

# HPS Outlook

Illawarra Shoalhaven Region Part 1

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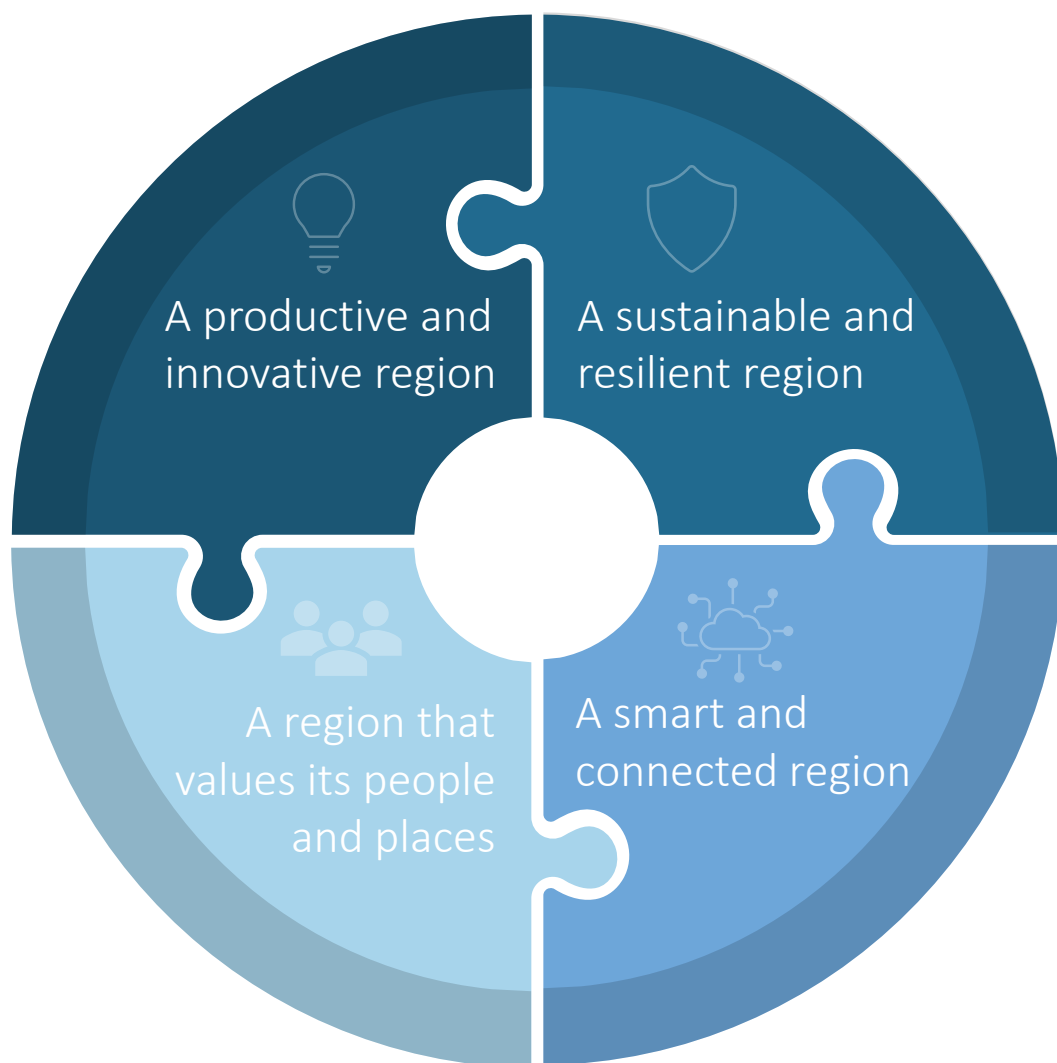
HEALTH PROJECT SERVICES

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# Illawarra Shoalhaven Region Part 1

The Illawarra Shoalhaven is an integral part of NSW and contributed almost \$24 billion to the NSW economy in 2019. The government has released the Draft Illawarra Shoalhaven Regional Plan 2041 to maximise productivity and prosperity moving forward.

The plan is based on four themes to help achieve the 30 objectives identified to guide growth for housing, employment, infrastructure and the environment across the region.



## Illawarra Shoalhaven Region Part 1

The vision map for the Illawarra Shoalhaven region is shown below.



Source: NSW Department of Planning, Industry & Environment, Draft Illawarra Shoalhaven Region Plan 2041

**Figure 1: Vision map for Illawarra Shoalhaven**





## Illawarra Shoalhaven Region Part 1

### Regional Plan Theme 1 – A productive and innovation region

There are 10 objectives identified for this theme as stated below:

<b>Objective 1</b>	Strengthen Metro Wollongong as a connected, innovative and progressive city
<b>Objective 2</b>	Grow the region's Regional Cities
<b>Objective 3</b>	Grow the Port of Port Kembla as an international trade hub
<b>Objective 4</b>	Activate regionally significant employment precincts to support new and innovative economic enterprises
<b>Objective 5</b>	Create a diverse visitor economy
<b>Objective 6</b>	Activate the region's harbours to promote the blue highway
<b>Objective 7</b>	Respond to the changing nature of retail
<b>Objective 8</b>	Strengthen the economic self-determination of Aboriginal Communities
<b>Objective 9</b>	Promote agriculture innovation, sustainability and value-add opportunities
<b>Objective 10</b>	Sustainable maximise the productivity of resource lands

#### Objective 1: Strengthen Metro Wollongong as a connected, innovative and progressive city

According to the Plan, Metro Wollongong has attracted significant investment with \$1.5 billion of projects under construction or recently completed. Metro Wollongong is comprised of a Commercial Core, Sports and Entertainment Precinct, Health Precinct and education and innovation activity hubs.

Metro Wollongong is a major employment hub with almost 20,000 workers and the Plan emphasises the importance of encouraging more development to attract businesses. Within the city the supply of multi unit dwellings has increased as workers, students and young adults want to live in a central location.

The key strategies for Metro Wollongong are stated in the plan as:

- Reinforce the role of Metro Wollongong's Commercial Core.
- Enhance the growth potential of the Health Precinct.
- Revitalise the Sports and Entertainment Precinct and activate the foreshore.
- Grow Metro Wollongong's education, innovation and research capabilities
- Improve amenity and connectivity for the people of Metro Wollongong.

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The Health sector is a key part of the local economy with 17% of jobs in the Illawarra Shoalhaven regions sourced from health and medical facilities. The Plan aims to establish a Metro Wollongong Health Precinct Strategy to investigate and assess:

- Potential expansion of Wollongong Public Hospital.
- Improving connectivity and accessibility between the Health Precinct, Wollongong Train Station and the Commercial Core.
- Encouraging collaboration of health and medical uses and higher density living.



Source: NSW Department of Planning, Industry & Environment, Draft Illawarra Shoalhaven Region Plan 2041

**Figure 2: Metro Wollongong**

## Objective 2: Grow the region's Regional Cities

In the region, Shellharbour and Nowra are identified as regional cities. Shellharbour and Nowra will be the main source of new housing supply across with region with capacity for 37,600 lots.

The Plan understands Nowra City Centre will need to be transformed to cater for future needs. Currently 7,500 people work in Nowra City Centre, primarily in healthcare, retail and public administration sectors. The government intend to develop a Nowra City Centre Strategic Roadmap to achieve their vision for this area.



Source: NSW Department of Planning, Industry & Environment, Draft Illawarra Shoalhaven Region Plan 2041

**Figure 3: Nowra City Centre**



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For Shellharbour City Centre, the Plan will focus on enhancing the diversity and improving the City Centre. Over one in three jobs in the City Centre are based in retail, while healthcare accounts for 18%, followed by food services (14%) and accommodation (10%).

The pandemic has highlighted the importance of retail diversity with a shift towards experience based retail.



Source: NSW Department of Planning, Industry & Environment, Draft Illawarra Shoalhaven Region Plan 2041

**Figure 4: Shellharbour City Centre**

### Objective 3: Grow the Port of Port Kembla as international trade hub

According to the Plan Port Kembla provides over 3,500 jobs directly and indirectly) and boosts the local economy by \$543 million annually. The Plan recognizes any development near the Port can not have a negative impact on operational efficiency.

Over the long term, the Plan outlines plans for expansion through a potential new freight rail connection to Sydney via the Maldon-Dombarton corridor. This will help improve collaboration with Port Botany and improve capacity.

### Objective 4: Activate regionally significant employment precincts to support new and innovative economic enterprises

Employment precincts play an important role supporting the regional economy, population and infrastructure. Regionally significant employment lands are located in:

- Port Kembla
- Tallawarra
- Shell Cove Business and Technology Park
- Shellharbour Airport
- West Dapto
- South Nowra
- Albatross Aviation and Technology Park



Source: NSW Department of Planning, Industry & Environment, Draft Illawarra Shoalhaven Region Plan 2041

**Figure 5: Regionally Significant Employment Lands**





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Employment Land	Size	Overview
Port Kembla	>3,500 jobs	Contributes \$543 million to the economy each year. The Port has access to international markets, heavy industrial land and a skilled labour base to support future hub for hydrogen production.
West Dapto Employment Lands	217 hectares (approx.)	Strategically located in close proximity to planned communities in the West Dapto urban release area. The area has good accessibility to transport.
Tallawarra Employment Lands	N/A	Potential to assist new port related businesses, light industrial and commercial activities.
Shellharbour Airport Employment Precinct	N/A	A business hub that supports Shellharbour Airport and can help boost regional economic development, tourism and employment.
Shell Cove Business and Technology Park	9 hectare	Situated alongside the Shellharbour Marina, this precinct can capitalise on Marina development investment.
South Nowra Employment Precinct	>2,300 jobs	The precinct include the Flinders Estate and the South Nowra industrial lands which has potential to supply 180 new industrial lots.
Albatross Aviation and Technology Park	35 hectares 1,500 jobs	The precinct is positioned along the HMAS Albatross naval air station and supports a mix of electronics, IT, logistics and aviation businesses.

Source: NSW Department of Planning, Industry & Environment, Draft Illawarra Shoalhaven Region Plan 2041

Strategies to improve employment in the region include:

- Grow the defence and advanced manufacturing industries
- Support growth of Shellharbour Airport.

As population grows across the Illawarra Shoalhaven area, people will reside close to employment. New communities brought forward by employment lands will need new health related services.





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### Objective 5: Create a diverse visitor economy

The Illawarra Shoalhaven region attracts almost 12 million visitors annually. The Plan seeks to enhance complementary experiences to appeal to more visitors and grow the tourism sector.

### Objective 6: Activate the region's harbours to promote the blue highway

The Plan identifies Marine tourism can provide further opportunities to grow the local economy, increase tourism and generate jobs. The port of Port Kembla is one of nine cruise ready ports operating in NSW and has capacity to increase cruise ship activity going ahead.

### Objective 7: Respond to the changing nature of retail

Traditional retail is undergoing a transformation driven by the emergence of a growing online retail market. A growing trend has seen retailers reduce floor size and increase online presence to keep up with changing buyer demands. According to the Plan this sector employed almost 17,000 people in 2018. It will be important to ensure this sector is supported as these changes continue, particularly for major City Centres such as Metro Wollongong and Shellharbour City Centre.

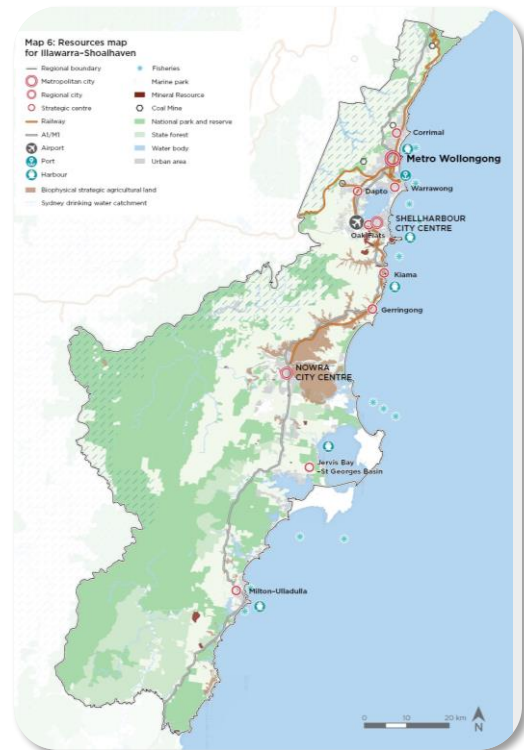
### Objective 8: Strengthen the economic self-determination of Aboriginal communities

The core focus for this objective will be:

- Facilitate Aboriginal land use and development
- Build capacity for shared knowledge of Local Aboriginal Land Council aspirations in the planning systems

### Objective 9: Promote agriculture innovation, sustainability and value-add opportunities

The agricultural sector provides over \$100 million to the local economy. The dairy industry is a key contributor and provides 11% of all NSW milk production. The Plan aims to maximise the accessibility to international markets through Port Kembla to support growth in agriculture production.



Source: NSW Department of Planning, Industry & Environment, Draft Illawarra Shoalhaven Region Plan 2041

**Figure 6: Resources map for Illawarra Shoalhaven**

### Objective 10: Sustainably maximise the productivity of resource lands

The Plan will focus on evaluating existing and mining and resource extraction and future development of known resources.

*The next newsletter will focus on Draft Illawarra Shoalhaven Regional Plan 2041 Part 2. If you would like more information about this newsletter or need to discuss your health project, please contact: Dean Crozier [dean.c@healthprojectservices.com.au](mailto:dean.c@healthprojectservices.com.au)*





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