



EXPLANATORY STATEMENT

Draft Amendment - Boarding Houses to Shoalhaven Contributions Plan 2019 (CP2019.5)

Overview

The **Shoalhaven Contributions Plan 2019 (the Plan)** is a web-based plan that allows Council to levy contributions on development consents and complying development certificates issued for the development of land within Shoalhaven. These contributions are collected to enable the provision of community infrastructure projects (as detailed in the Plan) to meet demand created by development.

The Plan can be viewed at www.cp.shoalhaven.nsw.gov.au.

On 7 April and 28 April 2020, Council resolved to reduce the equivalent tenement (ET) rate for boarding houses from 0.4ETs to 0.2ETs per boarding house bedroom to incentivise the supply of affordable housing in Shoalhaven.

Proposed Amendments

The proposed amendments to the website component of the Plan are outlined below. No changes to the actual contributions projects in the Plan are proposed.

Section of Website:	Section 3.7 How is existing and future demand measured?	
Proposal:	Apply a 0.2ET rate per bedroom in a boarding house development (including New Generation Boarding Houses)	
Existing Wording (relevant part of section):		
Table 3.7.1: ET rate applied to residential developments		
Development type	ETs applied	Relevant community infrastructure levied
Single detached/rural dwelling residential subdivision lot	1.0	AREC (Active recreation) CFAC (Community facilities)
Multi-unit/dual occupancy 1 bedroom	0.4	FIRE (Fire & emergency serv.) MGMT (Plan management)
Multi-unit/dual occupancy 2 bedroom	0.6	OREC (Passive recreation) ROAD (Road & traffic)
Multi-unit/dual occupancy	0.8	

3 bedroom		
Multi-unit/dual occupancy	1.0	
4 bedroom		
DRAI (Drainage) – in m ² (see 'Drainage calculations' above)		
Development under <i>State Environmental Planning Policy (Affordable Rental Housing) 2009</i> will be charged on a rate per bedroom as per the rate for a dual occupancy development.		
Proposed Wording (relevant part of section, additions highlighted yellow):		
Table 3.7.1: ET rate applied to residential developments		
Development type	ETs applied	Relevant community infrastructure levied
Single detached/rural dwelling residential subdivision lot	1.0	AREC (Active recreation) CFAC (Community facilities)
Boarding house (including New Generation Boarding Houses) per boarding house bedroom	0.2	FIRE (Fire & emergency serv.) MGMT (Plan management) OREC (Passive recreation) ROAD (Road & traffic)
Multi-unit/dual occupancy 1 bedroom	0.4	
Multi-unit/dual occupancy 2 bedroom	0.6	
Multi-unit/dual occupancy 3 bedroom	0.8	
Multi-unit/dual occupancy 4 bedroom	1.0	
DRAI (Drainage) – in m ² (see 'Drainage calculations' above)		
Development under <i>State Environmental Planning Policy (Affordable Rental Housing) 2009</i> (except boarding houses see Table 3.7.1) will be charged on a rate per bedroom as per the rate for a dual occupancy development.		

Public Exhibition

The Amendment is on exhibition for a period of 30 days from **Wednesday 13 May to Friday 13 June 2020** on Council's website - <http://shoalhaven.nsw.gov.au/My-Council/Public-exhibition/Documents-on-exhibition>.

The public exhibition documentation includes:

- Newspaper Advertisement.
- This Explanatory Statement.
- Fact Sheet: Contributions Planning Explained.

How to make a submission

You are encouraged to review the documents and provide written submissions during the consultation period. Submissions should be made in writing and include Council's reference 64031E. All submissions must be received in writing by **5pm Friday 13 June 2020**.

Post: The Chief Executive Officer, Shoalhaven City Council, PO Box 42, Nowra NSW 2541

E-mail: council@shoalhaven.nsw.gov.au

Website: via the form on the Exhibition page at <http://shoalhaven.nsw.gov.au/My-Council/Public-exhibition/Documents-on-exhibition>

Please note that correspondence submitted to Council on this matter may be open to public inspection without notifying the correspondents. Pre-printed form letters, which have been individually signed will be considered but not formally acknowledged. All persons who lodge a submission are required to declare any relevant political, donations and/or gifts in accordance with Section 10.4(5) of the *Environmental Planning and Assessment Act 1979*.

Further Information

For further information, contact Jenna Tague of Council's Planning Environment and Development Group on (02) 4429 3553.