

# Shoalhaven Contributions Plan Amendment

## Local Park Huntingdale Park Reserve Berry

### (Project 01OREC5009)

## Frequently Asked Questions

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### What are infrastructure contributions?

Infrastructure contributions are payments made by developers that help deliver the infrastructure needed to support their developments.

Infrastructure contributions funds are collected under section 7.11 or section 7.12 of the *Environmental Planning and Assessment Act 1979*. The Act states that these funds must be spent in accordance with an adopted Contributions Plan.

The [Shoalhaven Contributions Plan \(CP\) 2019](#) outlines the infrastructure projects to be funded by development contributions under s.7.11 of the Act. The types of infrastructure projects that can currently be funded by the CP include roads, car parking, stormwater and drainage, community and sports facilities and open space.

### What does this amendment to the Contributions Plan propose?

Councils can only charge s7.11 contributions if they have prepared and adopted a contributions plan for an area.

[Project 01OREC0009](#) is an existing project within the Contributions Plan. This proposed amendment seeks to use the funds collected for this project for park embellishment. The amendment also seeks to levy

development in the new residential area south of Hitchcocks Lane.

### Do I need to pay a contributions levy?

Infrastructure contributions levies are paid by developers (or landowners) when they carry out development that increases demand on infrastructure (for example subdivision or dual occupancy). Contributions are generally paid at subdivision stage per lot created. This means when you build or buy a single home, contributions have already been paid at the time of subdivision.

You will not have to pay the levy unless you intensify development on your lot (e.g. by subdividing further or building additional home/s on the property).

### How have the proposed contributions rates been determined?

The Act requires that all collection of infrastructure contributions funds must be reasonable. Two key principles underlying reasonableness in development are nexus and apportionment. Nexus means the infrastructure project must have a clear relationship to the development – in this case the contributions area (Huntingdale Park Estate and Hitchcocks Lane development) will create demand for the local park. Apportionment means that new development only pays for the proportion of the demand that it generates.

The draft Concept Plan for the park is costed at \$1,521,332. Contributions already collected from Huntingdale Park Estate development for this project amount to \$1,240,750. The remaining cost (balance) to deliver the project is \$280,581.38 and this is to be levied on future eligible development. Future development is estimated at 157 ETs (equivalent tenements i.e. households) and a contribution rate of \$1,787.14 per ET is proposed for future development. These levies will be indexed at the time of payment in accordance with CPI.

### Where will the local park be located?

The local park is proposed to be located on land between Huntingdale Park Road and Hitchcocks Lane at Berry. The draft Concept Plan shows a proposed playground will be constructed near the corner of Huntingdale Park Road and Hitchcocks Lane, opposite Brangus Close. This location is within walking distance of residents within

Huntingdale Park Estate and the new residential area south of Hitchcocks Lane.

### What is a 'local park'?

The [Shoalhaven Community Infrastructure Strategic Plan \(CISP\)](#) describes different types of parks.

A local park (or local passive recreation open space) is described as a place with limited infrastructure that caters for local residents, attracting users from a small catchment area and catering for short visits by small groups. Larger district and regional level parks provide additional infrastructure such as sporting fields, higher-order recreational facilities/attractions, areas for larger groups and visitors. Boongaree Park in Berry is an example of a district/regional park.

### When will park improvements be delivered?

The amendment of the Contributions Plan is the mechanism to release contributions funding for the local park project. Should the plan be amended, the project would move to the detailed design phase before delivery. The draft project sheet estimates delivery of the project between 2022-2026, and delivery of different components could be staged.

The detailed design phase will include additional site investigations, refinement of the park design and embellishment details and costs, additional community consultation and staging of delivery. The draft Concept Plan provides high-level concept only and is subject to change in response to any additional information uncovered during the detailed design phase.

### Can other elements/facilities be added to the draft Concept Plan for the local park?

With limited amounts of funding available, prioritisation of projects and facilities according to need are required.

Importantly, a passive open space project (OREC) in a contributions plan can only spend collected funds on development-contingent recreation-related facilities. This means the project money cannot be spent on infrastructure not associated with the park project – for example contributions funds cannot be spent on road redesign, or public transport facilities such as dedicated bus bays or shelters. These general costs are required to be funded using other means. For this reason, the external shared user paths that are proposed around the subject land do not form part of the proposed contributions project and will not be funded by development contributions levies.

Contributions funding can only be spent on capital works (one-off infrastructure costs) and not for ongoing maintenance costs. Therefore, the design of

infrastructure needs to consider entire lifecycle costs and reduce ongoing maintenance costs, as these need to be budgeted for from other funding sources.

Your feedback on the proposed elements in the draft Concept Plan can help Council with prioritising funding and providing the park facilities the community most need and wants to use in the area.

### What are the other funding options for additional infrastructure in the area?

There are a limited range of mechanisms available to Council to fund and deliver community infrastructure.

One of the mechanisms available to provide community infrastructure demanded or generated by new development is development contributions. Other funding mechanisms available to Council include:

- General Revenue (i.e., rate income)
- Special Rate Levy
- Grant funding

This project has been costed and contributions rates applied on the basis that the project will be fully funded by development contributions in accordance with the EP&A Act and regulations.

Some additional park-related infrastructure (not included in the concept plan or works schedule) may be able to be delivered through the securing of grant funding which could be further explored during the detailed design phase of the project.

### Have Your Say

Council is seeking your feedback on the proposed Contributions Plan amendment and draft Concept Plan for the Local Park at Huntingdale Reserve. Submissions 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](mailto:council@shoalhaven.nsw.gov.au)

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

All submissions must be received in writing by **5pm Monday 11 April 2022**, quoting Council's reference **64038E**. Council staff are available via phone or email to answer your enquiries. Please contact Rebecca Jardim on 4229 3522 or via email: [Rebecca.jardim@shoalhaven.nsw.gov.au](mailto:Rebecca.jardim@shoalhaven.nsw.gov.au) for more information.