**Draft Shoalhaven Growth Management Strategy 2019-41**

**Discussion Paper**

**Growth Option 1- Modified GMS V1**

Council would not consider requests to rezone additional rural zoned land for residential development other than those areas identified in the GMS which are:

Nowra/Bomaderry, St Georges Basin, Milton/Uladulla, Kangaroo Valley, Berry, Wandadian, Fishermans Paradise.

Berry

Consider ‘filling in the gap’ between the existing town and the seniors living development on the eastern side of the Highway. The remaining existing boundaries of township east of the highway to be maintained. Limit future growth west of the Highway – Schofields Lane to be the southernmost boundary of any further growth in that location.

The rest of Shoalhaven

The urban zoned footprint of all other towns and villages would remain as is. Future development would be limited to any existing unzoned land and infill development such as dual occupancies and medium density development.

**Growth Option 2 - Northern Centric**

Growth of Nowra-Bomaderry, as per the NBSP, would continue to be the priority for Council. Work on the release of the urban release areas such as Moss Vale Road North and South would continue, and investigations would be undertaken to determine the suitability of the long term investigation areas identified at Meroo Meadow and Bamarang.

Council would also focus on urban renewal and infill development to provide a more diverse range of housing in close proximity to Nowra CBD, Bomaderry’s main street and the North Nowra Shopping Centre. In regard to the remainder of the City, Council would not consider requests to rezone additional land for residential development. The urban footprint of each town and village would remain as is (or as currently zoned where there is an existing current supply of undeveloped zoned land). Future growth in these towns and villages would be limited to any existing undeveloped urban zoned land and infill development. e.g. dual occupancies and medium density development.

**Growth Option 3 – Growth Centres**

This option would focus on the 3 main growth centres.

**Nowra-Bomaderry -**As per NBSP, Council would continue to focus on the urban release areas and long term investigation areas, as well in infill development close to centres.

**Jervis Bay / St Georges Basin-** Review of the JBSS which may result in the identification of more land for residential development and the implementation of the adopted Worrowing Heights Precinct Plan

**Milton-Ulladulla-** Review of the MUSP which may result in the identification of new areas for residential development and industrial/employment lands.

In regard to the remainder of the City, Council would not consider requests to rezone additional land for residential development. The urban footprint of each town and village would remain as is (or as currently zoned where there is an existing current supply of undeveloped zoned land). Future growth in these towns and villages would be limited to any existing undeveloped urban zoned land and infill development. e.g. dual occupancies and medium density development.

**Growth Option 4 – Consolidated Growth**

Consolidated growth would be focused on existing centres that already have services in place to accommodate increased development. In particular, the focus would likely be on the larger settlements, including: Nowra, Bomaderry, North Nowra, Huskisson, Vincentia, St Georges Basin, Sanctuary Point, Ulladulla and Mollymook

However, there could be some potential for increased densities in some smaller settlements such as **Berry**, Shoalhaven Heads, Culburra Beach, Callala Bay, and Milton.

The GMS would identify more areas within existing settlements to be zoned for higher density residential development i.e. R1 General Residential and R3 Medium Density Residential. For example, this could include up-zoning of land within a 400m radius of business zoned areas or significant open space.

This could also involve reviewing subdivision controls and minimum lot sizes. Under this growth option, design controls become increasingly important to ensure that the amenity, liveability, and character of centres is not negatively impacted by increased densities.