

Car Parking Waiver – Change of Use in Traditional Retail Centres

Policy Number: POL19/38 • **Adopted:** 30/10/2018 • **Amended:** 20/01/2020 • **Minute Number:** MIN18.880, MIN20.23 • **File:** 49987E **Produced By:** Planning Environment & Development • **Review Date:** 31/12/2020.

1. PURPOSE

To waive the obligation of an applicant to supply additional carparking required by a change of use development in traditional retail centres. Subsequently, developer contributions for car parking projects in certain centres would also not be levied for change of use development.

2. PROVISIONS

Change of use developments in the following traditional retail centres are not required to provide any additional car parking:

- Basin View (B2 zoned land)
- Bawley Point (B1 zoned land)
- Berry (B2 zoned land)
- Bomaderry (Lyndhurst Shops B1 zoned land)
- Bomaderry Town Centre (B4 zoned land)
- Burrill Lake (B1 zoned land)
- Callala Bay (B1 zoned land)
- Callala Beach (B1 zoned land)
- Culburra Beach (B2 and B4 zoned land – excluding Seagull Street)
- Currarong (B1 zoned land)
- Erowal Bay (B2 zoned land)
- Greenwell Point (B2 zoned land)
- Huskisson Town Centre (B2 and B4 zoned land)
- Kangaroo Valley (retail core as per Chapter N1 of SDCP 2014)
- Milton (B2 zoned land)
- Mollymook (B4 zoned land – Ocean Street)

- Mollymook Beach (Tallwood Shops B1 zoned land)
- North Nowra Centre (B1 zoned land)
- Nowra (Kalandar Street) (B1 zoned land)
- Nowra CBD (B3 and B4 zoned land)
- Sanctuary Point (B2 zoned land)
- Shoalhaven Heads Village (B2 and B4 zoned land)
- St Georges Basin Town Centre (B4 zoned land)
- Sussex Inlet Town Centre (B2 and B4 zoned land)
- Ulladulla (B3 and B4 zoned land)
- Vincentia (Burton Street Shops - B2 zoned land)

To clarify, the waiver only applies to the change of use of existing floor areas and does not apply to any new floor area in a development (e.g. extensions, additions, new buildings).

3. IMPLEMENTATION

The Planning, Environment and Development Group (PE&D) administers this policy.

4. REVIEW

This policy will be reviewed annually by the PE&D Group as part of the overall annual review of Council's Delivery Program and Operational Plan.

5. APPLICATION OF ESD PRINCIPLES

This policy is in line with Council's adopted policy on integrating the principles of Ecologically Sustainable Development (ESD) into all Council's planning, decision-making and actions.

This policy aims to encourage change of use development in the short term within Shoalhaven's traditional retail centres. The outcome of such development being greater employment and retail opportunities across Shoalhaven and the associated community benefit.