

Explanatory Document

Shoalhaven Contributions Plan 2019 – Amendment No.9 (proposed project 01OREC5009)

Local Park, Huntingdale Park Reserve, Berry

Overview

The Shoalhaven Contributions Plan (CP) 2019 is a plan to fund local infrastructure to support our growing population. The CP details where and when infrastructure contributions levies will be collected and how these funds will be spent.

This amendment to the Shoalhaven CP Project 01OREC0009 (proposed to be 01OREC5009) seeks to allow contributions collected during the development of Huntingdale Park Estate to be spent on local park improvements to meet the daily recreation needs of these residents.

Also, the amendment will allow levies to be collected when the residential area south of Hitchcocks Lane is subdivided, recognising the growing population in this area will increase demand for park infrastructure.

The CP amendment is supported by a draft concept plan for the local park. This concept plan details the types of embellishments planned for the park; including (but not limited to), a playground, seats and picnic shelters, small car park, paths, boardwalk, viewing platform and landscaping. The Project Sheet includes cost estimates for the embellishments that are able to be funded by the Contributions Plan. As a passive recreation project (OREC) within the CP, funds collected for this project can only be spent on recreation related items. This proposed amendment facilitates \$1.5 million of improvements to the passive recreation area on Huntingdale Park Road at Berry, to upgrade it to 'Local Park' standard.

Upon amendment of the CP Plan, the project can move to the detailed design phase, and then delivery (which may be staged).

Affected Land

Proposed project 01OREC5009 intends to spend infrastructure contributions funds on local park infrastructure west of the Princes Highway at Berry.

The park will be located between Huntingdale Park Road and Hitchcocks Lane, Berry, on land legally described as Part Lot 914 DP 1268409 and Lot 8 DP 1188080 (refer to green shaded area on the map below). This land is owned by Shoalhaven City Council.

The Contribution Area for the project is the Berry Growth Area. This includes the Huntingdale Park residential estate and recently rezoned (but not yet subdivided) residential area south of Hitchcocks Lane.

Funds for the project have been, and will continue to be, collected from the Contribution Area (see map below) when eligible development occurs. The Contribution Area (also known as the Benefit Area) has been defined as the area of new development which will create demand for the park (i.e. where there is a clear nexus between the development and the infrastructure).

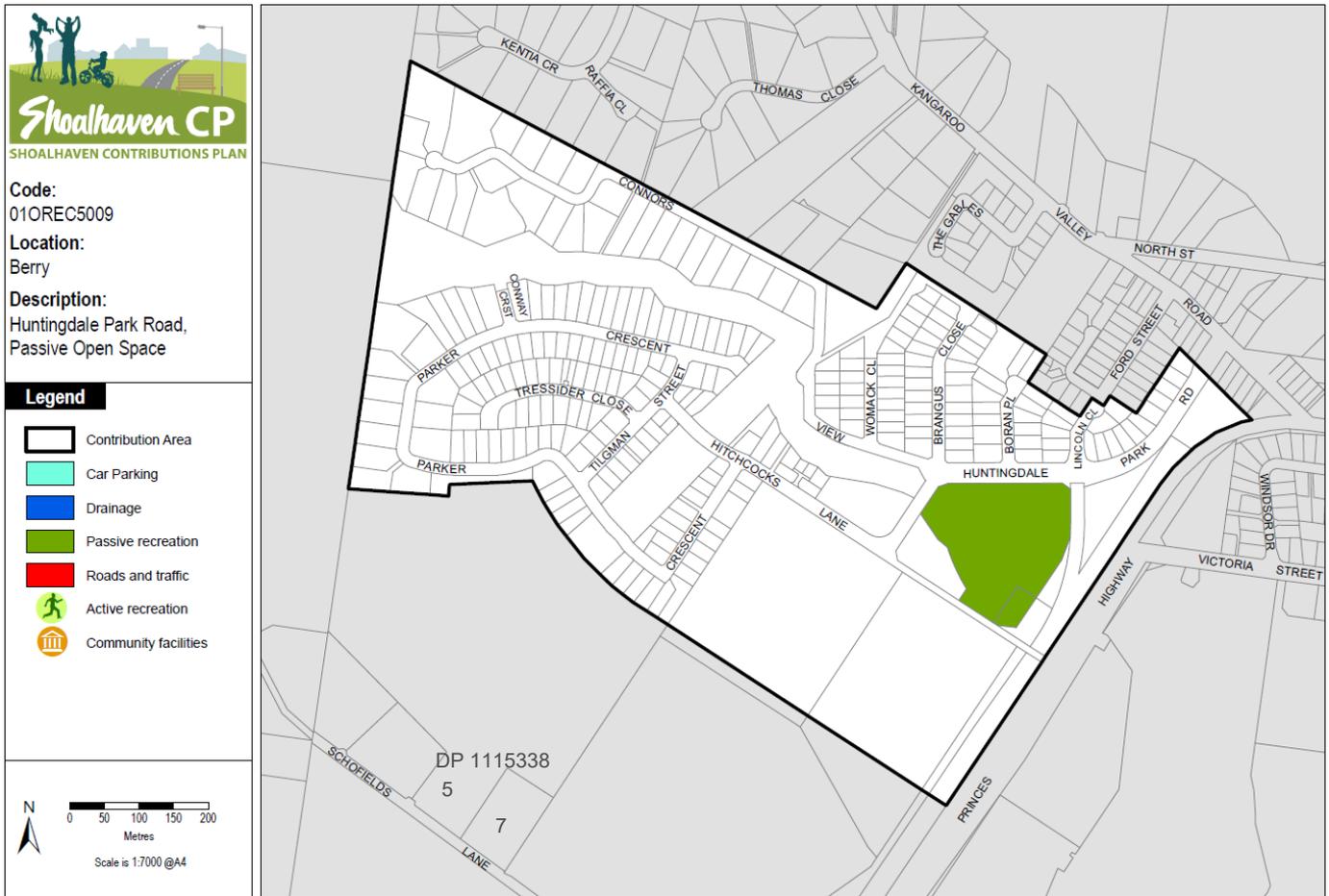


Figure 1: Contributions Plan Map – Local Park west of the Princes Highway, Berry

Proposed Changes

The following amendments are proposed to the Shoalhaven Contributions Plan 2019 – Project 01OREC0009:

- Rename Project 01OREC5009
Intent: For consistency with other updated projects within the CP.
- Amend Contribution Area (Benefit Area) to fit the Berry Growth Area boundary, including residential land south of Hitchcocks Lane.
Intent: Contributions are levied from residential properties with a nexus (a relationship) to the proposed infrastructure.

- Amend the Contribution Area to exclude Lots 5 and 7 DP 1115338 (64 and 44 Schofields Lane).
Intent: These properties are zoned for rural purposes, are not part of the Berry Growth Area and will not directly benefit from the park infrastructure (no nexus).
- Enable funds collected from development in the project area to be spent on embellishment of the passive recreation area.
Intent: The current project is historical and is described in the CP as relating to acquisition of recreation land only. Amending the CP to allow embellishment will ensure the infrastructure meets existing and future recreation demand.

Refer to the Project Sheet and Supporting Information and draft Concept Plan for further detail.

Exhibition Documents

The *Contribution Plan Amendment – Local Park (Huntingdale Park Reserve) Berry (Project 01OREC5009)* is on public exhibition from **Monday 14 March – Monday 11 April 2022** (inclusive) and available for viewing online at www.shoalhaven.nsw.gov.au/MyCouncil/Public-exhibition/Documents-on-exhibition. Electronic copies of the exhibited package will be available at Council's City Administration Centre (Bridge Road, Nowra) during business hours (9am-5pm) for the duration of the exhibition period.

The exhibition package includes:

1. Explanatory Document
2. Contributions Plan Amendment No 9. Project 01OREC5009 Project Sheet and Supporting Information
3. Draft Concept Plan – Local Park Huntingdale Park Reserve, Berry
4. Frequently Asked Questions (FAQs)
5. Public Notice

You can view the current Shoalhaven Contributions Plan 2019, including current project 01OREC0009 here: <https://cp.shoalhaven.nsw.gov.au/>

Request For Comment

Submissions relating to the Contributions Plan Amendment and draft Concept Plan for Huntingdale Park Reserve are invited during the exhibition period and should be made in writing, and addressed to:

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>

All submissions must be received in writing by **5pm Monday 11 April 2022**, quoting Council's reference **64038E**.

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.

Enquiries should be directed to Rebecca Jardim, Strategic Planner on (02) 4429 3522, quoting Council's reference **64038E**.

