



EXPLANATORY STATEMENT

Proposed Amendment No. 1 (Housekeeping) to Shoalhaven Contributions Plan 2019

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 is relatively contemporary (commenced in May 2019), however upon finalisation, Council endorsed the preparation of future amendments to:

- Update project costings, apportionment, and timeframes,
- Clarify calculation of credits, when contributions are charged for industrial/commercial subdivision, dedication of land and works in kind, and how merit assessment for miscellaneous development types is to be undertaken; and
- Address general housekeeping matters that may arise.

The main components of this Housekeeping Amendment include the:

1. Review of certain content in the Plan (i.e. website content).
2. Deletion of a number of projects within the Plan.
3. Review and revision of certain projects within the Plan.

Future housekeeping amendments will further refine the Plan and projects within.

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

Proposed Amendments

A summary of the proposed amendments to the Plan is outlined below.

1. Website Content Review

The overall content of the plan has been reviewed to improve readability, accuracy and address other matters that have arisen since the Plan originally became effective in May 2019. The key proposed amendments to the Plan include:

- New mapping (e.g. planning areas map) for a consistent and modern look and feel.
- Update of population projections with the most recent statistical data.
- Review of equivalent tenement rates for residential development (excluding boarding houses and development under the Affordable Rental Housing SEPP) with a change to 1ET per dwelling, regardless of size.

- Review of the following sections/schedules to provide more detailed, clearer and up to date information (as appropriate):
 - Legal basis of contributions.
 - Land dedication.
 - Planning agreements.
 - Deferred or periodic contributions payments.
 - ET rates applying to tourism accommodation development.
 - Accredited certifier obligations.
 - Refunds.
 - Schedule 2 (Old subdivision properties).
 - Schedule 7 (Land acquisition).
- Inclusion of transitional arrangements provisions that were unintentionally omitted from the new Contributions Plan 2019.
- Update of gross floor area definition in line with the Standard Instrument Local Environmental Plan.
- Deletion of Schedule 1 (Infrastructure Projects) and Schedule 3 (Contribution Project Rates) to reduce duplication and website maintenance.
- Deletion of Schedule 6 (Projects Exempt from Residential Cap) as there will be no projects exempt from the residential cap following this amendment.

Appendix A shows the changes proposed to the website and summarises the rationale behind those changes.

2. Project Deletions

The current Plan contains approximately 100 separate projects, 6 of which are proposed to be deleted through this review. Reasons for the proposed deletions include:

Reason for deletion	Projects proposed for deletion
The project has been completed and paid off.	<ul style="list-style-type: none">• 02CFAC0001: Callala Bay Community and Child Care Centre (Emmett Street)
These projects relate to land associated with the Halloran Planning Proposal at Culburra Beach (PP006) and future community infrastructure should be considered as part of that process.	<ul style="list-style-type: none">• 02AREC0002: Culburra & District Sporting Complex Site.• 02CFAC0004: Culburra Community Centre (Proposed Long Bow Point Subdivision).• 02OREC0005: Land Acquisition for Passive Open Space – Long Bow Point Subdivision.

These projects relate to the sealing of rural roads at Falls Creek. The projects are low value and the limited remaining funds are unlikely to be collected in a reasonable timeframe.	<ul style="list-style-type: none">• 03ROAD2014: Sinclair Road upgrade Parts 1 & 2 (Princes Highway to Hart Road).• 03ROAD3011: Hart Road bitumen upgrade (Entire road length), Falls Creek.
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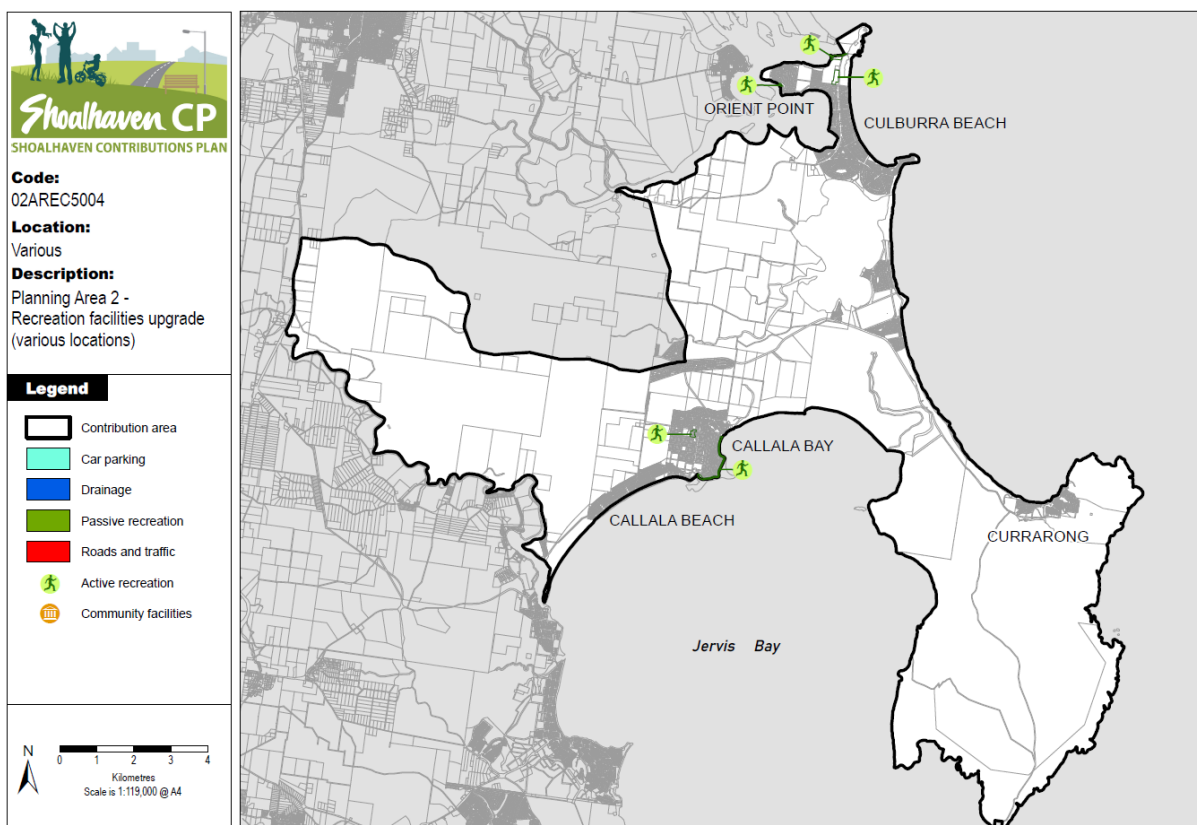
Appendix B contains a:

- List of the projects proposed to be deleted and greater detail as to why.
- Copy of existing project and supporting information sheets for each revised project.

3. Project Review and Revision/Amendment

A total of 15 projects are proposed to be revised as part of this Amendment. The general themes of the amendments include the following:

- Inclusion of new facilities in certain existing recreation projects to assist with delivering community infrastructure in line with Council's recently adopted *Community Infrastructure Strategic Plan 2017* (e.g. Pepper Reserve and Vic Zealand Oval, Shoalhaven Heads (01AREC0009) and Crookhaven Park, Culburra Beach (02AREC0004)).
- As part of the 2019 Contribution Plan process, a new rate of 2.31 people per ET was applied based on population projection changes over time. These changes were applied to some projects, but not all. Several projects have been updated to substitute the now outdated 2.39 ET rate with the new 2.31 ET rate.
- The apportionment rates for some projects had not been updated to reflect population projections and current household composition figures from the 2016 Census. These figures have recently been refined by Council's demographic consultant and affected projects have been revised, resulting in amended contribution rates to reflect revised population statistics.
- The project codes for amended projects have been changed so that each amendment can easily be identified. For example, the first amendment to the project under the Plan is prefaced with a 5; e.g. 01ROAD5111, amendment two would be prefaced with a 6; e.g. 01ROAD6111. As projects are amended in the future, the relevant project codes will also be updated.
- Update of assumptions to reflect 1ET for each dwelling, regardless of size etc and also changes in the LEP (Huskisson Laneways).
- A new project map layout and theme (example below) has been introduced for all projects subject to the Amendment to better communicate the intent of the maps. As projects are amended in the future, the maps associated with those projects will also be updated.



Appendix C contains a:

- List of revised projects and key changes.
- Copy of the project and supporting information sheets for each revised project, with proposed changes highlighted for convenience.

A list of all projects proposed to be amended is provided below:

PLANNING AREA 1	
01CFAC2012	Nowra Integrated Youth Services Centre (Cnr Kinghorne & Plunkett Streets)
01AREC0009	Planning Area 1 recreational facilities upgrades (various locations)
01AREC2006	Northern Shoalhaven Sports Stadium (Cambewarra Road)
01AREC3007	Nowra Swimming Pool Expansion (Scenic Drive)
01OREC0015	Moss Vale Road South URA Passive Recreation
PLANNING AREA 2	
02AREC0004	Planning Area 2 - Recreation facilities upgrade (various locations)
PLANNING AREA 3	
03ROAD2060	Kent Lane Huskisson

03ROAD2061	Winnima Lane, Huskisson
03ROAD2062	Unnamed Lane (off Jervis Street, Huskisson)
PLANNING AREA 4	
04CFAC0003	Planning Area 4 - Community facility upgrades (various locations)
04AREC2003	Sussex Inlet Aquatics Centre (Thomson Street)
CITYWIDE PROJECTS	
CWCFAC2006	Shoalhaven City Library Extensions (Berry Street, Nowra)
CWCFAC0007	Shoalhaven Regional Gallery
CWAREC005	Shoalhaven Community and Recreational Precinct (SCaRP) Cambewarra Road, Bomaderry
CWCFAC2002	Shoalhaven Entertainment Centre (Bridge Road, Nowra)

Public exhibition

The public exhibition documentation includes:

- Exhibition Notification.
- This Explanatory Statement.
- Fact Sheet: Contributions Planning Explained.
- Appendix A: Proposed Changes to the Contribution Plan Website.
- Appendix B: Projects Proposed to be Deleted.
- Appendix C: Projects Proposed to be Revised.

The draft documents and supporting material will be on public exhibition from **Wednesday 11 November to Friday 11 December 2020 (inclusive)** on Council's website at: <https://www.shoalhaven.nsw.gov.au/Council/Access-to-Information/Documents-on-Exhibition>

How to make a submission

You are encouraged to view the documents and provide a written submission during the consultation period. Submissions should be made in writing and include Council's reference 60967E. All submissions must be received in writing by **5pm Friday 11 December 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:

<https://www.shoalhaven.nsw.gov.au/Council/Access-to-Information/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.