

**Shoalhaven's Plans to Deliver Affordable Housing is In Danger
of failing by a not clear Character definition.**

Keeping in mind that Shoalhaven City Councils' revenue comes from Ratepayers and Developments contributions it is now more than ever essential that we at Shoalhaven Council reduce expenditure and although Council is endeavouring to increase income by the proposed 12% rate raise, there are many projects on hold by Council staff for many years and for many different reasons that if approved, they will generate millions of dollars in additional income from the Developments and many more Ratepayers.

This is why in my opinion we must get the "Character Definitions right" in respect of a villages because if we do not get the Character definition right, it can stop affordable and all housing contractions creating more delayed by an incorrect interpretation of Character for a village or location.

The Character Definition reworking will be undertaken with input from all stakeholders (as stated in the 12 December 2024 Council Regular Meeting resolution below), rather than adopt a document produces in 10 days by a Sydney Consultant and some community consultation with just comments about "Character" with disregard to addressing the Shoalhaven housing crisis due to the limited number of houses built in Shoalhaven in the past 10 years.

Therefore, as I mentioned, after given more thought about what we voted for (CL24.384 motion) my major concern with "Character" was that, if it is not clearly defined and categorised it can become another potential obstacle and delays in having developments approved by staff with additional costs to all stakeholders including substantial additional consultants and legal costs to us the ratepayers.

In my opinion housing prices and availability is like any other business, it is driven by the supply and demand rules, therefore I would argue that if we do not get the Character definition right, Shoalhaven City Council will be contributing to additional construction cost and to the non-availability of homes because the potential major delays with approvals!

In closing, in my opinion, it is the duty of Shoalhaven City Council as the local government body to **facilitate developments** for the benefit of our children, our grandchildren and for the many that would love to be part of our communities.

RESOLVED (Clr Casmiri / Clr Wilkins) MIN24.655

That Council:

1. Pause Planning Proposal PP073 and the drafting of character statements and design guidelines to be considered including work on the new Land Use Planning Scheme (Local Environmental Plan), until such time as Council can hold a briefing to receive information on the background and status.
2. Acknowledge that the Shoalhaven Development Industry Reference Group has workshopped design at a previous meeting.
3. Ensure there is adequate Community involvement/consultation in the development of any Character and Design Guidelines or requirements.
4. Ensure this issue is investigated with other items yet to emerge impacting housing supply.

FOR: Clr White, Clr Kemp, Clr Casmiri, Clr Cox, Clr Wilkins, Clr Proudfoot and Clr Clancy

AGAINST: Clr Dunn, Clr Tribe, Clr Norris, Clr Boyd, Clr Johnston and Clr Krikstolaitis

CARRIED

Luciano (Lou) Casmiri

Councillor - Ward 2

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