by low density residential and seniors housing and demand for high density living is increasing. Existing approvals are in place for over 200 new higher density seniors living units and apartments, and with the introduction of NSW Government low and mid-rise reforms and the Shellharbour City Centre Master Plan, there is anticipated to be capacity for some 6,000-7,000 additional dwellings across the City Centre. Further work will seek to facilitate the right conditions for higher density development.

Opportunities for new and revitalised housing in Warilla is likely to be popular due to its proximity to both Shellharbour City Centre and Port Kembla, the provision of services (e.g. schools and community facilities) and proximity to the water – both Lake Illawarra and Warilla Beach.

With an existing network of government funded and community-managed affordable and social housing options in the corridor, collaboration with Homes NSW is required to facilitate renewal and revitalisation. There is also an opportunity to consider appropriate increases in the capacity for housing in areas that leverage the vibrancy and amenity offered by the Lake Illawarra foreshore.

Creating accessible, quality open space throughout the corridor, improving public transport accessibility, increasing tree canopy cover coupled with making improvements to the public domain will build on these opportunities and create a more active, attractive area.



By 2066, total jobs in the East Lake Illawarra Corridor are anticipated to reach 53,200 - comparable to Macquarie Park in 2021 - growing by 23,300 jobs.



Population in corridor is expected to grow by 13,500 people, with 70% of population expected to live in Shellharbour.

Actions	Timeframe
Action 1.1 Review the Shellharbour Local Housing Strategy	Short-term
<p>The Shellharbour Local Housing Strategy (LHS) was prepared in 2019 to address the housing needs for Shellharbour City by broadly addressing and responding to housing demand/supply issues. The combination of a housing crisis, cost-of-living pressures, climate change impacts and post-COVID-19 way of life creates a need for the LHS to be refreshed.</p> <p>The review will:</p> <ul style="list-style-type: none"> • Confirm feasible capacity of the LGA's existing urban areas to accommodate growth over the 5-year period aligning with the Housing Targets • Identify capacity to satisfy long term housing demand (20+ years) • Identify opportunities to increase the availability of affordable housing and increasing the diversity of housing • Support the timely staging and sequencing of the existing housing pipeline • Provide evidence to plan for the infrastructure and services needed to support the growing community. 	

Strategies
Strategy 1.1 Council will support Shellharbour City's ongoing need for housing supply by:
<ul style="list-style-type: none"> • Working with Transport for NSW to leverage transport networks and explore the possibility of rapid bus services to connect employment hubs with services and the supply of new housing in the East Lake Illawarra Corridor • Understanding opportunities for amendments to the LEP to unlock feasible and well-located housing in the corridor • Identifying, planning and advocating for the delivery of enabling infrastructure needed to support activation of housing supply across the city • Developing a robust ongoing understanding of land and housing supply • Working collaboratively with the NSW Government to develop Infrastructure Opportunity Plans and prioritise infrastructure under the governance arrangements for the Housing and Productivity Contribution through the Illawarra-Shoalhaven Urban Development Program.



Planning Priority 2:

Encourage housing that is more diverse and affordable

People living in Shellharbour City have varying needs and budgets and as such require a range of housing types to meet the broad needs of the community. Providing a mix of housing which caters for people at all stages in the life cycle, is close to jobs and services, affordable, and well-designed, is a high priority because it will contribute to growth and meet the needs of the changing make-up of the population.

For example, providing a variety of housing types can enable older residents who have lived in the area for many years to downsize to an easier-to-manage home that's close to shops and services but still within their local community. This also frees up larger houses for families who need more space.

Providing greater housing diversity for the community will help to improve housing affordability, which is particularly important with many households in the city experiencing mortgage or rental stress. There is strong demand for housing for rent or purchase by lower-income residents, students, single-person households and seniors. This is coupled with a lack of one- and two- bedroom homes across the city.

A key enabler of Council's ability to encourage housing that is more diverse and affordable is through the Shellharbour Development Control Plan (DCP). The DCP is a key strategic planning tool that supports the implementation of land use policies by providing detailed planning and design guidance for new development. The DCP can play a significant role in encouraging housing that is not only more diverse and better designed but also more affordable.

Housing diversity

There is increasing demand in Shellharbour City for townhouses and apartments, with couple-only households and lone persons accounting for 48% of all households in 2021 (up from 45% in 2011).⁸ Providing enough supply of the right housing product for the changing population of the communities is a priority across the city.

The total number of medium and higher density development is increasing, with medium density dwellings increasing by 40%, and high-density dwellings by 120% between 2011 and 2021.⁹

Despite increases in delivery of apartments and townhouse-type development, there has been little proportional change in the overall dwelling mix in the LGA in the decade to 2021. Detached dwellings continue to remain the highly dominant form of housing stock at 78.6%.¹⁰ This means that a concerted effort is required to shift the overall dwelling mix to better match the city's changing demographic needs.

Housing affordability

The 2021 Census shows almost 10% of households in the LGA are in housing stress – defined as households with very low, low or moderate incomes spending more than 30% of their gross household income on rent or mortgage payments. Rental stress in the LGA is a particular concern, with almost 25% of all households renting in housing stress.¹¹

The 2021 Census also shows that more than 26% of households rent in Shellharbour City. Historically low rental vacancy rates add to the challenge, particularly for lower income renting households. In Shellharbour City, low rental vacancy rates have been evident for some time, decreasing to 0.77% in the LGA as at June 2024.¹²

Social housing

The Shellharbour LGA has a strong social housing presence, with more than 6% of households in social housing as at 2021.

NSW Government initiatives to increase social housing and contribute to the housing target include the renewal of the NSW Government's social housing portfolio and a program to boost the supply of social and affordable housing across NSW by 23,500 dwellings. In targeted locations, Homes NSW and councils work with local communities to progress the rezoning of under-utilised land to enable more social and affordable housing.

Prioritising additional and renewed social housing, as well as supported transitional and crisis housing, can assist those most vulnerable to homelessness.

A Collaboration Agreement between Council and Homes NSW has been established to review potential surplus sites and redevelopment of existing lands across the City to provide diverse and affordable housing opportunities.

Actions	Timeframe
Action 2.1 Review the Shellharbour Development Control Plan	Medium-term
The current Shellharbour DCP came into effect in 2013. While periodical amendments have taken place since then, there is a need to undertake a comprehensive review so that it remains up to date with flexible controls, clear design principles, and targeted incentives to achieve more diverse and affordable housing.	

Strategies
Strategy 2.1 Council will support more diverse and affordable housing by:
<ul style="list-style-type: none">• Encouraging a mix of housing types and lot sizes and mix of housing sizes including studios and one-bedroom dwellings in planning proposals that seek to increase housing supply• Considering whether development standards, including minimum lot sizes, minimum frontage and floor space ratio are inadvertently inhibiting opportunities for diverse housing options• Working collaboratively with stakeholders including community housing providers on opportunities to increase the supply of affordable housing.



Environment & Sustainability





Environment & Sustainability

Shellharbour City is intrinsically shaped by its coastal and freshwater landscapes, biodiversity, and scenic beauty. The Illawarra Escarpment forms a dramatic natural backdrop, providing habitat for a wide array of native species and serves as an ecological corridor of regional significance. To the east, the city's coastline and Lake Illawarra offer recreational, cultural, and ecological value.

The city's growing population brings opportunities – new communities, renewed public spaces, and economic diversification – but also poses challenges to the natural systems that sustain Shellharbour City's health, identity and future resilience. These risks are exacerbated by climate change and require a coordinated approach to adaptation and mitigation.

As the city continues to urbanise, the connection between people and nature is increasingly important. The development of a blue-green grid will provide a network of interconnected natural (green) spaces and waterways (blue) that link homes, workplaces and recreational areas. By designing safe, attractive walking and cycling routes through these spaces, the city can encourage healthier lifestyles, reduce car dependence and improve overall livability.

At the core of the blue-green grid is to value and respect First Nations cultural knowledge and ensure Country is cared for appropriately while sensitive sites are protected.

Consistent with the NSW Government's Net Zero Plan, Council has committed to net zero emissions goals for Council operations by 2035 and for the community by 2050. Accelerating the transition to net zero emissions in the city requires transformation in the city's planning and building processes, and its transport and energy systems. This requires action and support across government, business, communities and households.

Land use planning has an important role in delivering net zero outcomes. Facilitating compact, mixed-use development in accessible locations can reduce car dependence, lower emissions and create more walkable, vibrant neighbourhoods. As the city continues to expand, Council will work to ensure new growth areas are low-carbon, climate-smart and well-serviced, integrating energy, transport, water and waste systems in a way that supports Shellharbour's net zero future.

To foster the connection between the urban and natural environment, and promote a more resilient and sustainable future, the Local Strategic Planning Statement identifies the following planning priorities:

Planning Priority 3:

Protect and enhance Shellharbour City'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

Relevant Policies, Plans and Strategies

Council

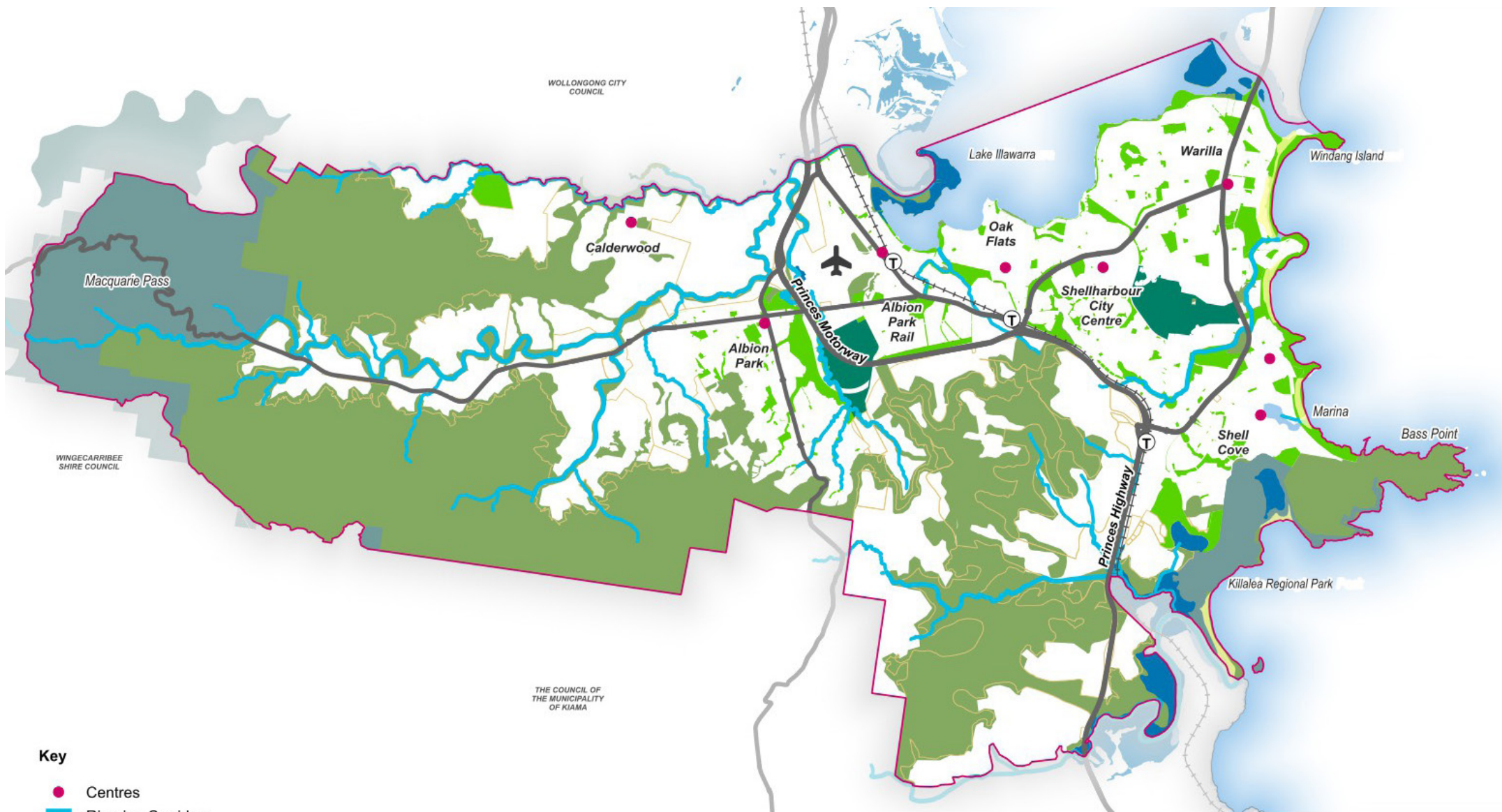
- Lake Illawarra Coastal Management Plan
- Zero Emissions Shellharbour Strategy 2022-2050

NSW Government

- Net Zero Plan Stage 1: 2020 – 2030
- Greener Places: Urban Green Infrastructure
- Design and Place SEPP
- NSW Climate Change Adaptation Strategy
- NSW Circular Economy Policy Statement
- Biodiversity in Place framework

Sustainable Development Goals (UN)





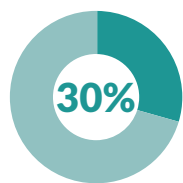
Environmental Assets



Planning Priority 3:

Protect and enhance Shellharbour's blue and green corridors

Shellharbour City is home to diverse ecosystems, including the Illawarra Escarpment, Lake Illawarra, and coastal and riparian environments. The city also has a strong connection to water, bounded to the east by the South Pacific Ocean, to the north-east by Lake Illawarra and to the south-east by Minnamurra River. Residents have access to extensive amounts of ocean and lake foreshore, as well as access to multiple beach



of the city
is zoned
for rural
purposes
(approx)

1,000 hectares of National Parks,
14 key bushland reserves,
over 95 sporting fields,
almost 1,000 hectares of
public open space.



In 2023, 90% of urban areas were identified as being within an 400m walking distance from a public space.

The blue-green grid offers a way to embed nature within the urban fabric of a growing Shellharbour, so that all residents, regardless of where they live, can enjoy the benefits of trees, open space, water, and biodiversity.

Biodiversity and riparian corridors

Shellharbour City's biodiversity areas and riparian corridors are a key component of the green grid, supporting ecological resilience and serve as vital connections between urban and natural environments.

Connected green corridors allow native flora and fauna to move, adapt and thrive across urban and peri-urban areas. Green corridors through the city also assist in promoting the connection of people to nature.

Ongoing urbanisation can threaten these systems. Managed strategically, this can provide opportunities to restore and connect them through the planning and design of the city.

The preservation and restoration of riparian corridors, which buffer waterways and provide habitat, is essential to maintaining water quality and the health of aquatic ecosystems. Riparian corridors assist in reducing the impacts of flooding and erosion, support cooler microclimates, and contribute to the overall resilience of urban and peri-urban areas. As essential links in the integrated blue-green grid, riparian corridors strengthen the city's ecological network and ensure that both people and wildlife benefit.

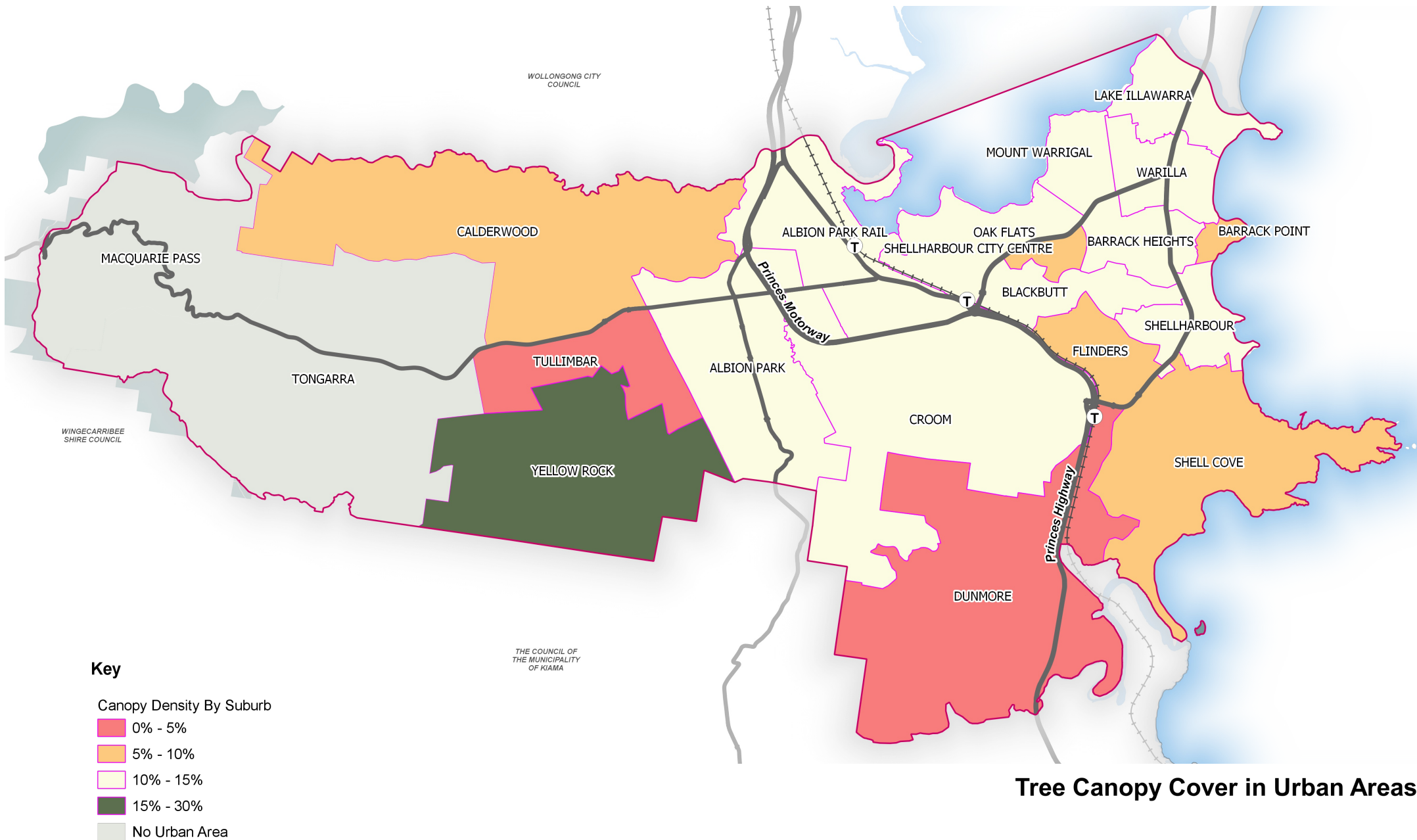
Biodiversity values of particular sensitivity include Illawarra Lowlands Grassy Woodland and Illawarra Subtropical Rainforest in the Sydney Basin Bioregion which are listed as Endangered Ecological Communities under the Biodiversity Conservation Act 2016 and are entities at risk of Serious and Irreversible Impacts (SAII) under the Biodiversity Offset Scheme (BOS).

In order to protect and enhance biodiversity, there is a need to improve mapping and data relating to important local ecosystems, habitat corridors, and areas of high ecological value across the city. This will help to prioritise areas for protection and guide future land use decisions.

Urban canopy cover

Urban canopy coverage plays a critical role in creating healthy environments and are an important urban asset providing economic, environmental and social benefits. Trees provide shade, mitigate urban heat island effects and improve air quality. The provision of trees along streets and active transport links improves amenity and encourages people to walk and cycle more.

Urban tree canopy refers to all trees on public and private land within urban areas. A 2020 audit of the Illawarra-Shoalhaven's urban tree canopy as part of the development of the Illawarra Shoalhaven Region Plan 2041, found that canopy coverage in urban areas of Shellharbour City is 10%, which is extremely low compared to global standards of optimum tree canopy provision (35 – 40%).¹³



Tree Canopy Cover in Urban Areas

Figure 2 - Tree Canopy Cover in Urban Areas

Source: Public Spaces in the Illawarra-Shoalhaven Region - Opportunities for the Recreational Grid
(Cred Consulting for NSW Department of Planning Industry and Environment, July 2020)

Council broader action to prepare an Urban Greening Strategy will seek to identify opportunities for increased urban canopy cover, encourage diverse species, including indigenous species to enhance habitat and biodiversity, and improve the character and amenity of suburbs. This will include investigating targets for urban canopy coverage and establish long term targets.

Achieving urban canopy targets will require collaboration between Council, the community and developers. Council undertakes revegetation works in our key bushland reserves, assisting in increasing the urban canopy coverage, but residents and developers can also assist in achieving the urban canopy coverage by providing vegetation on private land and within road reserves.

Open space

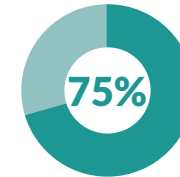
Shellharbour City has a significant existing network of land and spaces zoned and utilised for public open space and private recreation. The LGA has a total of 935 hectares of public open space (excluding natural spaces), however, this is not evenly distributed across the LGA, with approximately 75% of open spaces (or 90% of park areas) located in the eastern part of the city.¹⁴ As the population continues to grow, it is essential that all residents have equitable access to green space for recreation, relaxation, and community events.

Council will continue to enhance existing spaces and deliver new ones in growth areas. In the Calderwood new release area, 44 hectares of additional public open space will be provided for the local community. Activation of parks and reserves, particularly around Lake Illawarra and the coast, will be prioritised through the provision of shared paths, improved amenities, and community events.

Council's Open Space & Recreation Strategy and Needs Study (2020) establishes the evidence base to support ongoing open space needs in the LGA. Council will build on this to establish a dynamic and ongoing understanding of the open space and recreation needs to support ongoing needs in the community.



**935 hectares
of public open
space**



**75%
of open spaces
located in east
of city (approx)**

Rural lands

The rural lands of Shellharbour City are an important part of the LGA and the broader Illawarra-Shoalhaven region.

Shellharbour City's rural lands contain a variety of land uses. The most widespread land uses are grazing within areas of native vegetation, grazing within modified pastures (predominantly beef cattle) and grazing within sown pastures (predominantly dairy cattle). There are also a small number of horse studs. Quarries feature within the Eastern rural lands at Croom and Dunmore.

Council's Rural Lands Strategy (2024) provides a framework to manage rural areas sustainably, while balancing competing pressures from urban encroachment and infrastructure development. This includes supporting the viability of rural industries, protecting scenic landscapes, and preventing land use conflict.

Waterway health

Waterway health is impacted by pollution, vegetation clearing, urban development and land uses particularly industrial and agricultural activities. These activities can increase the quantity and speed of stormwater runoff entering waterways, increasing sediment pollution and accelerating erosion. Protecting and restoring the city's waterways will help improve water quality, contribute to a blue-green grid, support urban cooling, and facilitate caring for a connection to Country with benefits for all people.

The NSW coastal management framework guides the management of the region's open coast, lakes and estuaries. Council is required to have a certified Coastal Management Program (CMP) to set the long-term

strategy for the coordinated management of the coast, with a focus on achieving the objectives of the Coastal Management Act. CMPs identify issues and the actions required to address these issues in a strategic and integrated way.

Increased development across the LGA needs to appropriately consider the water quality and ecological function of waterways and coast. Council is incorporating the NSW Government's Risk-based Framework for Considering Waterway Health Outcomes in Strategic Land-Use Planning Decisions to support and manage potential water quality impacts into planning controls. The Framework focus is on management targets for estuary health to reflect the community's environmental values and uses of waterways.

Actions	Timeframe
Action 3.1 Develop a biodiversity framework	Short-term
Council will prepare a biodiversity framework to identify important local ecosystems, habitat corridors and areas of high ecological value and set out actions to conserve and restore them. This work will help map and assess the city's biodiversity and support the delivery of a connected blue-green grid.	
Action 3.2 Develop an urban greening strategy	Medium-term
Council will develop an urban greening strategy to identify opportunities to improve the urban canopy cover of the Shellharbour LGA. The urban greening strategy will set out a clear vision, set of principles, key objectives and priority actions for managing urban greening. The strategy will also investigate targets for urban canopy coverage.	

Strategies
Strategy 3.1 Council will protect and enhance the blue-green grid of Shellharbour City by:
<ul style="list-style-type: none">• Identifying key natural areas for revegetation works to improve biodiversity values• Considering opportunities to increase urban canopy cover• Reviewing planning controls to manage potential water quality impacts from new development• Providing equitable access to open space• Build climate resilience within Shellharbour City for now and into the future.



Planning Priority 4:

Plan for a sustainable and resilient City

Council has committed to net zero emissions goals for Council operations by 2035 and for the community by 2050. In 2020, the Shellharbour LGA accounted for 15% of the Illawarra-Shoalhaven's total emissions, with more than half of that from electricity emissions.¹⁵

Council has developed the Zero Emissions Shellharbour Strategy 2022-2050 that identifies seven key areas for operational emissions reduction, and pathway to guide the community to reach net zero. The Strategy is consistent with the NSW Government's Net Zero Plan, supports a broader shift toward sustainable development, and is underpinned by Council's Operational Emissions Reduction Plan.

The target of net zero emissions for the Shellharbour LGA cannot be achieved by Council alone, and a cross-sectoral approach involving residents, business and other levels of government is required. Support is needed for households and businesses to transition to renewable energy, adopt sustainable transport solutions, and embrace circular economy principles.

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.

Renewable energy generation and battery storage

The uptake of residential rooftop solar in the city is significant, with 36.6% of houses having solar installed.¹⁷ Lower costs and improved battery storage technology will accelerate uptake which can be further enhanced in new housing and employment development.

Investment in neighbourhood-scale batteries has the potential to make renewable energy more efficient and reliable. Community batteries can benefit the wider community and electricity networks by making energy supply cleaner, encouraging greater uptake of solar by households and businesses, stabilising the grid, making access to energy storage more equitable and offering a cheaper alternative to traditional network investment. Endeavour Energy has installed a community battery in Shell Cove and has announced plans to deploy five additional community batteries (total of six) in the Shellharbour LGA.

Sustainable transport

The NSW State of the Environment Report 2021 identifies the transport sector as the second highest greenhouse gas emitting sector in NSW after energy and that transport is expected to be the highest-emitting sector in the state by 2030. In Shellharbour City, emissions from transport accounted for almost 40% of total emissions for the LGA.¹⁶

Reducing private vehicle use and increasing trips by public transport, walking and cycling is needed to lower greenhouse gas emissions. Creating walkable neighbourhoods with safe and convenient active transport access to local centres, key destinations, and public spaces across the city will depend on a well-connected network of active transport routes, supported by the blue-green grid. Walkable local places are discussed in Planning Priority 7 and will be a key consideration in the review of the Shellharbour DCP (Action 2).

Accelerating the take-up of electric vehicles (EVs) and e-mobility devices will also significantly reduce transport sector emissions, with the provision of public charging infrastructure critical to the success of EV up-take. Council has taken steps to improve the environmental performance of its passenger fleet, with 94% now hybrid or electric.

Energy-efficient standards

Energy-efficient buildings will help mitigate climate change effects as well as reducing energy bills and peak demand for electricity. Emissions from gas used in residential and commercial buildings contribute to climate change and can negatively impact indoor air quality. Switching from gas to energy-efficient electric appliances and systems will make a substantial contribution to reducing emissions as well as health and well-being.

Well-designed buildings include passive thermal design for heating and cooling, sunlight and natural cross ventilation to improve comfort and liveability, and use of recycled building materials.

Actions	Timeframe
Action 4.1 Develop a Community Emissions Reduction Plan	Short-term
Council will develop a Community Emissions Reduction Plan to identify and direct efforts to achieve the net zero target by 2050 for the Shellharbour community. This plan will work with the community, business and local community groups to establish a range of initiatives and actions, and will measure and monitor greenhouse gas emissions for the community.	

Sustainable use of materials and diverting waste from landfill

Waste contributes to greenhouse gas emissions and is more difficult to mitigate. Separating food and garden organic waste from other waste streams will reduce emissions and create opportunities for commercial production of bio-methane.

Council's Waste and Sustainable Materials Strategy 2024–2034 reports that over the past five years, the total amount of waste collected from residents has increased by 6.9%, and recycling or reprocessing has increased by 12.8%. However, both rates are below the city's population growth of 8.3%, indicating that, on average, households are generating less waste which is approximately 1.3 tonnes per household per year.

Strategies
Strategy 4.1 Council will support activities that contribute to a reduction in emissions including:
<ul style="list-style-type: none">• Renewable energy generation and battery storage• Sustainable transport• Energy efficiency standards,• Sustainable use of materials and diverting waste from landfill• Integrating climate risk assessment into decision making to build resilience into strategic planning, development activities, projects and asset management.



Planning Priority 5:

Foster resilient places and communities that adapt to climate change

Shellharbour City's coastal and escarpment setting makes it vulnerable to bushfire, flood, urban heat and sea level rise. Like much of coastal NSW, Shellharbour is facing the growing impacts of climate change, including coastal inundation and erosion, increased intensity and frequency of storms, heatwaves, bushfires and flooding. On average the Illawarra-Shoalhaven currently experiences less than 10 hot days each year (maximum daily temperatures greater than 35°C) and this is expected to increase.¹⁸

Approaches to climate change adaptation need to reduce both exposure and vulnerability to the impacts of climate change of each place, and must consider:

- The level of exposure to and likely severity of hazards
- The compounding impacts of concurrent or sequential hazards
- The resilience of buildings, infrastructure and systems during shocks and stresses
- The ability of communities and, in particular, vulnerable people to prepare, respond and recover.

Strategic planning needs to increase resilience to extreme climate and weather events through better designed built environments, that can withstand and protect against the impacts of climate change. Reducing emissions, embedding energy and water efficiency in design, and promoting active and public transport will assist Shellharbour City in creating a more sustainable future.

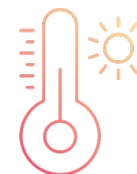
Shellharbour City's resilience is tested by a variety of interrelated risks:

- Bushfire risk in the city's western fringe and escarpment areas
- Riverine, overland and coastal flooding, particularly around Lake Illawarra and low-lying foreshore suburbs
- Sea level rise and coastal erosion, especially along Shellharbour's open coast and tidal estuaries

- Urban heat, made worse by limited tree canopy coverage in many suburbs, the hardening of landscapes through new development and a rising number of hot days.

In the west of the city, flooding occurs across the rural landscape, and along the urban fringe in Albion Park, Albion Park Rail, Tullimbar and Calderwood where evacuation and emergency access are significant concerns. The east of the city experiences flooding via the occurrence of coastal storms and catchment rainfall, meaning evacuation and emergency access can be challenging.

Illawarra Shoalhaven currently experiences less than 10 hot days each year and this is expected to increase



A risk-based approach

Resilience in Shellharbour City requires a risk-based planning framework that avoids hazard prone areas and integrates environmental and climate data into zoning, policy and infrastructure decisions. Council will continue to embed hazard mapping, climate projections and adaptive management into the local planning framework.

Council can also take a nature-based approach to increasing resilience by:

- Protecting and restoring natural buffers such as dunes, wetlands, escarpment vegetation and riparian corridors
- Expanding blue-green infrastructure to reduce urban heat, manage stormwater and improve ecological health
- Applying water sensitive urban design (WSUD) principles across all development types, and integrating the Risk-based Framework for Considering Waterway Health Outcomes in Strategic Land-use Planning decisions to manage the impact of land-use activities on the health of waterways

The development of the Coastal Management Program will continue to integrate hazard mapping and climate data into planning instruments for strategic and climate informed decision making. Updated coastal hazard data will inform appropriate land use and management based on sea level rise scenario. This will in turn, inform ongoing flood data reviews and future flood studies.

Collaboration with emergency services, infrastructure providers, and the local community will also be critical to enhancing preparedness and building long-term resilience. These partnerships will enable the sharing of critical information for preparedness and coordination of emergency response efforts to protect people, property and services.

Actions	Timeframe
Action 5.1 Develop a Coastal Management Program	Short-term
Council will finalise the development of a Coastal Management Program (CMP) for the Shellharbour Open Coast and Elliot Lake. The CMP will identify risks, vulnerabilities, opportunities and actions for the management of the coastal and estuarine areas. The development of the CMP will enable Council to continue to integrate hazard mapping and climate data into planning instruments for strategic and climate informed decision making.	

Strategies
Strategy 5.1 Council will support more resilient places and communities by:
<ul style="list-style-type: none"> • Considering the proximity of new development, including urban release areas, in relation to areas of high bushfire risk, flooding hazards or coastal erosion/inundation to protect the community from natural hazards • Considering opportunities to increase densities in areas that are well serviced and free from hazards • Preparing, reviewing and implementing floodplain risk management plans in existing and new growth areas to improve community resilience to the impacts of flooding and to enable flood constraints to be incorporated into planning processes early for new development • Embed sea level rise hazard mapping as a core evidence base to inform future land use decisions, coastal management and infrastructure planning.



Community & Place





Community & Place

Quality of life for the people of Shellharbour City will be improved by creating and renewing great places that offer great lifestyles. The city is characterised by diverse communities and cultures. Respect for culture and a diversity of heritage and experiences are the foundation of cohesive communities.

Planning for growth in Shellharbour City responds to interrelated social and demographic trends to 2046 including:¹⁹

- An increased younger community with the population under the age of 19 expected to increase by 7.5% over the next 20 years;
- An aging population that continues to grow with nearly 40% of the total population anticipated to be over 50 years of age;

Through place-based planning, local places can be designed to prioritise people and meet their changing needs. This requires recognition and respect for shared community values, starting with a connection with Country and Aboriginal culture.

The importance of designing great public spaces will increase as the population grows. As defined in the NSW Public Spaces Charter, public spaces include public facilities, streets and public open spaces, which are critical places for social connection, physical activity and cultural expression.

For many people, quality of life is improved when they have better access to housing, transport and employment. This includes providing more equitable access to health, education and cultural services and facilities that respond to people's changing needs as they transition through life stages.

Planning for great local places involves designing a built environment where people have the opportunity to meet most of their daily needs within a short walk or cycle from home. This includes providing better access for all ages and population groups and greater choice in how people move about their neighbourhoods and meet their everyday needs.

To support community access to services and infrastructure as well as making great local places, the Local Strategic Planning Statement establishes the following planning priorities:

Planning Priority 6:

Provide equitable access to social services and infrastructure

Planning Priority 7:

Create and renew cohesive, safe and walkable local places

Relevant Policies, Plans and Strategies

Council

- Shellharbour Community Facilities Study, Strategy and Action Plan
- Shellharbour Open Space and Recreational Needs Study and Strategy
- Shellharbour Active Transport Strategy
- Local Infrastructure Contributions Plan 2019
- Shellharbour Libraries Strategy

NSW Government

- NSW Connecting with Country Framework
- Cultural Infrastructure Plan 2025+
- Liveable Housing Design Guidelines
- Illawarra-Shoalhaven Regional Transport Plan
- NSW Public Spaces Charter
- Movement and Place Framework and toolkit
- NSW Health Healthy Built Environment Checklist
- Urban Design for Regional NSW
- NSW Government Flood Prone Land Policy in Flood Risk Management Manual
- Support for Emergency Management Planning (guidelines)

Sustainable Development Goals (UN)





Planning Priority 6:

Provide equitable access to social services and infrastructure

The growth in the city's population is occurring alongside major demographic changes. This will result in a different composition of the population from age, cultural, generational and socio-economic perspectives. Social infrastructure and services provision needs to respond to the specific requirements of the city's communities and their diverse socio-economic and household characteristics.

As new areas develop, social infrastructure and services must be sequenced to be in place as new residents move in. In existing urban areas experiencing increasing densities it is important that existing facilities remain fit for purpose for a growing community.

Local Infrastructure

Planning for local infrastructure encompasses the essential facilities and services that support daily life and community well-being. The Shellharbour Local Infrastructure Contributions Plan (2019) is instrumental in ensuring that these needs are met as the city grows. It includes local infrastructure such as parks, community facilities (including theatres, libraries, public art, cultural spaces and places to meet for health and well-being), construction and maintenance of local roads, stormwater management, cycleways and pedestrian and shared pathways.

As Shellharbour City continues to develop, the Local Infrastructure Contributions Plan must reflect current demands and future projections. This ensures that infrastructure development is timely, equitable, and aligned with the city's growth trajectory.

Education

Educational attainment shapes people's access to employment and/or higher paid employment. People in different parts of the city have varying levels of educational attainment. In terms of university education, the city has a lower proportion of university educated residents than regional NSW at 13.6%, with the highest proportion living in Shell Cove, Calderwood and Tullimbar.²⁰

The city has a high proportion of primary and secondary school aged children (17%) which is higher than the NSW average. Educational facilities are being planned and delivered across the city with:

- A new primary school and public preschool in the new release area at Calderwood
- Planning for a new high school at Flinders
- New public pre-schools for Barrack Heights and Lake Illawarra South near existing public schools.

Health

In 2021, 7% of people in Shellharbour City needed assistance with daily tasks due to a disability²¹ and 36% of people had at least one long term health condition.²² As the prevalence of health conditions increases with age, and the proportion of the city's older people increases, appropriate health facilities and services are needed.

Shellharbour City is serviced by the Illawarra Shoalhaven local health district. Local health districts and specialty networks engage in comprehensive strategic and operational planning, tailoring clinical services, aiming for overall health system efficiency and enhanced local accessibility.

The construction of the Shellharbour Hospital at Dunmore, along with other integrated services work will provide contemporary networked health care facilities and expanded services to the community. It will enable the reconfiguration of services and infrastructure across the Illawarra-Shoalhaven district, and provide more services closer to home, reducing the need to travel out of the area for care.

Aging in Community

In 2021, 10% of people aged 65 and over in the region lived alone, while 8,342 carers were providing unpaid assistance to a person with a disability, long term illness or old age. This represents 13.5% of the population aged 15 and above.²³

Actions	Timeframe
Action 6.1 Review the Shellharbour Local Infrastructure Contributions Plan	Short-term
<p>The Shellharbour Local Infrastructure Contributions Plan (2019) plays a crucial role in ensuring that as the city grows, it is supported by the essential infrastructure needed to maintain quality of life for residents.</p> <p>Regularly reviewing the plan is important to ensure it stays aligned with current population growth, development patterns, and community needs. An up-to-date plan ensures fairness, financial sustainability, and that infrastructure keeps pace with change.</p>	

As the proportion of people aged over 65 increases, a major consideration in healthcare provision will be improvements in service delivery and aging in place which can alleviate pressure on healthcare services. Most people prefer to stay in the places and communities they know.

Strategies
Strategy 6.1 Council will continue to support government and private education providers by:
<ul style="list-style-type: none">• Providing any relevant information with respect to community need for improved education facilities to support the community• Understanding how planning controls can facilitate opportunities for new or expanded training and education facilities• Undertaking investigations into potential opportunities to consider new models for communal learning spaces• Collaborating with government agencies to ensure key public transport links are prioritised to provide access to education facilities.
Strategy 6.2 Council will continue to collaborate and support government initiatives to improve access to health facilities for our community by:
<ul style="list-style-type: none">• Advocating for improved access to health and medical facilities so that the community's health and well-being is supported• Investigating the housing, recreational and social infrastructure needs of key health workers and medical practitioners needed to support the healthcare workers.
Strategy 6.3 Council will continue to support ageing in community by:
<ul style="list-style-type: none">• Encouraging the adaptation of existing homes and new housing developed with universal design• Locating seniors housing or aged care homes within access of health services, transport and social infrastructure.



Planning Priority 7:

Create and renew cohesive, safe and walkable local places

Great places celebrate local character and local people. They offer a diversity of activities and services and welcoming public spaces for residents, workers and visitors. Shellharbour City's changing population provides an opportunity to renew and revitalise the places, facilities and services that people use.

A key enabler of Council's ability to influence great local places will be the implementation of Action 2 in this LSPS to undertake a comprehensive review of the Shellharbour DCP.

Character, culture and heritage

The city's built, natural and cultural heritage is the evidence of shared and parallel histories. Heritage serves as a social connector, forming the foundation for cultural practices, celebrations and rituals, as well as providing a sense of identity and belonging.

Shared heritage is especially important given the city's diverse population. Environmental heritage describes places with both tangible and intangible values as well as the historic significance that makes a place special. It includes scenic and cultural landscapes.

The Shellharbour City libraries and museums, including the Illawarra light rail museum and HARS (Historical Aircraft Restoration Society) aviation museum continue to provide visitors and residents a reflection of the history and heritage of the city. The protection of heritage items and heritage conservation areas are a reminder of the need to remember the community's history and the history of the city of Shellharbour.

For First Nations peoples, culture is centred on place through connection to Country and the continued practice of traditions, customs, lore, land and environmental management. The NSW Connecting with Country Framework provides direction on how to engage appropriately with Aboriginal cultural heritage.

Starting with Country and culture requires meaningful partnerships with First Nations peoples based on trusted relationships throughout the planning, design and place management process. A better understanding and integration of Aboriginal perspectives, knowledge, traditions and heritage will elevate the importance of Country.

Council engages with the First Nations local community through an Aboriginal Advisory Committee to discuss a wide variety of issues and recommend solutions specifically relating to Local Government and the Aboriginal and Torres Strait Islander community.

Inclusive, walkable places

Walkable places are designed, built and managed to encourage people of all ages and abilities to walk, wheel or cycle for leisure, transport or exercise.

In 2021, more than 60% of journeys to work in the city were made by car, compared to 0.9% and 0.2% made by walking and bicycle respectively. Just over 1% of journeys to work were made using public transport.²⁴

Greater accessibility and connectivity can encourage people to shift from their car to walking and cycling for short trips. Inclusive, walkable local places facilitate street life by better balancing the place functions and movement needs of people, using the NSW Government's Healthy Streets and Movement and Place frameworks.

Council has developed an Active Transport Strategy that provides a long-term strategy and action plan for pedestrian and cycling infrastructure within the Shellharbour LGA.

The Strategy aims to create a more sustainable, healthy, and liveable Shellharbour by reducing car dependency and promoting physical activity. The Strategy considers connectivity to schools, aged care facilities, community facilities, shops and the public transport network.

Connecting places

The focus for achieving sustainable and connected transport links, particularly public transport, needs to be aligned with areas identified for housing and jobs growth. According to 2021 Census, over 40% of the city's working population travel to Wollongong LGA.

Council continues improve road and safety conditions for local drivers, including new upgrades to road and transport infrastructure works across the city. There is a need to improve the east west connections from new release areas in the west to employment and services at Shellharbour City Centre. A key enabler of this will be the construction of Tripoli Way.

Improved public transport services will support housing and jobs growth in the East Lake Illawarra corridor. The defining geography of Lake Illawarra means transport networks are wrapped around its western or eastern shores, with the rail line to the west alongside the Princes Motorway, and public transport limited to infrequent buses along the eastern shore towards Warrawong, Port Kembla and to Wollongong. The critical enabler of growth in this corridor is more frequent and reliable public transport along Lake Entrance Road and Shellharbour/Windang Roads, linking Oak Flats and Port Kembla Stations and then to the Wollongong CBD.

Actions	Timeframe
Action 7.1 Review heritage planning processes and strategies.	Medium-term
Council will review current strategies and processes to strengthen Council's heritage focus, for both Aboriginal and European heritage, through land use planning and connection and collaboration with community.	

Strategies

Strategy 7.1

Council will continue to protect and enhance the city's culture, local character and heritage through:

- Land use planning provisions and strong collaboration with the local community including First Nations peoples
- Linkages between culture, heritage and tourism to provide additional opportunities for economic growth.

Strategy 7.2

Council will work to support the creation and renewal of safe and walkable local places by encouraging:

- New housing in the right locations with a mix of densities (See Planning Priority 1 and 2)
- Safe, inclusive, accessible and permeable streets that balance the dual functions of streets as places for people and movement by prioritising walking, cycling and public transport access to destinations and incorporating universal design principles
- Buildings that reinforce the human scale and create comfortable and safe streets and public spaces for pedestrian activity
- Heritage interpretation and adaptive re-use to foster distinctive local places based on an understanding of heritage values and their contribution to the significance of a place
- Activation that supports a mix of land use, amenities, and local businesses to meet everyday needs
- New and better connections for walking and cycling to complement the blue-green grid integrated with public spaces including public open space
- Local community activities such as community gardens, fresh food markets, and urban agriculture.

Strategy 7.3

Council will support improved transport connections with a focus on:

- Opportunities for improved east-west transport connections from Shellharbour City Centre to Lake Illawarra and beyond
- Opportunities to collaborate with state government agencies for new or improved public transport links between education, health precincts and employment centres
- Identification of the need for any road and intersection upgrades
- Opportunities for shared pathways along the existing main road corridors to better connect the community.



Jobs & Productivity





Jobs & Productivity

In 2021, there were approximately 18,509 jobs in Shellharbour City, while the number of Shellharbour City residents who were employed was estimated to be 36,095 people. The key industries of employment for working people in Shellharbour City include healthcare and social assistance, retail, accommodation and food services, education and training, and construction.

The LGA has a strong relationship with the Wollongong LGA, with more than 40% of employed residents from Shellharbour City travelling to the Wollongong LGA for work, and approximately one third of the jobs in Shellharbour City are taken up by residents of the Wollongong LGA.

This emphasises the need to improve the connections and relationships between housing and employment areas in the East Lake Illawarra Corridor, particularly considering the corridor is predicted to be home to an additional 23,000 jobs by 2066.

To leverage the productivity opportunities available, Shellharbour City will need to take the places and the assets that are already driving economic growth and jobs to transform the economy. This will require further investment, coordination and in some cases, the review of planning and development controls, to maximise the growth potential of these assets.

These places include Shellharbour City Centre, the Shellharbour Hospital precinct, Shellharbour Airport, and the city's town centres and employment lands. Key employment lands include those surrounding the Shellharbour Airport and the Shell Cove Business Park.

To support ongoing jobs growth and productivity, the Local Strategic Planning Statement establishes the following planning priorities:

Planning Priority 8:

Drive economic growth by leveraging the city's strategic assets

Planning Priority 9:

Support vibrant town centres & employment lands

Planning Priority 10:

Grow the potential of Shellharbour City's visitor economy

Relevant Policies, Plans and Strategies

Council

- Shellharbour Employment Lands Study
- Shellharbour Economic Development Strategy
- Shellharbour Business Centres and Surrounding Residential Lands Study
- Shellharbour Rural Lands Study
- Town centre plans

NSW Government

- Review of Employment Lands and Industrial Lands Audit
- NSW Government employment lands development program
- Illawarra-Shoalhaven Regional Plan

Sustainable Development Goals (UN)





Planning Priority 8:

Drive economic growth by leveraging the city's strategic assets

Shellharbour City's economic prosperity will be supported by growing the economic competitiveness of:

- Shellharbour City Centre
- Shellharbour Hospital precinct
- Shellharbour Airport

Maximising the growth potential of these places will require further investment, coordination and, in some cases, the review of planning and development controls. These places can be used to encourage growth closer to areas where population growth is already occurring.

Shellharbour City Centre

Shellharbour City Centre will be a more diverse economic environment and is a prime location for higher density living. Leveraging key sites across the City Centre will enable its transformation into vibrant mixed-use precinct where people can live, shop and work all within walking distance.

Priorities for the Shellharbour City Centre include:

- Understand the growth potential from opportunities sites including government owned land
- Facilitation of higher density mixed use development with quality connected open space and increased tree canopy
- Opportunities to support a night-time economy and smart work hubs
- Facilitating opportunities for commercial office space, health and education to encourage employment diversity
- Improved access and movement between the centre's functions and destinations
- Improved connectivity into Shellharbour City Centre from surrounding suburbs through better pedestrian, cycle and public transport connections including from Oak Flats Train Station
- Diversification and growth in employment opportunities including pedestrianised retail offerings.

Council will prepare a masterplan for the City Centre that provides a long-term planning framework for the city centre, unlocking critical housing supply and commercial opportunities to meet the growing needs of the city and broader region both now and into the future.

Shellharbour Hospital Precinct

The Commonwealth and NSW Governments have committed \$780 million to build the new Shellharbour Hospital at Dunmore, with an expanded range of services to meet the health needs of the community.

There is an opportunity to leverage this investment to provide additional housing and employment, including increased densities and a range of commercial, medical and education uses to complement the new hospital. Preliminary analysis indicates that the precinct has the potential to deliver an additional 500-700 homes, many of which could be available as affordable or key worker housing.

There is also potential for short term visitor accommodation as part of the mixed-use precinct.

Further work is required to better understand the opportunities, constraints and challenges for the precinct. This includes:

- Required road and intersection upgrades and opportunities for shared pathways along the existing rail corridor to connect uses within the precinct
- Opportunity for improved east-west connection from the train station and golf course to Killalea Regional Park and the coastline
- Potential to provide education and research related land uses to support the hospital
- Mixed use zone and entertainment precinct opportunities and potential relocation of the business precinct near Dunmore railway station
- Potential to provide higher density housing near the railway station

- The development of a short-term accommodation/hotel for key workers and skilled staff, hospital visitors and carers.

Shellharbour Airport

Shellharbour Airport is a regionally significant asset, and has the 9th largest population catchment of any airport in Australia, presenting untapped potential as a passenger service. The airport supports a range of businesses including emergency services, flight training, aircraft maintenance facilities, tourism, heliport related businesses and a regular passenger airline service.

Council will continue to actively pursue opportunities to promote and develop the Shellharbour Airport towards its vision of a vibrant business hub that contributes to regional economic development, tourism and employment, while facilitating the viable development of a greater range of affordable air travel options for the region.

A key consideration in the ongoing development of the Airport is the need to balance airport operations with surrounding land use and minimise any potential conflicts. Surrounding land uses should not restrict future development and growth of the airport. This will protect the airport's ability to be economically sustainable into the future and continue to provide a range of services to the community and the broader region.

Actions	Timeframe
Action 8.1 Develop a master plan for the Shellharbour City Centre	Short-term
A detailed master plan will provide a place-based framework to guide both public and private investment, to unlock the potential of the City Centre as the housing, economic, social and cultural heart of the city. The master plan will be informed by detailed analysis and assessment of transport needs, infrastructure capacity, economic opportunities, housing feasibility.	
Action 8.2 Develop and progress a detailed planning framework and rezoning for the Shellharbour Hospital precinct	Short-term
Council will work with the NSW government to develop a planning and design framework, including preparation of guiding planning principles and an indicative layout plan to inform future development of the precinct and ensure infrastructure is addressed as part of this process.	

Strategies
Strategy 8.1 Council will support the ongoing prosperity of Shellharbour Airport by:
<ul style="list-style-type: none"> • Supporting compatible commercial land uses • Managing land and airspace uses appropriately to ensure safety and amenity for our customers and community • Managing potential land use conflicts to safeguard the ongoing use of the airport • Supporting improvements to the accessibility and connectivity of the airport for both residents and visitors to the region through infrastructure improvements.



Planning Priority 9:

Support vibrant town centres & employment lands

Centres will play an increasingly important role as Shellharbour City's population continues to grow, with shops, cafes, restaurants and everyday services like post offices and medical clinics being close to local neighbourhoods. These are locations where space should be created for new businesses to open and flourish to ensure a dynamic local economy.

Town centres

Key town centres in the LGA include Albion Park, Albion Park Rail, Oak Flats, Warilla Grove and Warilla town centre, Shellharbour Village, Shell Cove, and the emerging centre at Calderwood.

To assist in creating vibrant, inclusive, safe, attractive, connected, accessible and commercially successful town centres, Council has developed several town centre plans. These plans are for Albion Park, Oak Flats, Shellharbour Village, Warilla Grove and Warilla town centres. Council will continue to implement the recommendations of these plans so that these centres remain vibrant places for all.

With the completion of the Albion Park Rail bypass by the State Government, the soon to be constructed Tripoli Way Extension, as well as increasing growth in the west of the city, there is a need to review the existing town centre plan for Albion Park and to develop a new town centre plan for Albion Park Rail.

Centres can play a role in the delivery of medium density housing. Planning Priority 2 identifies the important role that centres play in supplying housing, particularly in Shellharbour City Centre, Warilla, and Albion Park as strategically identified centres in the NSW Government's low and mid-rise housing reforms.

Night-time economies are becoming an increasingly important component of town centres. Centres with successful night-time

economies are supported by high quality public spaces, including public space activation and events programs and appropriate infrastructure. These improvements in turn, encourage new businesses to establish in the area, especially knowledge-intensive industries attracted to higher amenity locations.

Council is committed to supporting the participation of artists and performers, and engaging with a range of planning and regulatory reforms to enable businesses to grow the evening economy and contribute to the vibrancy of centres in the city.

To ensure the local economy is adaptable and innovative, Council encourages start-ups, creative industries and other knowledge-intensive sectors to grow in Shellharbour City. This will help to diversify the local economy and also diversify the employment opportunities within the LGA.

Employment land

The demand for industrial land in Shellharbour City is influenced by several factors including general population growth, and regional economic diversification including the future development of Bluescope's industrial land transformation and impacts these changes may have on supply and synergies with employment areas in Shellharbour City.

Council's latest demand analysis was undertaken in 2021 as part of the Shellharbour Employment Lands Study (2021). The study forecast demand for around 1-hectare of employment land per annum to 2041, translating to approximately 20-hectares of employment land over the period. Importantly, this growth in industrial land demand was almost entirely projected to be in the service industry uses such as construction services, repair and maintenance, clothing and footwear manufacturing, and publishing and printing.

In the short to medium term, demand for industrial land is likely to be accommodated within existing zoned land and vacant tenancies throughout the LGA.

Key industrial land precincts

Future industrial activities can be accommodated within zoned industrial precincts which are currently underutilised or undeveloped, notably, lands associated with Shellharbour Airport and the Shell Cove Business Park:

- Shellharbour Airport Employment Precinct: comprises 44-hectares of zoned industrial land on the western fringe of the airport, as well as the 6-hectare Council-owned land formerly identified as the Shellharbour Airport Aviation Business Park southeast of the airport.
- Shell Cove Business Park: a 9-hectare site alongside the Shell Cove Harbour and Bass Point nature reserve. It has the potential to leverage off the significant investment being made through the Harbour development.

Key challenges in bringing these industrial land precincts to the market include:

- Environmental challenges such as flooding, riparian, coastal hazards and wetlands, as well as protected ecological communities
- Land use conflicts, including the impact of aircraft noise on surrounding residential uses, as well as with prime agricultural lands
- Infrastructure and servicing (i.e. water, power, sewer, flooding, vehicular access)
- Transport and access, including pedestrian connections to the Albion Park train station and access to the Princes Highway, as well as major road barriers (Princes Motorway - M1)
- Land ownership barriers, including the desire/incentive for private landowners to develop the site for industrial purposes.

The NSW Department of Planning Housing and Infrastructure has recently released the Industrial Lands Action Plan and committed to securing, managing and monitoring the supply of employment lands in NSW. Council will work with the Department to implement these actions and support jobs growth and economic development.

Actions	Timeframe
Action 9.1 Prepare a Town Centre Plan for Albion Park Rail	Medium-term
A Town Centre Plan for Albion Park Rail will guide the development and revitalisation of the area, aiming to create a more vibrant, connected, and accessible centre.	
Action 9.2 Undertake a review of the Albion Park Town Centre Plan	Medium-term
A review of the Albion Park Town Centre Plan will support the growth of the town centre and continued viability of the commercial precinct. The review would investigate opportunities for increased housing affordability and choice immediately adjacent to the commercial core to provide for a range and diversity of appropriate housing types as well as investigate initiatives to improve the functioning, appeal and vitality of the centre including building design and usage, public domain, transport and parking.	

Strategies
Strategy 9.1 Council will support vibrant town centres by:
<ul style="list-style-type: none"> • Continuing to invest in centres, and encourage others to invest, to improve the attractiveness and vibrancy • Encouraging a range of uses to promote diverse and vibrant centres • Identifying opportunities to improve the night-time economy • Reviewing land uses so there is sufficient supply of commercial and industrial lands • Encouraging the growth of local jobs.
Strategy 9.2 Council will promote an ongoing supply of vacant, serviced industrial land by:
<ul style="list-style-type: none"> • Working with stakeholders to address constraints to the development of zoned employment land • Addressing the recommendations in the Shellharbour Employment Lands Study that aim to facilitate greater employment opportunities across the city • Monitoring the impact of regional economic development landscape



Planning Priority 10:

Grow the potential of Shellharbour City's visitor economy

Shellharbour City is a tourist destination that offers a diverse range of visitor experiences. Tourism is a key contributor to the economy and encompasses a variety of industry sectors, such as retail, accommodation and food services, and arts and recreation services.

For a 12-month period from 2023-2024, 651,500 people visited Shellharbour, spending a total of \$4.73 million – an increase of \$1.3 million from the year 2021-2022.²⁵

Accommodation and tourism facilities

Shellharbour has a current shortage of short-term accommodation options and conference facilities. The local visitor economy experiences a lot of escape spending as people may visit Shellharbour but stay in Wollongong or Kiama due to the lack of accommodation options on offer. The anticipated opening of the new 5-star Crowne Plaza Hotel in Shell Cove in 2025 will provide a luxury market for visitors to the local area and attract corporate events. There are opportunities for expansion and redevelopment or refurbishment of existing hotels or motels and conference space within the LGA.

Actions	Timeframe
Action 10.1 Review the land use planning framework to support local tourism and the visitor economy	Medium-term
Council will undertake a review of the existing land use planning framework to identify opportunities to support the potential of Shellharbour's visitor economy.	

Marine tourism

The Shell Cove Harbour and marina provides infrastructure that encourages visitors to the city, including a 270 berth marina and a refuelling station for vessels travelling from Sydney along the South Coast.

There is potential for additional economic growth in new industries via the construction of a Boat Maintenance Facility. There are also investigations underway for the development of a recreational customs facility at the marina to promote international tourism.

Further opportunities exist for increased activation of the city's harbours, coastal and lake environments and the commercial areas that support them through, including events and activities focussed around Lake Illawarra and the foreshore beach areas on the eastern coastline from the Lake to Shell Cove.

Strategies

Strategy 10.1

Council will support's Shellharbour's visitor economy by:

- Removing land use barriers to allow for and encourage tourism-related land uses, including opportunities for eco-tourism and agri-tourism.
- Creating vibrant, safe and healthy places (see planning priority 7)
- Protecting important environmental assets (see planning priority 3)
- Enhancing blue and green grid connections and linkages to activate areas around the Lake and the foreshore beach areas along the eastern coastline (see planning priority 3)
- Planning and prioritising an active transport network to improve the overall liveability and vibrancy of the city (see planning priority 7).

IMPLEMENTATION

Shellharbour City Council's LSPS communicates the strategic land use planning vision for the next 20 years for the LGA. Council will monitor, review and report on the LSPS to ensure its implementation.

Under the Integrated Planning and Reporting (IP&R) framework (in accordance with the Local Government Act 1993), Council is required to prepare a number of plans including the Community Strategic Plan, a Delivery Program and an Operational Plan to outline planned work and track progress on the commitments made to achieve the community's vision for Shellharbour City.

To realise the vision for Shellharbour City, amendments will be required to the Shellharbour Local Environmental Plan and Development Control Plan, which provide the delivery framework for Council's strategic land use planning. Additional plans, policies and strategies will be prepared and existing strategies will continue to be implemented.

Council will also continue to advocate to the NSW Government to ensure the vision and priorities of Shellharbour City are taken into account in state and regional planning matters.

MONITORING & REPORTING

Council is required to monitor and report on the implementation of the LSPS. Council will use the existing IP&R framework for the purposes of monitoring implementation of the LSPS.

Regular reviews will ensure that the LSPS continues to reflect the community's vision for the future of Shellharbour City and that the LSPS is aligned to the latest trends and information available about the environment and the community's social and economic needs. Council will review the LSPS in line with the review of Council's CSP to ensure alignment.

The LSPS will be monitored and reported on through the IP&R Framework. This includes:

- An Annual Report at the end of each financial year to report on Council's progress on delivering on the actions of the LSPS.
- The State of Our City Report at the end of Council's four-year term which will inform the subsequent review of the LSPS. This will identify Council's progress on the LSPS actions and identify changes that need to be made to our actions and planning priorities.

DELIVERY OF ACTIONS

The actions identified in the LSPS have been identified to address some of the community's greatest priorities and establish some significant strategic work to be completed to guide the future of the city. The following timeframes are proposed for implementation of the actions:

- Short: These actions will be delivered as a priority between 2025-2027.
- Medium: These actions will be delivered as a priority between 2028-2029.

The LSPS also includes strategies as a key implementation mechanism. Strategies identify policy positions and directions implemented through additional local strategic planning, planning proposals, collaboration or advocacy. They represent business-as-usual activities of Council.



ENDNOTES

- 1 NSW Department of Planning, Housing and Infrastructure (2024) Population Projections <https://www.planning.nsw.gov.au/data-and-insights/population-projections/explore-the-data>
- 2 Transport for NSW (2024) Travel Zone Projections, available at <https://www.transport.nsw.gov.au/data-and-research/reference-information/tzp24-travel-zone-map-explorer>
- 3 Informed Decisions (n.d) Housing Module, <https://housing.id.com.au/shellharbour/housing-market/#how-have-house-prices-been-changing>
- 4 Informed Decisions (n.d) Housing Module, <https://housing.id.com.au/shellharbour/housing-market/#what-is-the-rental-vacancy-rate>
- 5 Informed Decisions (n.d) Community Profile, <https://profile.id.com.au/shellharbour/service-age-groups?EndYear=2011&DataType=EN>
- 6 NSW Department of Planning, Housing and Infrastructure (2024), Illawarra-Shoalhaven Urban Development Program Dashboard
- 7 NSW Department of Planning, Housing and Infrastructure (2024), Illawarra-Shoalhaven Urban Development Program Dashboard
- 8 Informed Decisions (n.d) Community Profile, viewed April 2025 <https://profile.id.com.au/shellharbour/households>
- 9 Informed Decisions (n.d) Housing Module, <https://housing.id.com.au/shellharbour/housing-and-approvals/>
- 10 Informed Decisions (n.d) Housing Module, Dwelling type | Shellharbour City Council | Community profile
- 11 Informed Decisions (n.d) Housing Module, <https://housing.id.com.au/shellharbour/housing-stress/>
- 12 Informed Decisions (n.d) Housing Module, <https://housing.id.com.au/shellharbour/housing-market/#what-is-the-rental-vacancy-rate>
- 13 Public Spaces in the Illawarra-Shoalhaven Region: Opportunities for a Recreational Grid (2020), available at <https://www.planning.nsw.gov.au/sites/default/files/2023-03/public-spaces-in-the-illawarra-shoalhaven-region.pdf>
- 14 Public Spaces in the Illawarra-Shoalhaven Region: Opportunities for a Recreational Grid (2020), available at <https://www.planning.nsw.gov.au/sites/default/files/2023-03/public-spaces-in-the-illawarra-shoalhaven-region.pdf>
- 15 A Regional Approach to Sustainability in the Illawarra Shoalhaven (2020) dSquared, available at <https://www.planning.nsw.gov.au/sites/default/files/2023-03/a-regional-approach-to-sustainability-in-the-illawarra-shoalhaven.pdf>
- 16 Australian PV Institute (n.d) Mapping Australian Photovoltaic installations, available at Australian Photovoltaic Institute • Mapping Australian Photovoltaic installations
- 17 A Regional Approach to Sustainability in the Illawarra Shoalhaven (2020) dSquared, available at <https://www.planning.nsw.gov.au/sites/default/files/2023-03/a-regional-approach-to-sustainability-in-the-illawarra-shoalhaven.pdf>
- 18 Adapt NSW (2021), <https://www.climatechange.environment.nsw.gov.au/sites/default/files/2021-06/Illawarra%20climate%20change%20snapshot.pdf>
- 19 Informed Decisions (n.d) Community Profile, <https://profile.id.com.au/shellharbour/service-age-groups?EndYear=2011&DataType=EN>
- 20 Informed Decisions (n.d) Community Profile, <https://profile.id.com.au/shellharbour/qualifications>
- 21 Informed Decisions (n.d) Community Profile, <https://profile.id.com.au/shellharbour/assistance>
- 22 Informed Decisions (n.d) Community Profile, <https://profile.id.com.au/shellharbour/long-term-health>
- 23 Informed Decisions (n.d) Community Profile, <https://profile.id.com.au/shellharbour/unpaid-care?Geocode=11136>
- 24 Australian Bureau of Statistics (2021), Census of Population and Housing, Journey to Work
- 25 CommBankIQ banking transaction data, October 2024

