

Ordinary Meeting

Meeting Date: Tuesday, 26 April, 2022

Location: Council Chambers, City Administrative Building, Bridge Road, Nowra

Attachments (Under Separate Cover)

Index

13. Reports

CL22.190	Investment Report - March 2022	
	Attachment 1 Investment Report - March 2022	3
CL22.191	Endorsement for Exhibition - Draft Local Approvals Policy	
	Attachment 1 Draft Shoalhaven Local Approvals Policy 2022	20
CL22.175	Public Exhibition Outcomes - Planning Proposal PP026 - Coastal Hazards Review (revised approach)	
	Attachment 1 Summary of Submissions - Coastal Hazards Review (revised approach) PP026	56
CL22.194	Development Application - DA21/1834 - 14 Jay Street Culburra Beach - Lot 7 DP246986	
	Attachment 1 s4.15 Assessment Report	69
	Attachment 2 Draft Notice of Determination - Part Approval	114
	Attachment 3 Draft Notice of Determination - Approval	132
	Attachment 4 Draft Notice of Determination - Refusal	148
CL22.196	Access Areas for Dogs Policy Review - Community Consultation Overview and Proposed Way Forward	
	Attachment 2 Report - Progress / Status Update - Access Areas for Dogs Policy Review - Ordinary Meeting 27 July 2021	151
	Attachment 3 Community Consultation Outputs Summary Report - Gauge Consulting	161
CL22.197	Narrawallee Beach - Dog Access Areas - Review of Environmental Factors	
	Attachment 1 Review of Environmental Factors - Dog Off-Leash Access	223

CL22.198	Design Options and Way Forward - Refurbishment of the Bomaderry Basketball Stadium and Integration with the Shoalhaven Indoor Sports Centre	
	Attachment 3 Presentation - Design Options 1 and 2	262
	Attachment 4 Presentation - Design Options 3 and 4	296
CL22.199	West Nowra Infrastructure and Recreational Facilities Upgrade Program - Investigations and Way Forward	
	Attachment 1 Community Infrastructure Strategic Plan 2017	304



Monthly Report

Shoalhaven City Council

CL22.190 - Attachment 1

March 2022



Market and Economic News

Global Leaders

Stocks were generally positive, on hopes of a ceasefire in Ukraine. Europe lagged. The US Dow Jones, S&P500 and NASDAQ gained +2.4%, +3.7% and +3.5% respectively. MSCI World ex-AUS rose +2.7% in local terms. Emerging Markets fell -3% in \$US, with China -8%. US 10-year bonds crashed to 2.39% (+56bp), having broken 2½% mid-month. High yield firmed to 343bp spread (-34bp).

COVID19 deaths passed 6m (+171k, around half February's) from 490m cases (+50m, a modest decline). The world reached 58% 2nd vaccination (+2%, continuing to slow as doses redirect to OECD boosters). The omicron wave stabilised at 1.5m / day, but deaths halved after the northern winter.

US unemployment fell to 3.8% (-0.2%), under 6m, in February. Non-farm Payrolls grew +678k. Participation was 62.3% (+0.1%). Youth unemployment was flat at 8.3%. *GDPNow's* estimate of Q1 growth rose from negative territory to +1.5%. Inflation rose to +7.9% YoY (+0.4%) after a +0.8% month; core inflation hit +6.4%, both 40+ year highs. Retail sales rose +0.3%.

Eurozone unemployment fell to a record low 6.8% (-0.1%) in February. Prices rose +0.9% in February and are a record +5.9% YoY. Core CPI jumped to +2.7%. Retail sales rose +0.2%. Europe faces a worsening energy crisis, having suspended Russian purchases and drawn reciprocal sanctions. With Q4 GDP having contracted in several EU countries, there could be recessions when Q1 data is released.

Meanwhile, China and Japan stand apart in reporting low inflation. China had YoY inflation of just +0.9%, and unemployment is rising at 5.5%. Business confidence and PMIs dipped under 50. Retail sales were muted at +0.3%. As the stockmarket crashed, Beijing responded with pro-business rhetoric.

Domestic News

After month end, the RBA's April meeting offered no change in rates guidance and minimal changes in commentary. As other central banks rush to acknowledge high global inflation, the RBA remains "patient." The Budget produced little new policy ahead of the election, leaving Budget repair for later.

Australia passed 95% 16+ / 82% population vaccination; around 2/3 of these had boosters. Vaccinated travel has largely normalised. The omicron wave of COVID19 cases rose back over 50k / day.

2-year yields soared to 1.79%, from 1.14%. 10-year bonds closed 2.77% (+59bp). The ASX200 gained +6.9% with the Small Ordinaries +5.3%. CoreLogic reported +0.7% property gains in March (with Sydney and Melbourne lower), +18% YoY. Dwelling approvals fell -28%, reversing the prior increase.

Unemployment fell to 4.0% matching 48-year lows, with 66.4% participation (+0.2%). Employment rose +77k (fulltime a massive +122k) to a record 13.37m, +395k YoY. Underemployment fell -0.1% to 6.6%. Youth unemployment rose to 9.3% (+0.3%). Hours worked jumped +2.8%. Job vacancies jumped +6.9% in the February quarter to a record 424k ahead of the return of temporary workers.

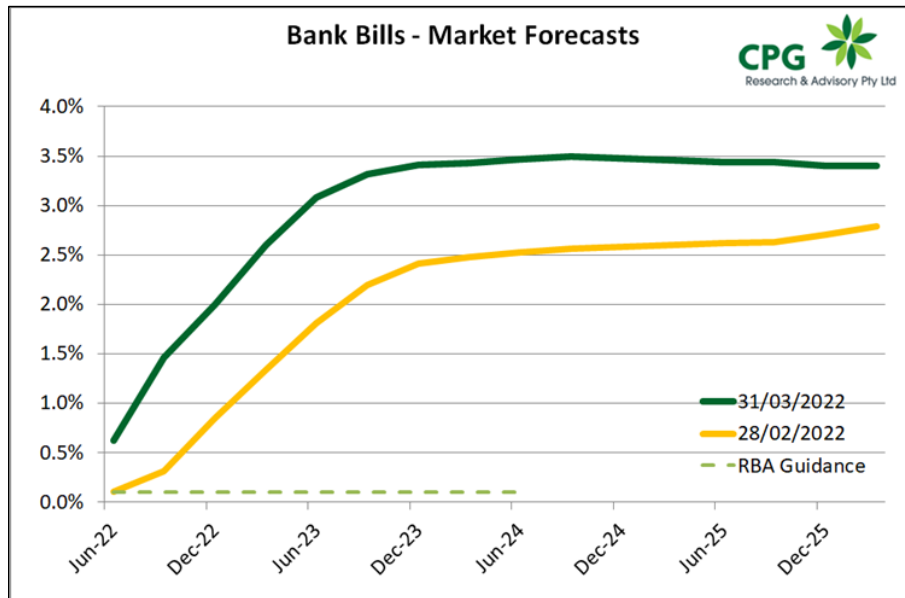
The January trade surplus was \$12.9bn (+46%). GDP rebounded +3.4% in Q4, to be +4.2% YoY. Retail sales were +1.8% in February, +9.1% YoY.

Other Markets

WTI oil rose to \$US100/bbl (+3%) after touching \$130 when sanctions hit Russian production. Gold rose to \$US1937/oz (+1.6%). Iron ore jumped to \$US158/t (+16%). Base metals mostly gained with Nickel (+26.3%), Zinc (+14.0%), Aluminium (+0.3%) and Copper (+3.6%), while Tin lost (-4.0%). \$A rose to US74.82c (+4.2%).



The market now expects rates to rise this quarter, rising rapidly to 3 ½%. The RBA has not yet rescinded its guidance, but does now agree that an early rate rise is “plausible”:

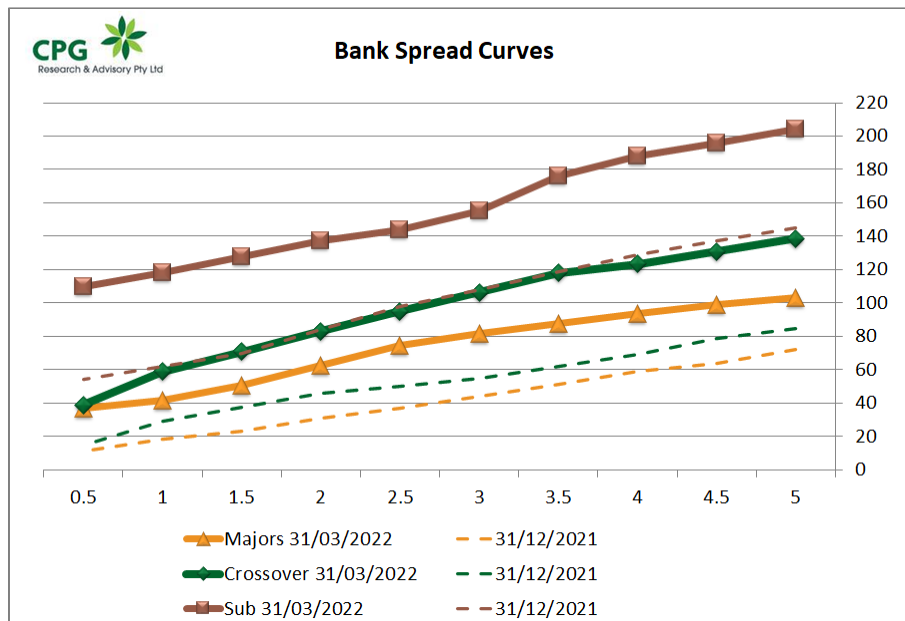


Fixed Interest Markets

Spreads were mixed, amid tentative cease-fire talks. Europe underperformed due to their proximity to the war:

Credit Indices	31 Mar 22	28 Feb 22	31 Dec 19
iTraxx Australia 5 Yr CDS	86bp	92bp	47bp
iTraxx European 5 Yr CDS	73bp	71bp	44bp
CDX IG North American 5 Yr CDS	66bp	72bp	45bp
CDX HY North American 5 Yr CDS	371bp	365bp	280bp

Bank senior spreads widened again, continuing an awful quarter that might normally be seen into a recession – paradoxically, while stocks rallied:



Physical high yield rallied from +377bp in February to +343bp (BoAMLHY Index, option-adjusted). We regard HY bonds as reasonable around +400bp, but only had a few days to upgrade it to Neutral before a strong rally on hopes that the war could be halted. We retain a Neutral view on loans – widening only very marginally to ~440bp spread as markets elsewhere panicked.

Global bonds slumped in March, setting multi-year wides. US bonds crashed to 2½% before closing 2.35% (+52bp). Australian 10-year bonds also cratered to 2.77% (+59bp). 2-year bond yields sold off again to 1.79% (vs 1.14% in February). 5-year bonds traded to 2.57% (+69bp). 3m BBSW jumped to 23bp, as markets started to look towards the first rate hike.

Russia attack on Ukraine affects all of Europe, and the financial system has been particularly hard-hit. Bank stocks dived amid fears of bad debts, loss of trading revenues, and the direct economic impact on Europe. **It is impossible to impose massive sanctions without hitting almost every industry.** Energy prices are soaring, and there are fears that energy will not be fully available at any price.

Our medium-term view is that wars are **highly inflation (as seen in energy and metals prices) but tend to make central banks more cautious.** Bonds weakened early in the month, but ignored a new series of record energy prices to partially recover late in the month.

After month end, the RBA met, and as expected there was no change to policy rates. Their statement highlighted a sharp increase in inflation (for multiple reasons, only one of which is the recent invasion of Ukraine). They mentioned rising bond yields specifically in the context of faster rate expectations.

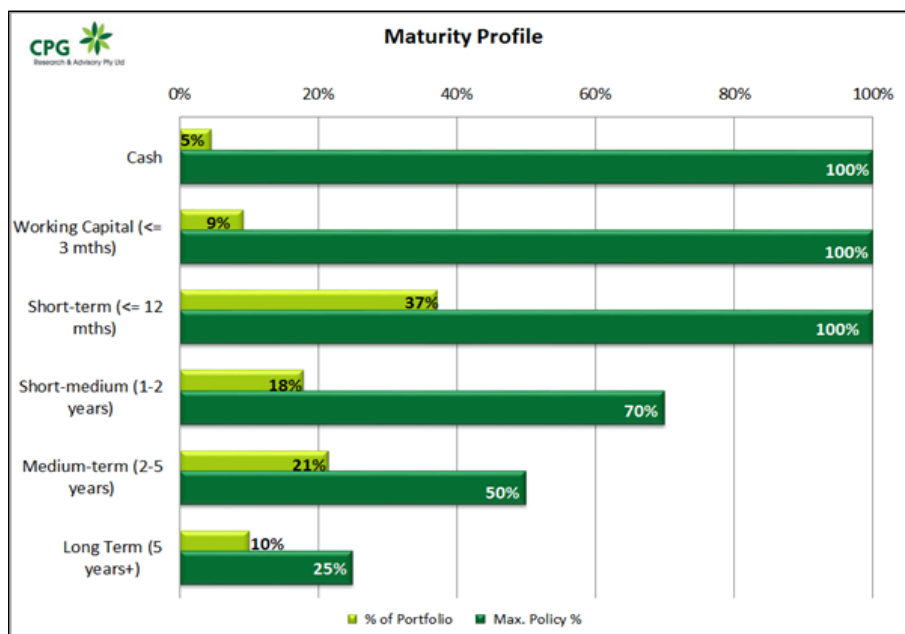


Council's Portfolio

The portfolio has a 5% of investments available at-call. A further 9% of assets mature within 3 months, with an additional 37% of assets maturing within 3-12 months. The yield curve looks for policy rates to turn higher through FY23, despite the RBA's reluctance to update guidance. They quietly dropped yield curve targeting, but without taking the opportunity for more radical change.

There is a longer-term allocation of 21% in 2-5 years maturity FRNs plus the TCorpIM Long-Term Growth Fund. With FRN spreads back around pre-COVID levels, FRNs are now good relative value against deposits, with many more highly rated options available.

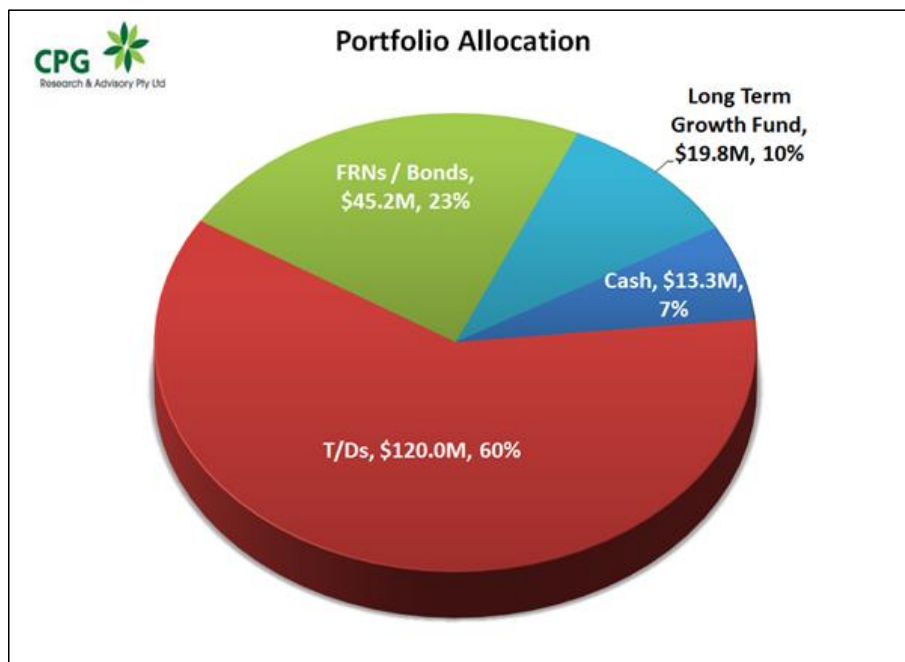
All investments are within the current Minister's Order, having closed out legacy fund positions at their peak. Council now holds \$20m+ in LTGF, coincident with securing loans from TCorp and adopting TCorpIM policy rules.



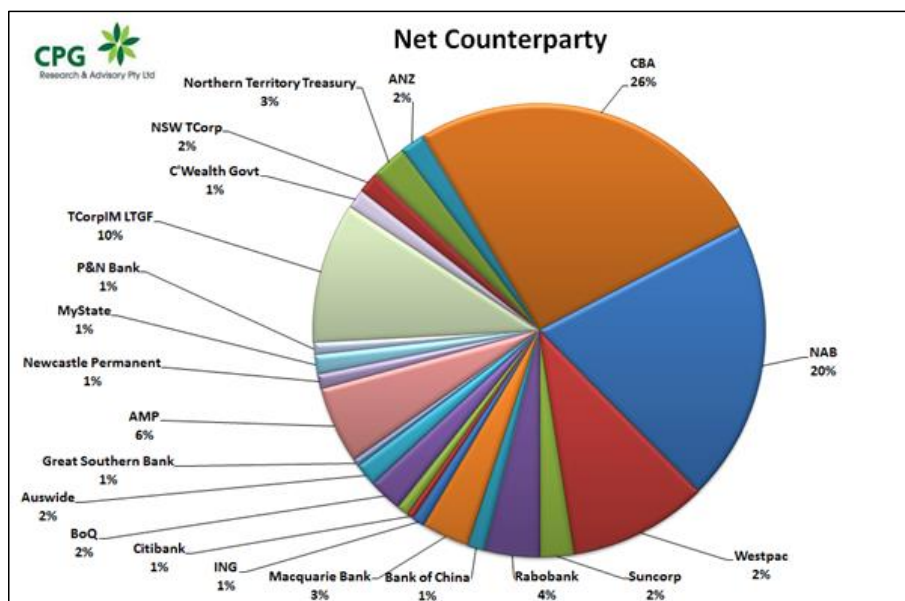
Council's investments are well spread across maturities and diversified across the highly rated part of the eligible fixed interest universe. **Capacity is effective unconstrained at all durations.**

Council's portfolio is primarily in deposits (at 61%) along with a substantial liquid portfolio. Of the FRNs, market liquidity is very strong with demand for all bank securities. A more diverse range of banks have come to market as FY21 progressed.

Cash was reduced to 7% (including AMP 31-day Notice Account) through purchase of FRNs.



The investment portfolio is well diversified in complying assets across the entire credit spectrum, with **major banks the largest exposures**.



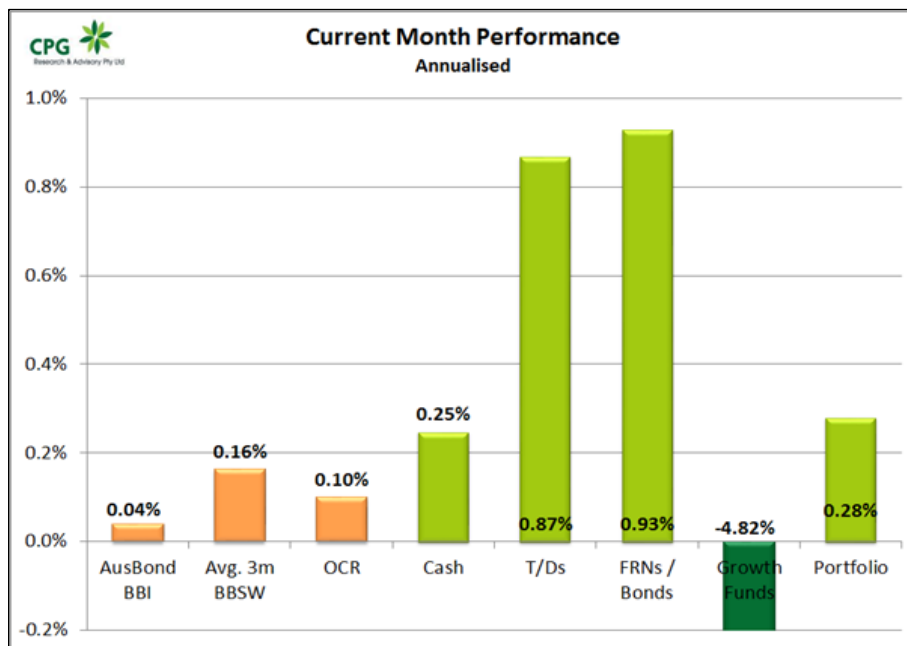


Returns - Accrual

Actual	1 month	3 months	6 months	FYTD	1 year	2 years	3 years	4 years	5 years
Official Cash Rate	0.01%	0.02%	0.05%	0.07%	0.10%	0.14%	0.41%	0.68%	0.84%
Avg. 3m BBSW	0.01%	0.03%	0.04%	0.04%	0.05%	0.07%	0.40%	0.80%	0.99%
AusBond Bank Bill Index	0.00%	0.01%	0.02%	0.03%	0.04%	0.07%	0.46%	0.85%	1.02%
Council Cash	0.02%	0.06%	0.11%	0.18%	0.24%	0.38%	0.74%	1.08%	1.28%
Council T/Ds	0.07%	0.26%	0.55%	0.84%	1.18%	1.51%	1.90%	2.23%	2.44%
Council FRNs / Bonds	0.08%	0.23%	0.46%	1.20%	1.43%	1.31%	1.66%	2.06%	2.29%
Council Growth Funds	-0.42%	-5.24%	-2.85%	-1.17%	-	-	-	-	-
Council Total Portfolio	0.02%	-0.31%	0.15%	0.57%	0.88%	1.18%	1.56%	1.90%	2.10%
Annualised	1 month	3 months	6 months	FYTD	1 year	2 years	3 years	4 years	5 years
Official Cash Rate	0.10%	0.10%	0.10%	0.10%	0.10%	0.14%	0.41%	0.68%	0.84%
Avg. 3m BBSW	0.16%	0.10%	0.07%	0.06%	0.05%	0.07%	0.40%	0.80%	0.99%
AusBond Bank Bill Index	0.04%	0.05%	0.04%	0.03%	0.04%	0.07%	0.46%	0.85%	1.02%
Council Cash	0.25%	0.23%	0.23%	0.25%	0.24%	0.38%	0.74%	1.08%	1.28%
Council T/Ds	0.87%	1.07%	1.10%	1.11%	1.18%	1.51%	1.90%	2.23%	2.44%
Council FRNs / Bonds	0.93%	0.95%	0.93%	1.60%	1.43%	1.31%	1.66%	2.06%	2.29%
Council Growth Funds	-4.82%	-19.55%	-5.63%	-1.56%	-	-	-	-	-
Council Total Portfolio	0.28%	-1.25%	0.30%	0.76%	0.88%	1.18%	1.56%	1.90%	2.10%

The Overall portfolio returned +0.28% p.a. for the month of March 2022 as hostilities in Ukraine accelerated. **Fixed interest including cash returned a stable +6bp (0.76% p.a.) pre-Growth**, exceeding the benchmark AusBond Bank Bill Index (+0.04% p.a.) by **+72bp p.a.** Monthly results will depend entirely on stockmarket direction.

Deposits fell sharply to ~0.83% – after deposits with higher rates matured. It is now likely that benchmark rates will accelerate upwards in FY23 to meet current returns. As always, **we stress that annualised growth numbers have little meaning**, and the actual decline was small.





Credit Quality

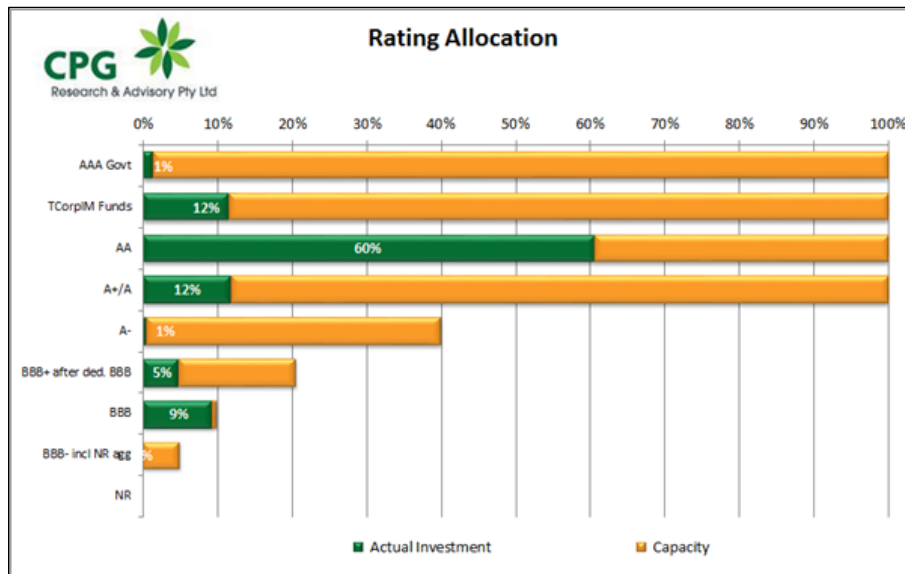
Allocations were very conservative. Further BBB capacity was released after maturity. These now use the TCorp's criteria embedded in the new Investment Policy in order to access concessional loans.

We have tested the portfolio provided against Council's new Investment Policy:

There is no overweight in any category:

Rating Category	Actual	Per C/Party	Aggregate	Actual Investment	Capacity
AAA Govt	1%	100%	100%	1%	99%
TCorpIM Funds	12%	100%	100%	12%	88%
AA	60%	100%	100%	60%	40%
A+/A	12%	30%	100%	12%	88%
A-	1%	20%	40%	1%	39%
BBB+ after ded. BBB	5%	10%	21%	5%	16%
BBB	9%	5%	10%	9%	1%
BBB- incl NR agg	0%	\$250,000	5%	0%	5%
NR	0%	\$250,000	incl in BBB-		

This table reflects the 2021 Policy. Further BBB capacity can be created at will by redemption of AMP Bank Notice Account, or sale of FRNs such as CUA 2023 (now Great Southern Bank).

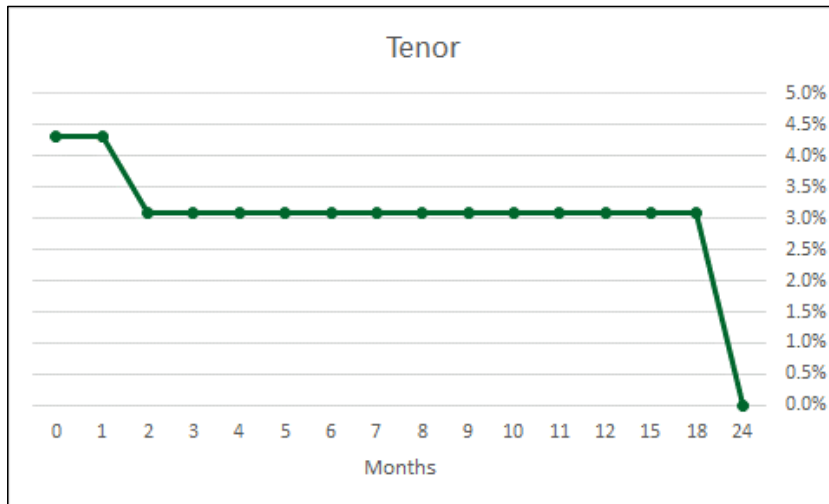




Tenor

The new Policy restricted both aggregate amount, and remaining term (tenor).

The only area requiring attention are the longer BBB holdings. TCorp allow BBB-range names, but limit them to 12 months where not BBB+. The initial projection at commencement date followed this path over time:



We note

- ▶ All but \$3m of long-tenor BBB is in FRN form and currently either short dated saleable – we now recommend the sale of “legacy” assets, on outright investment grounds as the spreads are very tight for short-dated FRNs
- ▶ While we recommend sale of the CUA (Great Southern Bank) 2023 (BBB, at the lower-of rating), it is complying (1-year tenor) asset. There is no longer an aggregate overweight to BBBs, although there had briefly been some following some ADI downgrades.
- ▶ Newcastle Permanent 2025 should become saleable, but there is no compulsion to switch it given a heavy cash balance.
- ▶ The long-dated MyState deposit maturing in 2023 will also soon revert to a 12-month tenor.

TCorp has approved the rapidly declining “legacy” / grandfathered holding.



Other Compliance

We have tested the portfolio provided against Council's current investment policy and report the following:

AMP is fractionally above its limit after portfolio size shrinkage (and notice can be placed at will). The fixed interest portfolio is rated and otherwise compliant for single name exposures. TCorpIM LTGF is the only unrated asset.

Counterparties	Exposure \$M	FCS	Net	Rating	Policy Limit	Actual	Capacity
TCorpIM Cash Fund	\$0.00M	\$0.00M	\$0.00M	AAA	100%	0%	\$198.33M
NSW TCorp	\$3.08M	\$0.00M	\$3.08M	AAA	100%	2%	\$195.25M
Northern Territory Treas	\$5.00M	\$0.00M	\$5.00M	AA-	100%	3%	\$193.33M
Suncorp Cov	\$0.00M	\$0.00M	\$0.00M	AAA	100%	0%	\$198.33M
ANZ	\$3.50M	\$0.00M	\$3.50M	AA-	100%	2%	\$194.83M
CBA	\$51.81M	\$0.25M	\$51.56M	AA-	100%	26%	\$146.77M
NAB	\$40.30M	\$0.25M	\$40.05M	AA-	100%	20%	\$158.28M
Westpac	\$20.00M	\$0.25M	\$19.75M	AA-	100%	10%	\$178.58M
Suncorp	\$4.80M	\$0.00M	\$4.80M	A+	100%	2%	\$193.53M
Rabobank	\$8.00M	\$0.25M	\$7.75M	A	100%	4%	\$190.58M
Bank of China	\$2.50M	\$0.00M	\$2.50M	A	100%	1%	\$195.83M
Macquarie Bank	\$7.00M	\$0.25M	\$6.75M	A	100%	3%	\$191.58M
ING	\$2.00M	\$0.25M	\$1.75M	A	100%	1%	\$196.58M
Citibank	\$1.00M	\$0.00M	\$1.00M	A-	20%	1%	\$38.67M
Bendigo-Adelaide	\$1.65M	\$0.00M	\$1.65M	BBB+	10%	1%	\$18.18M
BoQ	\$5.00M	\$0.25M	\$4.75M	BBB+	10%	2%	\$15.08M
Auswide	\$3.50M	\$0.25M	\$3.25M	BBB+	10%	2%	\$16.58M
Great Southern Bank	\$1.10M	\$0.00M	\$1.10M	BBB	5%	1%	\$8.82M
AMP	\$11.17M	\$0.25M	\$10.92M	BBB	5%	6%	-\$1.00M
Newcastle Permanent	\$2.10M	\$0.00M	\$2.10M	BBB	5%	1%	\$7.82M
MyState	\$3.00M	\$0.25M	\$2.75M	BBB	5%	1%	\$7.17M
P&N Bank	\$2.00M	\$0.25M	\$1.75M	BBB	5%	1%	\$8.17M
TCorpIM LTGF	\$19.82M	\$0.00M	\$19.82M	NR	100%	10%	\$178.51M
	\$198.33M		\$195.58M			99%	
C\Wealth Govt		\$2.8M	\$2.75M	AAA	100%	1%	
Total	\$198.33M		\$198.33M			100%	

We have also tested Council's current investment exposure against the lower rated counterparties' net assets as Council's Policy prescribes maximum concentration.

We report the following:

All counterparties comply with the net assets % threshold for an individual counterparty.



Counterparties	Exposure \$M	Rating	Max port %	Actual	Net Assets \$M	Max allowed % of net assets	Net Exposure		
Bendigo-Adelaide	\$1.65M	BBB+	10%	1%	\$6,354	2%	0.026%	1.97%	Comply
BoQ	\$5.00M	BBB+	10%	3%	\$6,197	2%	0.081%	1.92%	Comply
Auswide	\$3.50M	BBB+	10%	2%	\$257	2%	1.364%	0.64%	Comply
Great Southern Bank	\$1.10M	BBB	10%	1%	\$1,159	2%	0.095%	1.91%	Comply
AMP	\$11.17M	BBB	10%	6%	\$5,362	2%	0.208%	1.79%	Comply
Newcastle Permanent	\$2.10M	BBB	10%	1%	\$1,034	2%	0.203%	1.80%	Comply
MyState	\$3.00M	BBB	10%	2%	\$415	2%	0.723%	1.28%	Comply
P&N Bank	\$2.00M	BBB	10%	1%	\$461	2%	0.434%	1.57%	Comply
Qbank	\$0.00M	BBB-	10%	0%	\$85	2%	0.000%	2.00%	Comply

These are before application of the government insurance scheme (FCS), although the difference is trivial. TCorp's convention is to calculate allocation on a gross basis, and they set their recommended limits accordingly.

Again, any excess is grandfathered by TCorp's loan approvals and will be run off. **The BoQ / ME Bank merger will not affect Council's counterparty exposures, but could bring a rating upgrade to BoQ to A range** given the current Positive Outlook.

Term Deposits

At month-end, deposits accounted for approximately 61% of the total investment portfolio. The weighted average duration of the deposit portfolio is ~0.8 year, or 10 months. It is comparable to the peer group, at a satisfactory interest rate relative to current offerings.

Patience has been rewarded, with yields rising in both FRNs and deposits throughout FY22.

The current yield of 0.83% is below comparable term rates currently available. Market deposit rates rose quickly again, but higher rated deposits did not keep pace with rising bond yields. ***The gap between A-rated and lower deposits is very variable – AMP increased its outlier rates for longer than 6 months.*** A long term 5-year rate from NAB rose to 3.25% at month end.

Beyond 1 year, very low margins continue at high ratings. High grade deposits pay around 15-25bp above swap, especially within 6 months term; ***we anticipate much higher margins from FRNs*** with protection against more rapid Official Rate increases than expected.

We note (typically short-dated) broker specials for deposits around short-term investment requirements are advised in the T/D daily rate sheet regularly. Relevant portfolio data follows:

Term Deposit Statistics

Percentage of total portfolio	61%
Weighted Average Yield	0.83%
Weighted Average Duration	0.8 yrs

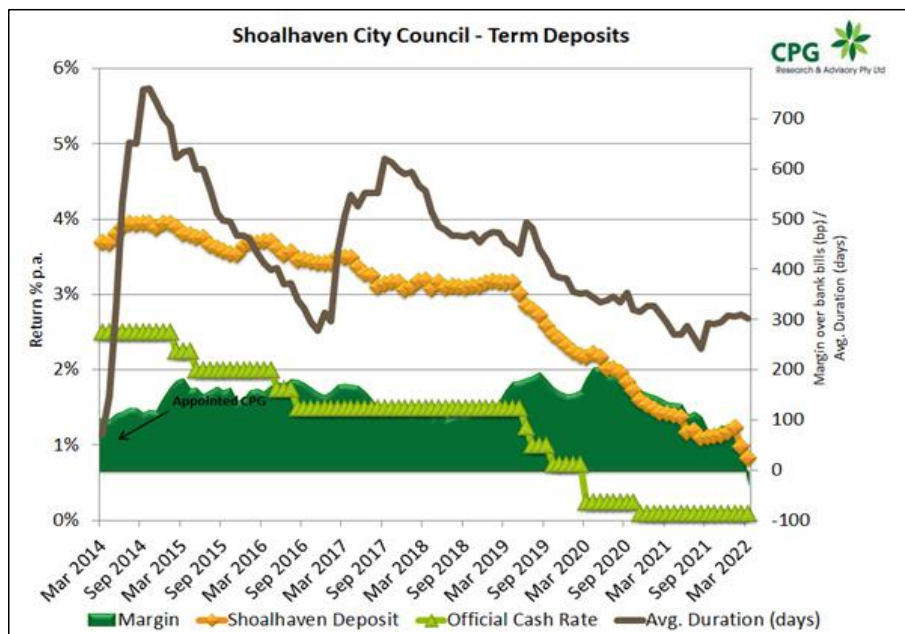


Credit Quality of Deposits

AAA^	0%
AA	77%
A	8%
BBB	16%
Unrated ADI	0%
Total	100%

^ Calculation excludes the Financial Claims Scheme (FCS)

We refer to the detailed analysis in our March *Fixed Interest Analytics*. We also revisit some prior analysis. Duration has since been relatively static just under the 1-year area. **Deposit margins have consistently exceeded 100bp since early 2019**, which set up excellent FY20 – the best in 5 years – and an extended plateau into a very strong FY21 as well. As deposits mature, average yield is again gradually reflecting (lagged) policy interest rates, around a year later.



FY21 saw strong excess performance from deposits (which have recently ranged from +150 to +200bp during the COVID-19 recession), as well as additional profits available from realising the embedded gains of the FRN book. Only now, more than a year after the emergency rate cuts, has this outperformance begun to normalise.

The 2021 Policy will restrict longer deposits in future, pushing the portfolio towards higher rated FRNs. Council has directed some new investments to FRNs in 2022.



Credit: FRNs & Fixed Bonds

Senior major FRN spreads were again marked in the +70s. Several were issued at that level in 2022 – **we recommend this on a relative spread basis** compared to deposits.

We think they are now fairly priced, with spreads back to around pre-COVID levels.

Investors could target +100 or more with high credit quality – this contrasts with A or AA T/D spreads that have at times fallen into the teens. However, **this would require sales and rollovers**, which have not recently been undertaken.

We note further **new issues indicated in the mid +70s**, and **think BBB+ names will issue wider than currently marked – however, they are heavily restricted by term.** **Easier to fit into the current Policy are global major banks**, which continue to pay a premium over domestic equivalents.

Long bonds resumed weakening, after November saw a rebound against the trend. 10-year bonds **broke through the 2% level**, reaching 2.3%. This is around a 6% capital movement since the 1.6% recent lows – **bonds are quite a high risk asset.**

The global inflation outlook continues to trend towards more persistently high numbers and a broader range of countries caught – **this is a headwind for bonds**. With the recent spike in commodity prices, and particularly energy, it is likely there is another round of inflation to come.

We refer to the detailed analysis in our March **Fixed Interest Analytics**.

With AMP Bank in run-off as it is at the counterparty limit at Policy commencement (and BBB in total also slightly above), the highest returns from fixed interest in the Minister's Order are likely to be from **new FRNs outside the major banks.** **These are effectively prohibited by TCorp's duration limits.** **This is a cost of accessing cheaper loans.** An upgrade of BoQ to A- post merger with ME Bank is possible, and may help broaden the accessible universe slightly as well as creating BBB+ capacity.

BBB FRNs will be heavily restricted under the 2021 Policy. As such, **foreign institutions will be the direction compelled by the TCorp rules.**

We continue to analyse opportunities, and **expect to recommend further sales of BBB FRNs nearing maturity.** The CUA 2023 (now Great Southern Bank) is an obvious choice to immediately reduce BBB counterparty exposure, and **selling the Auswide 2023 also has Policy benefits.** Both sales can be justified on outright investment terms, even before considering Policy impacts.

The spread between AA and the larger BBB names is back to pre-GFC levels although back to around +20bp at the long end. It is through +10bp for shorter dated securities, **which is very expensive.** This provides the **opportunity to also sell benchmark second tier issuers.** Smaller ADIs will tend to trade considerably wider than benchmark issues.

Council invested \$1.65m with Bendigo Bank at +98bp in March.



TCorpIM L/T Growth Fund

Council invested \$20m in the Long-term Growth Fund in June 2021.

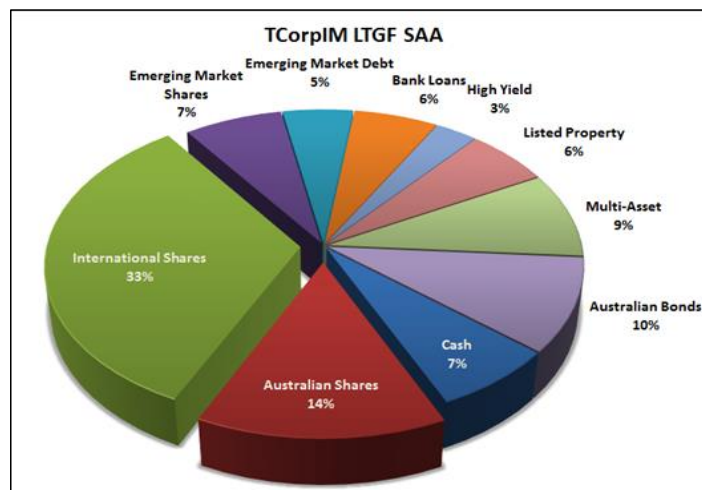
The TCorpIM Long-Term Growth Fund lost -0.42% net actual in March. A higher \$A in the month (+4.2%) was unhelpful for absolute and relative performance, as was a tilt to emerging markets. Most developed markets recovered somewhat in March, with volatility remains high.

TCorpIM's lower equity allocation would normally help relative outperformance against the true 70/30 peers in a falling market, but this was overwhelmed by style and tilts.

2022 has opened with a number of escalating risks, all manifesting at once. Inflation is very high, and still rising – Europe has been especially hard hit by energy prices and shortages. Base metals are soaring. This is **driving central banks to raise interest rates**, or at least guide imminent tightening. **Russia's war** could conceivably draw in other countries. **US growth** had already been slowing dramatically from the supply chain failures, before the latest commodity shock.

Also hurting balance funds was the **weakness in bonds**, which worsened stockmarket losses.

The strategic asset allocation is as follows:



The US Dow Jones, S&P500 and NASDAQ gained +2.4%, +3.7% and +3.5% respectively.

Final US Q4 GDP of +7.0% (6.9% from previous estimate) compared to 2.3% from Q3, with the biggest contribution came from private inventories, personal consumption and transportation. **GDPNow's estimate of Q1 growth of 0.9%, lifted from previously negative territory.**

Emerging Markets fell -3% in \$US, with China -8%. Frontier fell -4.8% as Sri Lanka devalued.



Fixed Interest Outlook

Inflation jumped again to fresh multi-decade records - all-time records in the Eurozone. Bond markets capitulated, as the US Federal Reserve admitted its tightening path will be quite aggressive. The ECB and Australia's RBA are holdouts, with the RBA flagging patience in the face of a very steep curve that resembles that of US rates.

Bonds sold off in unison, giving up 60-70bp of yield (around 10x that in capital) in most developed markets. Of the major markets, only China and Japan traded on their own fundamentals.

Australia 10Y | US 10Y (UTC+11)



War, or more accurately post-war schism, has added to inflation pressures.

The Federal Reserve **raised the Fed Funds Rate by 25bp**, to ½% with one hawk dissenting – seeking the 50bp that would have been seriously considered pre-war. **In one meeting, the median 2022 forecast from Fed Governors has gone from 3x25bp to 7x25bp** – effectively putting 50bp on the table for future meetings.

The RBA surprised in March – with no rate hike guidance at all, **they were expected to outline a path to some rate normalisation. They didn't.** It was Russia, plus December commentary. Australia remains in the dark. **Bill futures (above) appear to fully price in the likely path.**



Portfolio Listing

Shoalhaven City Council as at 31/03/2022						
Authorised Deposit-Taking Institution (ADI)	ST Rating	Security Type	Principal/ Current MF Value	Term	Interest Rate	Maturity Date
Auswide Bank	A-2	TD	\$2,000,000.00	182	0.40%	1-Apr-22
Commonwealth Bank Australia	A-1+	TD	\$2,000,000.00	225	0.35%	13-Apr-22
Commonwealth Bank Australia	A-1+	TD	\$4,000,000.00	253	0.36%	11-May-22
Commonwealth Bank Australia	A-1+	TD	\$2,000,000.00	285	0.37%	6-Jun-22
Commonwealth Bank Australia	A-1+	TD	\$4,000,000.00	306	0.38%	27-Jun-22
Commonwealth Bank Australia	A-1+	TD	\$4,000,000.00	315	0.40%	6-Jul-22
Commonwealth Bank Australia	A-1+	TD	\$4,000,000.00	322	0.40%	13-Jul-22
Westpac Bank	A-1+	TD	\$2,000,000.00	1826	2.83%	24-Aug-22
Westpac Bank	A-1+	TD	\$2,000,000.00	1826	3.00%	24-Aug-22
Rabobank	A-1	TD	\$2,000,000.00	1826	3.39%	13-Sep-22
Police and Nurses Bank	A-2	TD	\$2,000,000.00	1836	3.51%	28-Sep-22
Macquarie Bank	A-1+	TD	\$1,000,000.00	266	0.40%	5-Oct-22
Commonwealth Bank Australia	A-1+	TD	\$3,000,000.00	384	0.38%	12-Oct-22
National Australia Bank	A-1+	TD	\$3,000,000.00	272	0.65%	18-Oct-22
Commonwealth Bank Australia	A-1+	TD	\$7,500,000.00	430	0.43%	10-Nov-22
AMP Bank	A-2	TD	\$2,500,000.00	365	1.20%	16-Nov-22
National Australia Bank	A-1+	TD	\$2,000,000.00	333	0.70%	5-Dec-22
Commonwealth Bank Australia	A-1+	TD	\$5,000,000.00	372	0.57%	7-Dec-22
ING Bank (Australia) Ltd	A-1	TD	\$2,000,000.00	365	0.60%	14-Dec-22
National Australia Bank	A-1+	TD	\$2,000,000.00	384	0.58%	14-Dec-22
Commonwealth Bank Australia	A-1+	TD	\$7,500,000.00	120	0.45%	14-Dec-22
National Australia Bank	A-1+	TD	\$3,000,000.00	302	0.85%	4-Jan-23
AMP Bank	A-2	TD	\$2,500,000.00	395	1.30%	16-Jan-23
AMP Bank	A-2	TD	\$2,000,000.00	365	1.30%	20-Jan-23
Bank of Qld	A-2	TD	\$5,000,000.00	1827	0.92%	21-Feb-23
Westpac Bank	A-1+	TD	\$5,000,000.00	1826	0.94%	22-Feb-23
National Australia Bank	A-1+	TD	\$3,000,000.00	400	1.00%	12-Apr-23
MyState	A-2	TD	\$3,000,000.00	730	0.56%	4-May-23
National Australia Bank	A-1+	TD	\$3,000,000.00	730	0.60%	31-May-23
National Australia Bank	A-1+	TD	\$3,000,000.00	735	0.55%	15-Jun-23
National Australia Bank	A-1+	TD	\$3,000,000.00	729	0.65%	21-Jun-23
National Australia Bank	A-1+	TD	\$3,000,000.00	767	0.57%	17-Jul-23
Rabobank	A-1	TD	\$2,000,000.00	1828	3.40%	23-Aug-23
National Australia Bank	A-1+	TD	\$3,000,000.00	827	0.60%	15-Sep-23
National Australia Bank	A-1+	TD	\$4,000,000.00	759	0.65%	16-Oct-23
Westpac Bank	A-1+	TD	\$4,000,000.00	827	0.55%	12-Dec-23
Rabobank	A-1	TD	\$2,000,000.00	1826	3.13%	21-Feb-24
Westpac Bank	A-1+	TD	\$4,000,000.00	1827	2.21%	19-Jun-24
Total Term Deposits			\$120,000,000.00			

CL22.190 - Attachment 1



Authorised Deposit-Taking Institution (ADI)	ST Rating	Security Type	Principal/ Current MF Value	Term	Interest Rate	Maturity Date
Credit Union Australia	A-2	FRN	\$1,100,000.00	1096	1.31%	21-Feb-23
Westpac Bank	A-1+	FRN	\$2,000,000.00	1826	0.97%	6-Mar-23
Auswide Bank	A-2	FRN	\$1,500,000.00	1095	1.21%	17-Mar-23
National Australia Bank	A-1+	FRN	\$2,300,000.00	1826	1.12%	26-Feb-24
Bank of China	A-2	FRN	\$2,500,000.00	1096	0.65%	28-Apr-24
National Australia Bank	A-1+	FRN	\$2,000,000.00	1827	1.10%	19-Jun-24
Westpac Bank	A-1+	FRN	\$1,000,000.00	1919	0.98%	16-Aug-24
ANZ	A-1+	FRN	\$3,500,000.00	1827	0.85%	29-Aug-24
Citibank	A-1	FRN	\$1,000,000.00	1827	0.95%	14-Nov-24
Northern Territory Treasury Bond	A-1+	Fixed Rate	\$3,000,000.00	1206	1.00%	15-Dec-24
Newcastle Permanent Building Society	A-2	FRN	\$2,100,000.00	1827	1.17%	4-Feb-25
Macquarie Bank	A-1	FRN	\$2,000,000.00	1827	1.12%	12-Feb-25
Bendigo Bank	A-2	FRN	\$1,650,000.00	1096	1.29%	17-Mar-25
Macquarie Bank	A-1	FRN	\$4,000,000.00	1827	0.63%	9-Dec-25
Northern Territory Treasury Bond	A-1+	Fixed Rate	\$2,000,000.00	1571	1.20%	15-Dec-25
Suncorp Metway Ltd Bank	A-1	FRN	\$2,100,000.00	1826	1.05%	24-Feb-26
CBA	A-1+	FRN	\$2,750,000.00	1826	0.77%	14-Jan-27
Suncorp Metway Ltd Bank	A-1	FRN	\$2,700,000.00	1826	0.85%	25-Jan-27
Rabobank	A-1	FRN	\$2,000,000.00	1826	0.81%	27-Jan-27
National Australia Bank	A-1+	FRN	\$4,000,000.00	1827	0.80%	25-Feb-27
Total Senior Securities			\$45,200,000.00			
			\$165,200,000.00			
Shoalhaven City Council as at 31/03/2022						
Grandfathered	ST Rating	Security Type	Current Valuation			Maturity Date
Macquarie Global Income Opportunities	NR	MF	\$0.00			T+3
TCorpIM Cash Fund	AAAm	MF	\$0.00			T+0
TCorpIM Long Term Growth Fund	NR	MF	\$19,822,008.74			T+2
			\$19,822,008.74			
Product	ST Rating	Security Type	Current Valuation			Maturity Date
AMP At Call	A-2	Cash	\$688.04		0.60%	At-Call
AMP Notice Account	A-2	Cash	\$4,168,419.65		0.65%	31 Days
State Insurance Regulatory Authority		Cash	\$3,077,000.00			At-Call
CBA Operating Account	A-1+	Cash	\$859,237.64		0.10%	At-Call
CBA Business Online Saver	A-1+	Cash	\$5,200,827.69		0.20%	At-Call
			\$13,306,173.02			
Total Investment Portfolio			\$198,328,181.76			

Disclaimer

The information provided in this document is intended for clients of CPG Research & Advisory only and does not constitute a recommendation or an offer to invest. Market sections of this document are descriptive and do not take into account the investment objectives, financial situation or particular needs of any particular investor. Before making an investment decision or acting on any of the information or recommendations contained in this report, the investor should consider whether such recommendation is appropriate given the investor's particular investment needs, objectives and financial circumstances. We recommend you consult your CPG adviser for updated advice that addresses your specific needs and situation before making investment decisions.

All information and recommendations expressed herein constitute judgements as of the date of this report and may change without notice. Staff and associates may hold positions in the investments discussed, and these could change without notice.

Draft Shoalhaven Local Approvals Policy 2022

Contents

1	Introduction	1
1.1	Purpose.....	1
1.2	Application.....	1
1.3	Objectives	2
1.4	Structure	2
1.5	Exempt works and activities	2
2	Part 1: Exemptions.....	4
2.1	Section A: Legislative exemptions.....	4
2.2	Section B: Local exemptions	7
3	Part 2: Criteria	12
3.1	Section A: Legislative Criteria	13
3.2	Section B: Local Criteria.....	17
4	Part 3: Other Matters.....	28
4.1	General information relating to the approvals process	28
4.2	Other matters relating to approvals	29

Document history

Version Number	Date Adopted by Council	Resolution Number	Date of Commencement	Type
Draft				

In accordance with s.165 of the Local Government Act 1993, the Shoalhaven Local Approvals Policy is automatically revoked 12 months after the declaration of the poll for a general election of the Council.

Draft Shoalhaven Local Approvals Policy 2022

1 Introduction

1.1 Purpose

The purpose of a Local Approvals Policy (LAP) is to provide exemptions from the need for approval and outline the criteria for those activities where approval is required.

1.2 Application

The Shoalhaven LAP applies to all land within the Shoalhaven Local Government Area (LGA) except certain land under the jurisdiction of the National Parks and Wildlife Service (*National Parks and Wildlife Act 1974*).

The Shoalhaven LAP applies to approvals under the *Roads Act 1993* and Section 68 activities as prescribed by the *Local Government Act 1993 (LG Act)*:

<p>Part A: Structures or places of public entertainment</p> <ol style="list-style-type: none"> 1 Install a manufactured home, moveable dwelling or associated structure on land. <p>Part B: Water supply, sewerage and storm water drainage work</p> <ol style="list-style-type: none"> 1 Carry out water supply work. 2 Draw water from a council water supply or a standpipe or sell water so drawn. 3 Install, alter, disconnect or remove a meter connected to a service pipe. 4 Carry out sewerage work. 5 Carry out stormwater drainage work. 6 Connect a private drain or sewer with a public drain or sewer under the control of a council or with drain or sewer which connects with such a public drain or sewer. <p>Part C: Management of waste</p> <ol style="list-style-type: none"> 1 For fee or reward, transport waste over or under a public place. 2 Place waste in a public place. 3 Place a waste storage container in a public place. 4 Dispose of waste into a sewer of the council. 5 Install, construct or alter a waste treatment device or a human waste storage facility or a drain connected to any such device or facility. 6 Operate a system of sewage management (within the meaning of section 68A). 	<p>Part D: Community land</p> <ol style="list-style-type: none"> 1 Engage in a trade or business. 2 Direct or procure a theatrical, musical or other entertainment for the public. 3 Construct a temporary enclosure for the purpose of entertainment. 4 For fee or reward, play a musical instrument or sing. 5 Set up, operate or use a loudspeaker or sound amplifying device. 6 Deliver a public address or hold a religious service or public meeting. <p>Part E: Public roads</p> <ol style="list-style-type: none"> 1 Swing or hoist goods across or over any part of a public road by means of a lift, hoist or tackle projecting over the footway. 2 Expose or allow to be exposed (whether for sale or otherwise) any article in or on or so as to overhang any part of the road or outside a shop window or doorway abutting the road, or hang an article beneath an awning over the road. <p>Part F: Other activities</p> <ol style="list-style-type: none"> 1 Operate a public car park. 2 Operate a caravan park or camping ground. 3 Operate a manufactured home estate. 4 Install a domestic oil or solid fuel heating appliance, other than a portable appliance. 5 Install or operate amusement devices. 7 Use a standing vehicle or any article for the purpose of selling any article in a public place. 10 Carry out an activity prescribed by the regulations or an activity of a class or description prescribed by the regulations. <p><i>Note: Section 68 Part F 6, 8 and 9 have been repealed.</i></p>
---	--

Draft Shoalhaven Local Approvals Policy 2022

1.3 Objectives

The objectives of the Shoalhaven LAP are to:

- Provide an integrated framework for dealing with applications for approval with clear guidelines.
- Apply common and consistent requirements and procedures for the relevant types of approvals.
- Ensure consistency and fairness in the manner in which the Shoalhaven City Council (Council) deals with applications for approval.
- Make Council's policies and requirements for approvals readily accessible and understandable to the community.

1.4 Structure

The Shoalhaven LAP is in three parts as per Section 158 of the *LG Act*.

- **Part 1: Exemptions** - outlines the circumstances in which a person is not required to obtain a particular approval. Section A covers exemptions provided for under State Government Legislation. Section B outlines local exemptions applicable only to Shoalhaven.
- **Part 2: Criteria** - is the criteria which must be considered by Council when determining whether or not to grant approval to a particular activity. Section A covers criteria provided for under State Government Legislation. Section B outlines local criteria applicable only to Shoalhaven.
- **Part 3: Other matters** - includes information on the processing of an application and other relevant matters.

1.5 Exempt works and activities

There are some works and activities that can be undertaken without the need to apply for approval provided that they meet certain criteria and standards. These works and activities are listed in a wide range of documents and include the Local Government Regulations and the *Environmental Planning and Assessment Act 1979*.

Local Government Act and Regulations

The Local Government (General) Regulation 2021 and the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021 specify works or activities that are exempt.

This LAP forms part of the exemptions under the *LG Act*. It lists further works and activities that may, under certain circumstances, be carried out without requiring the approval of Council.

Environmental Planning and Assessment Act 1979

The *Environmental Planning and Assessment Act 1979* calls up various exemptions including:

- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 for building works and other activities on private land such as landscaping.
- ~~State Environmental Planning Policy (Infrastructure)~~ State Environmental Planning Policy (Transport and Infrastructure) 2021 for works undertaken by public authorities such as the construction of school rooms, installation of street furniture, playground equipment, etc.
- State Environmental Planning Policy (Miscellaneous Consent Provisions) for the erection of tents and marquees on private land or for community events.
- Shoalhaven Local Environmental Plan 2014 and Shoalhaven Local Environmental Plan (Jerberra Estate) 2014 provides exemptions for specified activities within certain zones that can be carried out without development consent such as dairies (pasture based),

Draft Shoalhaven Local Approvals Policy 2022

solid fuel heaters and temporary events on public land/public roads/associated temporary structures.

Draft Shoalhaven Local Approvals Policy 2022

2 Part 1: Exemptions

This part specifies those activities that may be undertaken without obtaining separate approval of Council under Section 68 of the *LG Act*. The exemptions apply to those activities which are of a minor or common nature and which have comparatively minimal impact.

The activities must be conducted in accordance with the provisions outlined in this LAP and relevant legislation. If you cannot meet these provisions, approval will be required. If subsequent activities involve an increase over and above the exemption circumstances shown in this Part, then approval will be required for the further activity.

Advisory Note: The exemptions outlined in this document are given in the belief that those activities can function effectively without Council involvement provided that all appropriate guidelines are complied with by the operator. There are, however, other activities that require some degree of regulating and/or co-ordination. In these cases an application and approval is required.

2.1 Section A: Legislative exemptions

The Local Government (General) Regulation 2021 and the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021:

- List activities that are exempt from the need for approval.
- Specify conditions applicable to exemptions. Reference should be made to the relevant provisions before proceeding with the proposed activity.

An outline of the legislative exemptions is below.

Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021	
Conditional Exemptions	
Section 9	<p>(1) The prior approval of the council is not required for:</p> <p>(a) the installation of a manufactured home on land within a manufactured home estate, so long as:</p> <p>(i) it is designed, constructed and installed in accordance with the relevant requirements of Division 4, and</p> <p>(ii) it is not occupied by any person until a certificate of completion has been issued for it, or</p> <p>(b) the installation of an associated structure on land within a manufactured home estate, so long as it is designed, constructed and installed in accordance with the relevant requirements of Division 4.</p> <p>(2) An exemption provided for by this clause applies in respect of the installation of a manufactured home only if such installation is carried out by or with the consent of the holder of the approval to operate the manufactured home estate concerned.</p> <p>(3) An exemption provided for by this clause does not apply to the installation of a manufactured home on flood liable land if the council has notified in writing the holder of the approval to operate the manufactured home estate concerned, before that installation, that the land is flood liable land.</p> <p>(4) An exemption provided for by this clause does not apply to the installation of manufactured homes, or associated structures, of more than one storey in height.</p>
Section 74	Installation of moveable dwellings and associated structures in caravan parks and camping grounds, provided the structure is designed, constructed and installed with the relevant provisions of the Regulations, the site is not liable to flooding and the

Draft Shoalhaven Local Approvals Policy 2022

	installation occurs with the consent of the holder of the approval to operate the caravan park or camping ground concerned.
Section 77(a)	<p>Installation of not more than 2 caravans, campervans or tents on any land, so long as they are not occupied for more than 2 days at a time and are not occupied for more than 60 days (in total) in any single period of 12 months.</p> <p><i>Note: Exemptions under Section 77(a) relate only to the caravan, campervan or tent itself. Prior approval of Council is required if wastewater is connected to sewer, or stored, treated or disposed of on site in accordance with C5 and C6 activities.</i></p> <p><i>To avoid any doubt, caravans include 'tiny homes/houses'.</i></p>
Section 77(b)	<p>Installation of not more than one caravan or campervan on land occupied by the owner of the caravan or campervan in connection with that owner's dwelling-house, so long as it is used for habitation only by the owner or by members of the owner's household and is maintained in a safe and healthy condition.</p> <p><i>Note: Exemptions under Section 77(b) relate only to the caravan or campervan itself. Prior approval of Council is required if wastewater is connected to sewer, or stored, treated or disposed of on site in accordance with C5 and C6 activities.</i></p> <p><i>To avoid any doubt, caravans include 'tiny homes/houses'.</i></p>
Section 77(c)	<p>Installation of a caravan or campervan on pastoral or agricultural land, so long as it is merely occupied seasonally by persons employed in pastoral or agricultural operations on the land.</p> <p><i>Note: Exemptions under Section 77(c) relate only to the caravan or campervan itself. Prior approval of Council is required if wastewater is connected to sewer, or stored, treated or disposed of on site in accordance with C5 and C6 activities.</i></p> <p><i>To avoid any doubt, caravans include 'tiny homes/houses'.</i></p>
Section 77(d)	<p>Installation of a moveable dwelling or associated structure on land to accommodate a person who has been displaced as a result of a natural disaster, so long as it is maintained in a safe and healthy condition and removed within three (3) years.</p>
Unconditional Exemptions	
Section 78	<p>Installation of a caravan, campervan or tent on Crown reserves or on land that is reserved or dedicated under the <i>Forestry Act 1916</i>.</p>

Local Government (General) Regulation 2021	
Exemptions: Drawing of water by Council employees (B2 activity)	
Section 24	<p>An employee of a council acting in the course of his or her employment may draw water from a water supply system or standpipe without the prior approval of the council.</p>
Exemptions: Transport waste (C1 activity)	
Section 48(a)	<p>The transporting of waste over or under a public place for fee or reward if:</p> <ul style="list-style-type: none"> The activity is licensed under the <i>Protection of the Environment Operations Act 1997</i>, or The activity is being carried out in the Sydney metropolitan area as defined in Part 3 of Schedule 1 of the Act, or The waste is being transported through the area of the Council and is not being collected or deposited in that area.
Exemptions: Place waste in a public place (C2 activity)	
Section 48(b)	<p>The placing of waste in a public place, if done in accordance with arrangements instituted by the Council.</p>
Exemptions: Install, construct or alter a waste treatment device (C5 activity)	

Draft Shoalhaven Local Approvals Policy 2022

Section 48(e)	<p>The installation, construction or alteration of a waste treatment device, if that installation, construction or alteration is done:</p> <ul style="list-style-type: none"> • Under the authority of a licence in force under the <i>Protection of the Environment Operations Act 1997</i>. • In a vessel used for navigation. • In a motor vehicle registered under the <i>Road Transport (Vehicle Registration) Act 1997</i> that is used primarily for road transport.
Exemptions: Domestic grey water diversion (Note: not permitted on unsewered properties) (F10 activity)	
Section 75A	<p>The installation and operation of a system for diverting greywater generated on a residential premises (single dwelling only) to a garden or lawn on those premises but does not include the manual collection (single dwelling) and re-use of greywater. Domestic greywater diversion may be carried out without the prior approval of the council if:</p> <ol style="list-style-type: none"> a) it is carried out in accordance with the Plumbing and Drainage Code of Practice, and b) a sewage management facility is not installed on the premises concerned, and c) the following performance standards are achieved: <ol style="list-style-type: none"> i. the prevention of the spread of disease by micro-organisms, ii. the prevention of the spread of foul odours, iii. the prevention of contamination of water, iv. the prevention of degradation of soil and vegetation, v. the discouragement of insects and vermin, vi. ensuring that persons do not come into contact with untreated sewage or effluent (whether treated or not) in their ordinary activities on the premises concerned, vii. the minimisation of any adverse impacts on the amenity of the premises concerned and surrounding lands. <p><i>Note: Greywater means waste water from washing machines, laundry tubs, showers, hand basins and baths, but does not include waste water from a kitchen, toilet, urinal or bidet.</i></p>
Exemptions: Operate a system of sewage management (C6 activity)	
Section 48(f)	<p>So much of the operation of a system of sewage management as is limited to an action carried out:</p> <ul style="list-style-type: none"> • Under the authority of a licence in force under the <i>Protection of the Environment Operations Act 1997</i>, or • In a vessel used for navigation, or • In a motor vehicle registered under the <i>Road Transport (Vehicle Registration) Act 1997</i> that is used primarily for road transport.
Section 47	<p>Despite the other provisions of this Regulation, a person who purchases (or otherwise acquires) land on which any sewage management facilities are installed or constructed may operate a system of sewage management without the approval required under Section 68 of the <i>LG Act</i> for the period of 3 months after the date on which the land is transferred or otherwise conveyed to the person (whether or not an approval is in force, as at that date, in relation to the operation of a system of sewage management on that land).</p> <p>Further, if the person duly applies, within the period of 2 months after the date on which the land is transferred or otherwise conveyed to the person, for approval to operate the system of sewage management concerned, the person may continue to operate that system of sewage management without approval until the application is finally determined.</p>
Exemptions: Use of a loudspeaker or amplifying device on community land (D5 activity)	
Section 49	<p>A loudspeaker or sound amplifying device may be set up, operated or used on community land without the prior approval of the council if it is done in accordance with a notice erected on the land by the council or if it is done in the circumstances</p>

Draft Shoalhaven Local Approvals Policy 2022

	specified, in relation to the setting up, operation or use (as the case may be), in Part 1 of the local approvals policy applying to the land. Refer to criteria outlined in Part 1: Local Exemptions. <i>Note: This LAP does not provide a Local Exemption to activity D5.</i>
Exemptions: Domestic oil or solid fuel heating appliance (F4 activity)	
Section 70	A domestic oil or solid fuel heating appliance (other than a portable appliance) may be installed without the prior approval of the Council if details of the appliance are included in plans and specifications for the relevant building approved under Part 4A of the <i>Environmental Planning and Assessment Act 1979</i> .
Exemptions: Operation of a public car park (F1 activity)	
Section 66	A public car park may be operated without the prior approval of the Council if approval for its erection or operation has already been given by the Council in connection with another approval or development consent and the car park complies with any applicable conditions of that approval or development consent.
Exemptions: Amusement devices (F5 activity)	
Section 71	Amusement devices not required to be registered under the Work Health and Safety Regulation may be installed or operated without the prior approval of the Council.
Section 75	<p>A small amusement device may be installed or operated without the prior approval of Council if:</p> <ul style="list-style-type: none"> The ground or other surface on which the device is to be or has been erected is sufficiently firm to sustain the device while it is in operation and is not dangerous because of its slope or irregularity or for any other reason, The device is registered under the Work Health and Safety Regulation, The device is erected and operated in accordance with all conditions relating to its erection or operation set out in the current certificate of registration issued for the device under those Regulations, There exists for the device a current log book within the meaning of those Regulations, In the case of a device that is to be or is installed in a building, fire egress is not obstructed, There is in force a contract of insurance or indemnity for the device that complies with section 74 (see below). <p>In the Regulation, small amusement device means an amusement device that is designed primarily for the use of children 12 years of age or under (includes such amusement devices as mini-Ferris wheels, battery operated cars and miniature railways but, in the case of rotating amusement devices, includes only those devices that have a maximum rotation of 14 revolutions per minute).</p>
Section 74	It is a condition of an approval to install or operate an amusement device that there must be in force a contract of insurance or indemnity that indemnifies to an unlimited extent (or up to an amount of not less than \$10,000,000 in respect of each accident) each person who would be liable for damages for death or personal injury arising out of the operation or use of the device and any total or partial failure or collapse of the device against that liability.

2.2 Section B: Local exemptions

In addition to the legislative exemptions available under the Local Government Regulations, the following activity under Section 68 of the *LG Act* is exempt from the need to obtain an approval of Council, in the circumstances specified below:

S68 Part A – Install a manufactured home, moveable dwelling or associated structure on land
Installation of a moveable dwelling or associated structure to accommodate a person displaced

Draft Shoalhaven Local Approvals Policy 2022

as a result of natural disaster – A1 Activity	
Criteria	<p>The installation of a moveable dwelling or associated structure leased by Resilience NSW (i.e., Recovery Pods) to accommodate a person displaced as a result of natural disaster is exempt from the need for approval. No criteria applies.</p> <p>The installation of any other moveable dwelling or associated structure to accommodate a person displaced as a result of natural disaster is exempt from the need for approval provided they comply with the following criteria:</p> <ul style="list-style-type: none"> • The moveable dwelling is being occupied as a temporary dwelling as a temporary replacement for a dwelling on land destroyed by bushfire or a declared State of Emergency under the <i>State Emergency and Rescue Management Act 1989</i> or a declared natural disaster under the Natural Disaster Relief and Recovery Arrangements (NDRRA) between the State and Federal Government. • With regard to Clause 77(1)(d)(ii)(B) of the <i>Regulation</i>, the moveable dwelling is to be removed from the site after a period of three (3) years, or upon issue of an Occupation Certificate for a replacement dwelling, whichever occurs sooner. • The moveable dwelling must be: <ul style="list-style-type: none"> - Connected to a system of sewage management which has been approved to operate on the land under Section 68 of the <i>LG Act</i>. - Connected to the reticulated water supply or a water tank having a minimum capacity of at least 20,000 litres. - Provided with a toilet, bathing, laundry and cooking facilities. - Provided with an automatic fire detection and alarm system that complies with the requirements of Part 3.7.2 of Volume Two of the Building Code of Australia in relation to Class 1a buildings within the meaning of that Code. - Located: <ul style="list-style-type: none"> ▪ Behind the front building line of dwellings on adjoining or adjacent properties, except in the case of battle-axe allotments where it shall be located beyond the access handle. ▪ Minimum two (2) metres from side and rear boundaries. - adequate for the number of occupants occupying the structure. - Installed in accordance with the specifications contained in the engineer's certificate issued in respect of the manufactured home. - Fitted with a compliance plate complying with Clause 67 of the <i>Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005</i>. - Of a design certified by a practicing structural engineer to be structurally sound. The certificate: <ul style="list-style-type: none"> ▪ Must indicate that the relocatable home complies with any applicable standards, codes and specifications. ▪ Must include specifications as to the manner in which the relocatable home or associated structure must be transported and installed and as to the nature of the footings (if any) on which it must be installed. • Any ancillary structures, buildings or facilities (e.g., clothes drying area, garden sheds etc.) must be located adjacent to the moveable dwelling and not cause a nuisance to adjoining properties. • The moveable dwelling and any ancillary structures must not: <ul style="list-style-type: none"> - Obscure the vision of passing motorists. - Create any amenity issues. - Cause a nuisance to or unreasonably interfere with the amenity of adjoining properties, through its operation. • The property must be maintained in a clean and tidy condition at all times. • Storm water is to be managed so as not to cause a nuisance to adjoining properties or any unacceptable environmental impacts. • All pipes and fittings in a moveable dwelling that relate to water supply or sewerage must be installed in accordance with:

Draft Shoalhaven Local Approvals Policy 2022

	<ul style="list-style-type: none"> - The Plumbing and Drainage Act 2011 and any regulations under that Act. - The requirements of any relevant statutory body. • All electrical wiring, connections, fittings etc. must comply with the supply authorities requirements and AS/NZS 3000:2007 Australian/New Zealand Wiring Rules. • Any specifications with respect to footings or tie-down systems must have regard to the design gust wind speed, soil type and other design considerations applicable to the various locations in which the home or structure may be installed. • The design, construction and installation of a manufactured home or moveable dwelling must comply with the relevant provisions of Part 3 Division 4 of the <i>Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005</i>.
Advice	<ul style="list-style-type: none"> • Any variation to the above will require Council consent.

S68 Part C – Management of Waste	
<i>Dispose of liquid trade waste into the sewer of the council – C4 activity</i>	
Criteria	Certain activities that dispose liquid trade waste into the sewer of the council, known as "deemed to be approved," are exempt from the need for approval, provided they comply with the following criteria:
Activity generating waste	Criteria
Beautician	<ul style="list-style-type: none"> • Solvents are not to be discharged into the sewer.
Bed and breakfast (not more than 10 persons including proprietor)	<ul style="list-style-type: none"> • Sink strainers are to be utilised in food areas. • Food preparation activities are to comply with sound housekeeping practices including: <ul style="list-style-type: none"> - Floor is to be dry swept before washing, - Pre-wiping of all utensils, plates, bowls etc. into the scrap bin before washing up.
Cooling tower	<ul style="list-style-type: none"> • No chromium-based products are to be discharged into the sewer.
Crafts, ceramics, pottery, etc. (including hobby clubs)	<ul style="list-style-type: none"> • Flows <200 L/d - Nil. • Flows 200–1,000 L/d - Plaster arrestor is required.
Dental technician	<ul style="list-style-type: none"> • Plaster arrestor is required.
Dental mobile (no amalgam waste)	<ul style="list-style-type: none"> • Nil.
Florist	<ul style="list-style-type: none"> • Dry basket arrestor is required for floor waste outlets and sink strainers are required. • Herbicides/pesticides are not permitted to be discharged into the sewer.
Hairdressing	<ul style="list-style-type: none"> • Dry basket arrestor is required for floor waste outlets and sink strainers and hair traps are required.
Jewellery shop	<ul style="list-style-type: none"> • Mini Plater - Mini Plater vessel is to contain no more than 1.5L of precious metal solution. • Ultrasonic washing - Nil. • Precious stone cutting: <ul style="list-style-type: none"> - < 1000 L/d, a plaster arrestor is required. - > 1000 L/d, a general purpose pit is required.
Medical centre/doctors' surgery/physiotherapy (if plaster cases are made onsite)	<ul style="list-style-type: none"> • Plaster arrestor is required if Plaster of Paris casts are used.

Draft Shoalhaven Local Approvals Policy 2022

	Mobile cleaning units – carpet cleaning	<ul style="list-style-type: none"> 20-micron filtration system is to be fitted to the mobile unit.
	Optical service – retail.	<ul style="list-style-type: none"> Solids settlement tank/pit is required.
	Venetian blind cleaning	<ul style="list-style-type: none"> Where conducted outdoors, the work area is to be roofed and bunded to prevent stormwater ingress into the sewerage system.
Advice	<ul style="list-style-type: none"> Any variation to the above will require an approval under Part 2 of this LAP. Refer to Council's Liquid Trade Waste Discharge to Sewerage System Policy. 	

S68 Part D – Community Land	
Ceremonies on Public Land (D6 Activity)	
Criteria	<p>Small private functions including ceremonies and religious services are exempt from the need for approval provided they comply with the following criteria:</p> <ul style="list-style-type: none"> Maximum number of people (including children) at the private function is 50 (total). Maximum duration of the function is 3 hours (including set up/pack up). The area is available to be shared with the general public (i.e. the public reserve is for the use and enjoyment by all and public access must not be restricted in any way). Infrastructure is limited to a personal pop up marquee (maximum 3m x 3m), one table and 10 chairs (that can be carried in and out of the reserve). Larger marquees are not permitted. Public Address (PA) systems are not permitted. The wedding reception is held at a separate venue. Function areas must be located a minimum of 25m from playgrounds, amenities buildings and private residential boundaries. The function must not also block access to other public facilities such pathways and car parks. The reserve may only be used between the following hours: <ul style="list-style-type: none"> Monday to Saturday 10am to 10pm Sunday 10am to 8pm No fencing or other barriers are permitted. The area is to be left in a clean and tidy condition, and arrangements made for the collection/ removal of any waste generated as a result of the private function. Service of any alcohol (where permitted – noting that some reserves in the Shoalhaven are declared as Alcohol Free Zones) will be carried out by a person(s) with a valid Responsible Service of Alcohol accreditation. Police must also be notified of any function serving alcohol. Fireworks are not permitted. No helium filled balloons to be used on any playing field, sportsground or reserves. No balloons, helium filled or otherwise, to be released in or around any Council owned playing field, sportsground or reserves. Parking is permitted in allocated parking areas only. Vehicles are not permitted to enter the public reserve or beach. If the function is a wedding, only biodegradable confetti, bubbles or loose rose petals are to be used. If the function is a wedding, multiple ceremonies that are facilitated by a wedding planner or celebrant in the same location and on the same day are not permitted.
Advice	<ul style="list-style-type: none"> Any variation to the above will require an approval under Part 2 of this LAP. Refer to Council's Private Functions on Public Reserves Policy.

Draft Shoalhaven Local Approvals Policy 2022

S68 Part F – Other Activities	
Domestic grey water diversion (F10 activity)	
Criteria	The manual collection and re-use of greywater, by means of a bucket, or similar receptacle on sewerer properties.

Draft Shoalhaven Local Approvals Policy 2022

3 Part 2: Criteria

Part 2 of the LAP focuses on the considerations and criteria applied by Council in determining whether to give or refuse an approval of a particular kind of activity under Section 68 of the *LG Act* or where required under Sections 125, 138 or 139A of the *Roads Act 1993*.

In order to achieve the objectives of the policy, in terms of creating an atmosphere which provides for activities which do not adversely impact on the amenity of residents and visitors, the following requirements outlined in Section 89 of the *LG Act* will be taken into consideration in the assessment of all applications.

In determining an application, Council:

- Must not approve the application if the activity or the carrying out of the activity for which approval is sought would not comply with the requirements of any relevant regulation, and
- Must take into consideration any criteria in a local policy adopted by Council which are relevant to the subject-matter of the application, and
- Must take into consideration the principles of ecologically sustainable development.

If no requirements are prescribed and no criteria are adopted, Council in determining an application is to:

- Take into consideration, in addition to the principles of ecologically sustainable development, all matters relevant to the application, and
- Seek to give effect to the applicant's objectives to the extent to which they are compatible with the public interest.

In considering the public interest the matters the council is to consider include:

- Protection of the environment, and
- Protection of public health, safety and convenience, and
- Any items of cultural and heritage significance which might be affected.

The LG (General) Regulation 2021 and the LG (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021 prescribe a number of matters that must be considered by Council when dealing with an application.

Legislative considerations and criteria have been paraphrased within this Part. Reference should be made to relevant Regulation for specific details. Local considerations and criteria have also been referenced in this part for the following activities:

- Water supply, sewerage and stormwater drainage work.
- Management of waste.
- Outdoor dining and perimeter barricades.
- Menu boards/ A-frames/ advertising signs and outdoor furniture
- Events (theatre/entertainment/music, temporary enclosures, loudspeaker/sound amplifying device, ceremonies).
- Selling food or articles in a public place (mobile food vehicles, temporary food stalls, display of goods and/ or merchandise).
- Installation of solid fuel or domestic oil heater.
- Installation of manufactured home, moveable dwelling or associated structure on flood liable land.
- Operate a caravan park/camping ground/ manufactured home estate.

Draft Shoalhaven Local Approvals Policy 2022

Advisory Notes:

In some cases, approval may be required under the *LG Act* and the *Roads Act 1993*. Where both Acts apply, a single approval will be issued.

Where an activity requires approval under the *LG Act* and the *Environmental Planning and Assessment Act 1979*, approvals may be applied for as part of the Development Application.

Where a departure or a variation is sought from the criteria contained in this Policy, the departure or variation must be supported by a Council resolution.

Where there is an inconsistency between the *LG Act* or the relevant Local Government Regulations (LG Regulations) and the Shoalhaven LAP, the *LG Act* or the LG Regulations will prevail.

3.1 Section A: Legislative Criteria

The LG (General) Regulation 2021, the LG (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021 and *Roads Act 1993* prescribe a number of matters that must be considered by Council when dealing with an application. Reference should be made to both LG Regulations and *Roads Act 1993* for specific details.

LG (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021	
<i>Consideration criteria – Install a manufactured home, moveable dwelling or associated structure on land (A1 activity) on non-flood liable land</i>	
Part 2 Divisions 3 & 4 Part 3 Divisions 3, 4 & 5	Council will evaluate applications for: <ul style="list-style-type: none"> • manufactured home estates; • manufactured homes and associated structures; • relocatable homes and associated structures; and • caravans, tents and annexes, in accordance with the provisions outlined in the Regulation.
<i>Consideration criteria – Operate a caravan park or camping ground (F2 activity) on non-flood liable land</i>	
Part 3 Division 3	Council will evaluate applications for caravan parks and camping grounds in accordance with the provisions outlined in the Regulation.
<i>Consideration criteria – Operate a manufactured home estate (F3 activity) on non-flood liable land</i>	
Part 2 Division 3	Council will evaluate applications for manufactured home estates in accordance with the provisions outlined in the Regulation.

LG (General) Regulation 2021	
<i>Consideration criteria – Install, alter, disconnect or remove a meter connected to a service pipe (B3 activities)</i>	
Sections 14 & 15	Council may require an application for an approval relating to the installation of a water meter to be accompanied by a completed water meter identification form provided by Council for the purpose.

Draft Shoalhaven Local Approvals Policy 2022

	<p>In determining an application for an approval, Council must have regard to the following considerations:</p> <ul style="list-style-type: none"> • The protection and promotion of public health. • The protection of the environment. • The safety of its employees. • The safeguarding of its assets. • Any other matter that it considers to be relevant in the circumstances. <p>Part 2 of Schedule 1 of the Local Government (General) Regulation 2021 specifies mandatory standards for water meters.</p>
Consideration criteria – Stormwater drainage and plumbing works (B1, B2, B4 and B5 activities)	
Section 15	<p>In determining an application for an approval, Council must have regard to the following considerations:</p> <ul style="list-style-type: none"> • The protection and promotion of public health. • The protection of the environment. • The safety of its employees. • The safeguarding of its assets. • Any other matter that it considers to be relevant in the circumstances. <p>Part 2 of Schedule 1 of the Local Government (General) Regulation 2021 specifies mandatory standards for stormwater drainage work, including that such works must comply with the New South Wales Code of Practice Plumbing and Drainage Plumbing Code of Australia (also known as the Plumbing and Drainage Code of Practice).</p>
Consideration criteria – dispose of waste into the sewer of council (C4 activity)	
Section 25	<p>An application for approval to discharge trade waste into a sewer under the control of Council or that connects with such a sewer must be accompanied by the information required by Table 1 to the Liquid Trade Waste Management Guidelines (superseded by the 'Liquid Trade Waste Regulation Guidelines' in 20092021).</p>
Consideration criteria – place building waste storage container on a road (C3 activity)	
Section 27	<p>In determining an application for approval to place on a road a building waste storage container, Council is to take into consideration any requirements or guidelines relating to the location, size and visibility of building waste storage containers that are notified to Council from time to time by NSW Roads and Maritime Services.</p>
Consideration criteria – sewage management facilities (C5 and C6 activity activities)	
Section 29	<p>In determining an application for approval to install, construct or alter a sewage management facility, Council must take into consideration the following matters:</p> <ul style="list-style-type: none"> • Environment and health protection matters - Council must consider whether the proposed sewage management facility (or the proposed sewage management facility as altered) and any related effluent application area will make appropriate provision for the following: <ul style="list-style-type: none"> – Preventing the spread of disease by micro-organisms. – The prevention of the spread of foul odours. – Preventing contamination of water. – Preventing degradation of soil and vegetation. – The discouragement of insects and vermin. – Ensuring that persons do not come into contact with untreated sewage or effluent (whether treated or not) in their ordinary activities on the premises concerned. – The re-use of resources (including nutrients, organic matter and water). – The minimisation of any adverse impacts on the amenity of the land on which it is installed or constructed and other land in the vicinity of that land. • Guidelines and directions - Council must consider any matter specified in guidelines or directions issued by the Director-General in relation to any environmental and health protection matters.
Section 30	<p>Council must not grant an approval to install, construct or alter a waste treatment device or sewage management facility unless it is satisfied that the activity, as proposed to be</p>

Draft Shoalhaven Local Approvals Policy 2022

	carried out, will comply with any applicable standards established by the <i>Local Government (General) Regulation 2021</i> or by under the <i>LG Act</i> .
Section 36	<p>In determining an application for the approval of a sewage management facility, Council must take into the consideration that the sewage management facility:</p> <ul style="list-style-type: none"> • Must be made of durable and non-corrosive components, each having an expected service life of at least: <ul style="list-style-type: none"> – 5 years, in the case of a mechanical or electrical component. – 15 years, in any other case. • Must be installed or constructed: <ul style="list-style-type: none"> – In accordance with the appropriate specifications and in accordance with good trade practice. – So as to allow ease of access for maintenance. – With regard to the health and safety of users, operators and persons maintaining the facility. • Must be installed or constructed so as to make appropriate provision for access to and removal of contents in a safe and sanitary manner. • Must, if it is intended to be a permanent fixture, be anchored to prevent movement.
Section 37	<p>In determining an application for the approval of a human waste storage facility, Council must ensure that the facility is not to be installed in any part of a building unless that part of the building complies with the following requirements:</p> <ul style="list-style-type: none"> • It is adequately ventilated to the outside air. • The walls and roof are of weatherproof material. • The floor is of material that is impervious to water and is drained. <p>The part of the building in which a human waste storage facility (other than a water closet) is permanently installed must be designed and located so as to allow human waste to be removed without being carried through any dwelling house, public building or any building in which any person may be, or may be intended to be, employed in any manufacture, trade or business.</p>
Section 38	<p>In determining an application for the approval of a cesspit, Council must take into the consideration that the cesspit:</p> <ul style="list-style-type: none"> • Must be deep, dark and fly-proof. • Must be constructed and maintained so as to prevent both the access of surface waters to it and the escape of matter from it. • Must not be located where it can possibly pollute any water used or likely to be used for human consumption or for any domestic or dairy purposes. • Must not be located where the normal level of the ground water is less than one metre below the bottom of the cesspit. <p>If a cesspit is emptied, its contents must be disposed of in a sanitary manner and in accordance with any requirements of the Council.</p>
Section 39	<p>In determining an application for mechanical waste treatment devices, Council must consider the following matters:</p> <ul style="list-style-type: none"> • A bag used for the retention of waste in a mechanical device that treats waste by compaction, shredding or other means must be of a kind approved by Council. • Treated waste kept on premises after treatment other than wholly within the device is to be deposited in a receptacle of a kind approved by Council.
Section 40 & 41	<p>Council must not approve the installation or construction of a sewage management facility to which Subdivision 5 of the <i>Local Government (General) Regulation 2021</i> applies, unless Council is satisfied that the facility is to be installed or constructed to a design or plan that is the subject of a certificate of accreditation from the Secretary of the Ministry of Health, being a certificate that is in force.</p>
Sections 43 & 44	<p>In determining an application for an approval to operate a system of sewage management, Council will consider the similar matters as those outlined above.</p> <p><i>Note: These matters are also considered on applications for the installation of a grey water treatment device. Devices must however be accredited by NSW Health.</i></p>

Draft Shoalhaven Local Approvals Policy 2022

Consideration criteria – applications relating to public roads (E1 & E2 activities)	
Section 50	In determining an application for an approval under Part E of the Table to Section 68 of the LG Act, Council must take into account the provisions of the Roads Act 1993 and any relevant standards and policies of public authorities applying to the use of the road.
Consideration criteria – operation of a public car park (F1 activity)	
Section 53	<p>In determining an application for approval to operate a public car park, Council is to take the following matters into consideration:</p> <ul style="list-style-type: none"> • NSW Roads and Maritime Services views about the application. • The effect of the car park on the movement of vehicular traffic and pedestrian traffic. • Whether the number of vehicles proposed to be accommodated is appropriate having regard to the size of the car park and the need to provide off-street parking facilities within the car park for the temporary accommodation of vehicles. • Whether the means of ingress and egress and means of movement provided or to be provided within the car park are satisfactory. • Whether there will be adequate provision for pedestrian safety and access for people with disabilities. • Whether the internal design of parking facilities and system of traffic management are satisfactory. • Whether, in the case of a car park that is a building, adequate ventilation is provided or to be provided. • The Work Health and Safety Act 2011, and the regulations made under that Act, as regards the safety of persons who will be employed at the proposed car park or of persons who will go there. • Whether there will be adequate provision for the management of stormwater and the minimisation of stormwater pollution.
Consideration criteria – install or operate amusement devices (F5 activity)	
Section 72	<p>Council must not grant an application for an approval to install or operate an amusement device unless it is satisfied:</p> <ul style="list-style-type: none"> • That the ground or other surface on which the device is to be or has been erected is sufficiently firm to sustain the device while it is in operation and is not dangerous because of its slope or irregularity or for any other reason, and • The device is registered under the Occupational Health and Safety Regulation 2001, and • That the device is to be or has been erected in accordance with all conditions (if any) relating to its erection set out in the current certificate of registration issued for the device under that regulation, and • That there exists for the device a current log book within the meaning of chapter 5 of that Regulation, and • That there is in force a contract of insurance or indemnity for the device that complies with section 74. • That the device is adequately tied down, appropriate to the design, to prevent tipping or uplift by wind or dynamic forces.

Roads Act 1993	
Consideration criteria – street vending	
Section 139F	<p>When considering whether to grant, extend or transfer a street vending consent, or other consent under this Division permitting the use of a structure in, on or over a public road not in a built-up area, for the purpose of selling any article or service, the roads authority must comply with guidelines relating to street vending jointly issued by Roads and Maritime Services and the Department of Local Government.</p> <p>A street vending consent may not be granted if a structure is subject to a lease under</p>

Draft Shoalhaven Local Approvals Policy 2022

	Section 149 of the <i>Roads Act 1993</i> .
--	--

3.2 Section B: Local Criteria

Structures or Places of Public Entertainment - Part A Section 68, LG Act	
Installation of a manufactured home, moveable dwelling or associated structure on flood liable land - A1 activity	
Criteria	For applications on flood liable land, relevant provisions in Chapter G9: Development on Flood Prone Land and Chapter G10: Caravan Parks in Flood Prone Areas of Shoalhaven Development Control Plan 2014 apply.
Advice	Provisions of the LG (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021 apply. For applications on non-flood-liable land, refer to Part 2 Section A: Legislative Criteria (Section 3.1 of this LAP).

Water supply, sewerage and stormwater drainage work - Part B Section 68, LG Act	
Water supply works - B1 activity	
Criteria	<p>In determining an application, Council must have regard to the following considerations:</p> <ul style="list-style-type: none"> • The protection and promotion of public health. • The protection of the environment. • The safety of its employees. • The safeguarding of its assets. • Cross-Connection Control and Backflow Prevention Policy Backflow Prevention and Cross-Connection Control Policy. • Minor Mains Extension Policy. • Provision Of Water And Sewerage Infrastructure – Developments not included in Development Servicing Plans. • Rural Water Supply Policy. • Water and Sewer Codes and supplements to the respective codes and other standards. • The requirements of any development consent granted in respect of the proposed activity. • Shoalhaven Water Development Application Notice. • The impact on the water supply and/or sewerage system/s. • Third party approvals (e.g. NSW Roads & Maritime Service Transport for NSW, NSW Office of Water). • Are there any environmental impacts? • Is a Review of Environmental Factors (REF) required? • Other pertinent legislation. • Any other matter considered relevant in the circumstances.
Advice	Application fees apply. See Council's Fees and Charges .
Draw water from a council water supply or a standpipe or sell water so drawn - B2 activity	
Criteria	<p>In determining an application, Council must have regard to the following considerations:</p> <ul style="list-style-type: none"> • The protection and promotion of public health. • The protection of the environment. • The safety of its employees. • The safeguarding of its assets. • Purpose for which the water will be used. • Rate of withdrawal of water. • Method by which water drawn will be measured. • Cross-Connection Control and Backflow Prevention Policy Backflow Prevention and

Draft Shoalhaven Local Approvals Policy 2022

	<ul style="list-style-type: none"> Cross-Connection Control Policy. Minor Mains Extension Policy. Provision Of Water And Sewerage Infrastructure – Developments not included in Development Servicing Plans. Rural Wastewater Connection Policy. Rural Water Supply Policy. Water Hydrant Standpipe Extraction Policy. Water and Sewer Codes and supplements to the respective codes and other standards. Shoalhaven Water Development Application Notice. The impact on the water supply and/or sewerage system/s. Third party approvals (e.g. NSW Roads & Maritime Service Transport for NSW, NSW Office of Water). The requirements of any development consent granted in respect of the proposed activity. Are there any environmental impacts? Is a Review of Environmental Factors (REF) required? Other pertinent legislation. Any other matter considered relevant in the circumstances.
Advice	Application fees apply. See Council's Fees and Charges .
<i>Install, alter, disconnect or remove a meter connected to a service pipe - B3 activity</i>	
Criteria	<p>In determining an application for an approval, Council must have regard to the following considerations:</p> <ul style="list-style-type: none"> The protection and promotion of public health. The protection of the environment. The safety of its employees. The safeguarding of its assets. Any other matter that it considers to be relevant in the circumstances. <p>Part 2 of Schedule 1 of the Local Government (General) Regulation 2021 specifies mandatory standards for water meters.</p> <p>No work is to be done by any person other than a Council employee in the course of his/her employment.</p> <p>Council may require an application for an approval relating to the installation of a water meter to be accompanied by a completed water meter identification form provided by Council for the purpose.</p>
Advice	Application fees apply. See Council's Fees and Charges .
<i>Sewerage work - B4 activity</i>	
Criteria	<p>In determining an application, Council must have regard to the following considerations:</p> <ul style="list-style-type: none"> The protection and promotion of public health. The protection of the environment. The safety of its employees. The safeguarding of its assets. Cross Connection Control and Backflow Prevention Policy Backflow Prevention and Cross-Connection Control Policy. Minor Mains Extension Policy. Provision Of Water And Sewerage Infrastructure – Developments not included in Development Servicing Plans. Rural Wastewater Connection Policy. Pressure Sewer System Policy – Backlog Sewerage Schemes. Building over Sewers Policy. Water and Sewer Codes and supplements to the respective codes and other standards. The requirements of any development consent granted in respect of the proposed activity. Shoalhaven Water Development Application Notice. The impact on the water supply and/or sewerage system/s.

Draft Shoalhaven Local Approvals Policy 2022

	<ul style="list-style-type: none"> Third party approvals (e.g. NSW Roads & Maritime Service Transport for NSW, NSW Office of Water) Are there any environmental impacts? Is a Review of Environmental Factors (REF) required? Other pertinent legislation. Any other matter considered relevant in the circumstances.
Advice	Application fees apply. See Council's Fees and Charges .
Stormwater drainage work - B5 activity	
Criteria	In determining an application for an approval, Council must have regard to compliance with conditions of development consent granted in respect of the proposed activity.
Connect a private drain to a public drain - B6 activity	
Criteria	<p>In determining an application for an approval, Council must have regard to the following considerations:</p> <ul style="list-style-type: none"> The protection and promotion of public health. The protection of the environment. The safety of its employees. The safeguarding of its assets. Purpose for which the connection will be made. Quality and quantity of discharge from the private drain or sewer. Maximum rate of discharge in litre per second from the private drain or sewer. Council's Liquid Trade Waste Discharge to Sewerage System Policy. Any other matter considered relevant in the circumstances.

Management of waste - Part C Section 68, LG Act	
Dispose of liquid trade waste into the sewer of the council - C4 activity	
Criteria	<p>Liquid Trade Waste</p> <p>In determining an application for an approval to dispose of liquid trade waste to the sewer, Council must have regard to Liquid Trade Waste Discharge to Sewerage System Policy.</p> <p>Council Approval Required</p> <p>Council approval shall be obtained prior to the discharge of liquid trade waste to the sewerage system, or in cases where Council considers an activity to have a potential for liquid trade waste discharge, prior to the commencement of that activity.</p> <p>Factors to be considered</p> <p>When determining an application to discharge liquid trade waste into the sewerage system, Council will consider the following factors:</p> <ul style="list-style-type: none"> The potential for the liquid trade waste discharge to impact on public health. The possible impacts the discharge may pose to the environment (land, water, air, noise, or nuisance factors). The potential impacts of the discharge on the health and safety of Council's employees. The possible impact of the discharge on Council's sewerage infrastructure or sewage treatment process. The capability of the sewerage system (both transportation and treatment components) to accept the quality and quantity of the proposed liquid trade waste discharge, taking into consideration both current system demands and allowance for potential community growth. The impact the liquid trade waste will have on the ability of the sewerage scheme to meet Environmental Protection Authority (EPA) licence requirements (e.g. under the Protection of the Environment Operations Act 1997). Compliance of the proposed liquid trade waste discharge with guideline limits in the

Draft Shoalhaven Local Approvals Policy 2022

	<p>Liquid Trade Waste Discharge to Sewerage System Policy.</p> <p><i>Note: The quality of liquid trade waste from some low risk activities in Classification A and B will exceed guideline limits in Council's Liquid Trade Waste Discharge to Sewerage System Policy. As a higher level of pre-treatment is not cost-effective, such waste is acceptable if the discharger installs, maintains and properly operates the required pre-treatment equipment (refer Tables 8, 9, 11 and 16) of Liquid Trade Waste Management Guidelines, 20092021). Similarly, septic and pan waste may exceed some guideline limits.</i></p> <ul style="list-style-type: none"> • Water and sewer standards and supplements to the respective codes. • The potential impacts of the discharge on the quality of, and management practices for, effluent and biosolids produced from the sewerage treatment process. • The adequacy of the pre-treatment process/es to treat the liquid waste to a level acceptable for discharge to the sewerage system, including proposed safeguards if the pre-treatment system fails. • The adequacy of the proposed cleaning and maintenance program for the of pre-treatment equipment facilities and the effluent monitoring program (if applicable). • Whether appropriate safeguards are proposed to avoid the discharge of other, non-approved wastes to the sewerage system. Proposed management of liquid waste not discharged to the sewerage system and safeguards to avoid any accidental discharge of these waters to the sewerage system. • The adequacy of any chemical storage and handling facilities, and the proposed safeguards for preventing the discharge of chemicals to entering the sewerage system. • Whether prohibited substances are proposed to be discharged. • The potential for stormwater entering ingress into the sewerage system and adequacy of proposed stormwater controls. • Waste minimisation and water conservation programs. • The adequacy of the proposed due diligence program and contingency plan, where required. • Any other matter considered relevant in the circumstances.
Advice	<p>Application fees apply. See Council's Fees and Charges.</p> <p>A written application for approval to discharge liquid trade waste to the sewerage system is to be made by completing and submitting the appropriate Council application form together with any information as may be prescribed by relevant regulations and specified by Council to enable Council to determine the application (See Appendix D of the Liquid Trade Waste Discharge to Sewerage System Policy additionally, refer to Table 1 of the Liquid Trade Waste Management Guidelines, 2021).</p>
On-site sewage management - C5 activity	
Criteria	<p>On-site sewage management is comprised of three phases:</p> <ul style="list-style-type: none"> • Phase 1 - Drains capturing wastewater from the fittings and conveying the wastewater to the storage or treatment device. Drains may be absent for a waterless composting toilet. • Phase 2 - A human waste storage facility or waste treatment device. • Phase 3 - Drains representing the method of application or disposal of treated wastewater. <p>Types of systems include, but are not limited to:</p> <ul style="list-style-type: none"> • Septic tank & absorption trench. • Aerated wastewater treatment system & irrigation. • Composting toilet. • Septic tank pumpout. • Greywater treatment systems. <p>For applications relating to on-site sewage management, please refer to Chapter G8: Onsite Sewage Management of Shoalhaven Development Control Plan 2014 (in particular Section 5 Controls, and Section 6 Advisory Information).</p>
Advice	<p>Application fees apply. See Council's Fees and Charges.</p> <p>A written application for approval is to be made by completing and submitting Council's Drainage Application Form together with any information as may be prescribed by relevant</p>

Draft Shoalhaven Local Approvals Policy 2022

	regulations and specified by Council to enable Council to determine the application.
Operate an on-site sewage management system - C6 activity	
Criteria	For applications relating to on-site sewage management, refer to Chapter G8: Onsite Sewage Management of Shoalhaven Development Control Plan 2014 (in particular Section 5 Controls, and Section 6 Advisory Information) and relevant section of Part 3 of this LAP.
Advice	Application fees apply. See Council's Fees and Charges . A written application for approval is to be made by completing and submitting Council's Approval to Operate a System of Sewage Management Application Form together with any information as may be prescribed by relevant regulations and specified by Council to enable Council to determine the application.

Community land - Part D Section 68, LG Act	
Mobile food vehicles on Council land - D1 activity	
Criteria	<p><u>Category 2 – Mobile Food Vehicles</u></p> <ul style="list-style-type: none"> The vehicle is permitted to occupy any one position on Council Owned or managed land for up to a maximum of 5 hours between 7am to 7pm. The vehicle is prohibited from trading within 1km of an open business serving same or similar food/drink. The distance being measured by road (shortest route). No trading is to occur on NSW Roads and Maritime Services controlled roads. <p><u>Criteria for all Mobile Food Vehicles</u></p> <ul style="list-style-type: none"> Prior to the issue of a Category 2, the applicant must have a current Section 68 approval to operate a Mobile Food Vehicle in a public place. All vehicles must be registered as per the requirements of the NSW Roads and Maritime Services. No additional flashing or rotating lights permitted. Must not operate as a roadside stall or to sell food to the public on any site that requires development consent for that use. Control is to be exercised over noise emissions (e.g. amplified sound and motor noise) so as to cause no inconvenience to residents. The <i>Protection of the Environment Operations Act 1997</i> and related Regulations will apply. All matters relating to the sale and storage of foods associated with this approval shall comply with the requirements of the <i>Food Act 2003</i> and Food Regulation 2015. The vehicle is not permitted to use chimes or like devices to attract attention between the hours of 8pm and 8am or to operate within 90m from any hospital, churches in service or schools during school hours. The vehicle must not stop on a hill or bend where sight distance is limited nor located in front of driveways or entrances to properties. The vehicle must not to trade in locations where motorists are forced to park on kerbside land, where parking/standing restrictions apply. The vehicle is not to create a traffic hazard, obstruction or dangerous situation. Litter bins are to be provided by the operator for the convenience of customers. Wastewater is to be contained within the vehicle for later disposal to the sewerage system. The vehicle must be made available for inspection by Council's Environmental Services Section for a permit under the <i>Food Act 2003</i> prior to the issue of approval. Vehicle must not exceed 6m in length and 2.5m in width. Proof of Public Liability Insurance (minimum of \$20 million) must be provided. The vehicle must operate in full compliance with existing road rules and parking restrictions.

Draft Shoalhaven Local Approvals Policy 2022

Advice	<p>Refer to the NSW Food Authority – Guidelines for Mobile Food Vending Vehicles. Application fees apply. See Council's Fees and Charges. Fees are not refundable.</p> <p>Category 2 – Mobile Food Vehicles</p> <ul style="list-style-type: none"> Enquiries relating to Category 2 Approvals should be directed to Council's Property Unit. Approvals are valid for a period of twelve (12) months after which time a new application is required. Such an approval shall remain in force until 30 June each year. The Applicant must check State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 to clarify if other approvals (e.g. Development Consent) are required. Approvals are not transferable. Operators must not trade directly in front of residential buildings. Provide copy of Section 68 approval from Council's Environmental Services Section. <p>Section 68 Applications are to be lodged through the NSW Planning Portal.</p>
Direct or procure a theatrical, music or other entertainment for the public - D2 activity	
Criteria	Refer to criteria in Council's Events Policy .
Advice	<p>It is recommended that you read the Events Policy and discuss your event with Council's Event Liaison Team (ph. 44293541 or email Events@shoalhaven.nsw.gov.au).</p> <p>Application fees apply. See Council's Fees and Charges.</p>
Construct a temporary enclosure for the purpose of entertainment - D3 activity	
Criteria	<p>Temporary enclosure for the purpose of entertainment at an event Refer to criteria in Council's Events Policy.</p> <p>Temporary enclosure for the purpose of entertainment at a private function Refer to criteria in Council's Private Functions on Public Reserves Policy.</p>
Advice	Application fees apply. See Council's Fees and Charges .
Set up, operate or use a loudspeaker or sound amplifying device - D5 activity	
Criteria	<p>Use of loudspeaker or sound amplifying device at an event Refer to criteria in Council's Events Policy.</p> <p>Use of loudspeaker or sound amplifying device at a private function Refer to criteria in Council's Private Functions on Public Reserves Policy.</p>
Advice	Application fees apply. See Council's Fees and Charges .
Ceremonies on public land - D6 activity	
Criteria	Refer to criteria and list of designated reserves in Council's Private Functions on Public Reserves Policy .
Advice	Application fees and bonds apply. See Council's Fees and Charges .

Public Roads - Part E Section 68, LG Act	
Outdoor dining - E2 activity	
Criteria	<p>Provisions of Chapter G17: Business, Commercial and Retail Activities of Shoalhaven Development Control Plan 2014 apply.</p> <p>An application for Outdoor Dining in locations adjacent to a classified road (e.g. Princes Highway) will only be considered after the applicant has obtained the written approval of the NSW Roads and Maritime Services.</p> <p>In all instances, an Outdoor Dining approval must have regard to the legislative</p>

Draft Shoalhaven Local Approvals Policy 2022

	requirements set down by the Disability Discrimination Act 1992 relating to disability access either to the premises or along the public road.
Advice	<p>Whilst Outdoor Dining is exempt under the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, approval under section 68 of the <i>LG Act</i> is still required.</p> <p>Approvals are non-transferable. Should the associated business be sold, the new operator will need to apply for a new approval should they wish to continue to operate the outdoor restaurant on the road.</p> <p>All approval holders must display a notice used by Council in a public area of the restaurant premises that display the term of the approval and layout of approved table configuration.</p> <p>Application fees apply. See Council's Fees and Charges. Fees are not refundable.</p>
Menu boards/ A-frames/ advertising signs – E2 Activity	
Criteria	<p>Provisions within the following Shoalhaven Development Control Plan 2014 chapters apply:</p> <ul style="list-style-type: none"> Chapter G17: Business, Commercial and Retail Activities. Chapter G22: Advertising Signs and Structures.
Advice	Annual fees apply. See Council's Fees and Charges . Approvals are non-transferable.
Perimeter barricades (delineation of outdoor dining areas) – E2 Activity	
Criteria	Provisions of Chapter G17: Business, Commercial and Retail Activities of Shoalhaven Development Control Plan 2014 apply.
Advice	Whilst bollards are exempt under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, approval under Section 68 of the <i>LG Act</i> is still required.
Display of goods and/ or merchandise – E2 Activity	
Criteria	Provisions of Chapter G17: Business, Commercial and Retail Activities of Shoalhaven Development Control Plan 2014 apply.
Outdoor furniture - E2 Activity	
Criteria	Provisions of Chapter G17: Business, Commercial and Retail Activities of Shoalhaven Development Control Plan 2014 apply.
Advice	Whilst certain shade structures are exempt under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, approval under Section 68 of the <i>LG Act</i> is still required.

Other activities - Part F Section 68, LG Act	
Operate a caravan park or camping ground - F2 activity	
Criteria	For applications on flood liable land, relevant provisions in Chapter G10: Caravan Parks in Flood Prone Areas of Shoalhaven Development Control Plan 2014 apply.
Advice	<p>Provisions of the LG (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021 apply.</p> <p>For applications on non-flood-liable land, refer to Part 2 Section A: Legislative Criteria (Section 3.1 of this LAP).</p>
Operate a manufactured home estate - F3 activity	
Criteria	For applications on flood liable land, relevant provisions in Chapter G10: Caravan Parks in Flood Prone Areas of Shoalhaven Development Control Plan 2014 apply.
Advice	Provisions of the LG (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021 apply.

Draft Shoalhaven Local Approvals Policy 2022

	For applications on non-flood-liable land, refer to Part 2 Section A: Legislative Criteria (Section 3.1 of this LAP).
Installation of solid fuel or domestic oil heater - F4 activity	
Criteria	<p>Refer to Local Government (General) Regulation 2021 and the Building Code of Australia. The proposed solid or oil fuelled heater must:</p> <ul style="list-style-type: none"> comply with AS/NZS 2918:2001 Domestic solid fuel burning appliances – Installation. be marked in accordance with AS/NZS 4013:2014 Domestic Solid Fuel Burning Appliances – Method for determination of flue gas emission and have a certificate of compliance for that model of heater. If second hand, have a compliance plate stating compliance with the emission requirements of AS/NZS 4013:2014 & AS/NZS 4012:2014. <p>A timber storage area out of the weather must be provided so that timber used in solid fuel heaters has a maximum moisture content of 20%.</p> <p>The flue or chimney is to comply with the Environmental Protection Authority document Selecting, installing and operating domestic solid fuel heaters. This document recommends:</p> <ul style="list-style-type: none"> The minimum discharge height of the chimney (flue) is to be 1m above any structure within a 15m horizontal radius. The flue height shall not exceed 2m above the roof cladding. The assessment of application will include consideration of the location of the chimney (flue) in relation to the surrounding structures, topography and trees.
Advice	<p>Section 68 Applications are to be lodged through the NSW Planning Portal. Applications can only be made by the owner. Owners consent is required.</p> <p>The owner is permitted to install their own heater subject to compliance with the approval.</p> <p>The owners of neighbouring properties will be notified of the application to install a wood heater unless it is obvious that there is little likelihood of smoke nuisance. The notification may include a plan which clearly shows the location of the chimney (flue). A notification period of 10 working days will be provided and submissions will be considered as part of the assessment.</p>
Mobile Food Vehicles in a public place - F7 activity	
Criteria	<p><u>Category 1 – Mobile Food Vehicles (Itinerant Food Vendors)</u></p> <ul style="list-style-type: none"> The vehicle is not permitted to occupy any one position in a public road, except for such period of time as may be necessary to engage in the actual serving of a customer. On completion of serving, the vehicle must pass on and not return soliciting customer over the same ground within one (1) hour and shall restrict vending to lightly trafficked roads The vehicle is not permitted to operate within 75m of business zoned land under Shoalhaven Local Environmental Plan 2014. <p><u>Category 2 – Mobile Food Vehicles</u></p> <ul style="list-style-type: none"> The vehicle is permitted to occupy any one position on Council owned or managed land for up to a maximum of 5 hours between 7am to 7pm. The vehicle is prohibited from trading within 1km of an open business serving same or similar food/drink. The distance being measured by road (shortest route). The vehicle must not trade on NSW Roads and Maritime Services controlled roads. <p><u>Criteria for all Mobile Food Vehicles operating in a public place</u></p> <ul style="list-style-type: none"> All Mobile Food Vehicles must have a current Section 68 approval to operate in a public place. All vehicles must be made available for inspection by Council's Environmental Services Section under the Food Act 2003 at any time during the term of approval. All vehicles must be registered with the NSW Roads and Maritime Services. Vehicles must not trade on NSW Roads and Maritime Services controlled roads. Vehicles must not operate as a roadside stall or sell food to the public on any site that requires development consent for that use.

Draft Shoalhaven Local Approvals Policy 2022

	<ul style="list-style-type: none"> • All vehicles must be registered as per the requirements of NSW Roads and Maritime Services. No additional flashing or rotating lights permitted. • Must not operate as a roadside stall or to sell food to the public on any site that requires development consent for that use. • Control is to be exercised over noise emissions (e.g. amplified sound-music and motor/generator noise) so as to cause no inconvenience to not inconvenience residents. The <i>Protection of the Environment Operations Act 1997</i> and Regulations will apply. • All matter relating to the sale and storage of foods associated with this approval shall comply with the requirements of the <i>Food Act 2003</i> and Regulations. • Vehicles must not create a traffic hazard, obstruction, or dangerous situation. • The vehicle is not permitted to use chimes or like devices to attract attention between the hours of 8pm and 8am or to operate within 90m from any hospital, churches in service or schools during school hours. • Must not stop on a hill or bend where sight distance is limited nor located in front of driveways or entrances to properties. • Not to trade is permitted in locations where motorists are forced to park on kerbside land, where parking/standing restrictions apply. • The vehicle is not to create a traffic hazard, obstruction or dangerous situation. • Litter bins are to be provided by the operator for the convenience of customers. • Wastewater is to be contained within the vehicle for later disposal to the sewerage system. • The vehicle must be made available for inspection by Council's Environmental Services Section for a permit under the <i>Food Act 2003</i> prior to the issue of approval. • Vehicle must not exceed 6m in length and 2.5m in width. • Proof of Public Liability Insurance (minimum of \$20 million) must be provided. • The All vehicles must operate in full compliance with existing road rules and parking restrictions. <p>Additional criteria for all Ice Cream Vans ONLY operating in a public place</p> <ul style="list-style-type: none"> • An Ice Cream Van, e.g., Mr Whippy van, is permitted to occupy any one position on a public road for such time as is necessary to engage in the actual serving of a customer. Upon completion of serving the customer, the vehicle must move on and not return soliciting customers over the same ground within one (1) house and shall restrict vending to lightly trafficked roads only. • The vehicle is to be fitted with additional warning signs and flashing lights as required by the NSW Roads and Maritime Services. • The vehicle is not permitted to operate within 75m of business zoned land under Shoalhaven Local Environmental Plan 2014. • The vehicle is not permitted to play music or similar devices to attract attention between the hours of 8pm and 8am or to operate within 90m from any hospital, churches in service or schools during the hours of school hours. <p>Additional criteria for Mobile Food Vehicles with Category 2 Approval</p> <ul style="list-style-type: none"> • For Mobile Food Vehicles on Council Land – D1 Activity, enquiries should be made to Council's Property Section.
Advice	<p>Advice for all Mobile Food Vehicle operators</p> <ul style="list-style-type: none"> • Enquiries on how to obtain a Section 68 approval to operate a Mobile Food Vehicle in a public place should be directed to Council's Environmental Service Section. • Mobile Food Vehicle operators may rely on their annual approval to attend Council approved markets, fetes, shows, festivals, and the like. (Refer to Sale of food and articles in a public place – F7 activity below) • During the currency of the approval, Council may, upon application of the holder of such approval, authorise to transfer to another person. <p>Refer to the Mobile Food Vending Guidelines for Category 2 Mobile Food Vehicles and to the Mobile Food Vehicles and Temporary Food Stalls Guidelines for both Category 1 and Category 2 Mobile Food Vehicles.</p>

Draft Shoalhaven Local Approvals Policy 2022

	<p>Refer to the NSW Food Authority – Guidelines for Mobile Food Vending Vehicles.</p> <p>Application fees apply. See Council's Fees and Charges.</p> <p>Section 68 Applications are to be lodged through the NSW Planning Portal.</p> <p>Advice for Mobile Food Vehicle operators with Category 2 Approval</p> <ul style="list-style-type: none"> For Mobile Food Vehicles on Council Land – D1 Activity, enquiries should be made to Council's Property Section. <p>Category 1 Mobile Food Vehicles (Itinerant Food Vehicles)</p> <ul style="list-style-type: none"> Enquiries relating to Category 1 Itinerant Food Permits should be directed to Council's Environmental Services Section. Itinerant food vehicles who operate within the City area, may rely on their annual approvals to attend fetes, shows and the like. During the currency of the approval, Council may, upon application of the holder of such approval, authorise to transfer to another person. <p>Category 2 – Mobile Food Vehicles</p> <ul style="list-style-type: none"> Enquiries relating to Category 2 Approvals should be directed to Council's Property Unit. Approvals are valid for a period of twelve (12) months after which time a new application is required. Such an approval shall remain in force until 30 June each year. Applicant must check State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 to clarify if other approvals (e.g. development consent) are required. Approvals are not transferable. Operators must not trade directly in front of residential buildings. Provide copy of permit under the Food Act 2003 from Council's Environmental Services Section.
Sale of food and articles in a public place – F7 Activity	
Criteria	<p>Criteria for all event operators</p> <p>For events including but not limited to festivals, markets, food fairs, exhibitions, concerts, fetes and circuses which involve the sale of food and articles in a public place, refer to criteria in Council's Events Policy.</p> <p>Any Temporary Food Stalls attending such an event must have a current Section 68 approval to operate in a public place. Enquiries on how to obtain a Section 68 approval to operate a Temporary Food Stall in a public place should be directed to Council's Environmental Services Section.</p> <p>Any Mobile Food Vehicle attending such an event must have a current Section 68 approval to operate in a public place (refer to above criteria and advice for Mobile Food Vehicles).</p> <p>For mobile food vehicles and temporary food stalls, refer to Council's Mobile Food Vehicles and Temporary Food Stalls Guidelines.</p>
Advice	<p>For Temporary Food Stalls operating at such events, refer to the NSW Food Authority – Guidelines for Food Businesses and Temporary Events.</p> <p>For Mobile Food Vehicles operating at such events, refer to the NSW Food Authority – Guidelines for Mobile Food Vending Vehicles.</p> <p>It is recommended that you read the Events Policy and discuss your event with Council's Event Liaison Team (ph. 4429 3541 or email Events@shoalhaven.nsw.gov.au).</p> <p>Application fees apply. See Council's Fees and Charges.</p> <p>Refer to Council's website for information on mobile food vehicles and temporary food stalls at events.</p> <p>Section 68 Applications are to be lodged through the NSW Planning Portal.</p>

Roads Act 1993

Footpath dining – Section 125

Criteria	Provisions of Chapter G17: Business, Commercial and Retail Activities of Shoalhaven
-----------------	---

CL22.191 - Attachment 1

Draft Shoalhaven Local Approvals Policy 2022

	<p>Development Control Plan 2014 apply.</p> <p>An application for Outdoor Dining in locations adjacent to a classified road (e.g. Princes Highway) will only be considered after the applicant has obtained the written approval of the NSW Roads and Maritime Services.</p> <p>Where Outdoor Dining is in association with a licensed premise, liquor may not be supplied or consumed without the approval of Council. Concurrence from the Liquor Administration Board is required. Liquor must not be consumed unless it is in accordance with any liquor license approval, and only after Council approval has been obtained.</p> <p>The application must include a drawing to scale with all relevant street and property boundaries. Details on the type of street furniture to be used must be included.</p>
Advice	<p>Approvals are not transferable.</p> <p>Applicant must check State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 to clarify if other approvals (e.g., Development Consent) are required.</p> <p>Approvals are issued for a maximum of seven (7) years after which time the approval may be renewed.</p> <p>Application and occupation fees apply. See Council's Fees and Charges. Fees are not refundable.</p>

4 Part 3: Other Matters

Part 3 of the LAP covers other matters, mostly administrative, relating to the processing of an application.

The application process is primarily established by legislation and whilst it can vary according to the type of works/activities proposed there is a fundamental process that is followed. This process is outlined below.

4.1 General information relating to the approvals process

Lodgement of an application

Most applications or bookings have a specific form and/or guide designed to assist in the lodgement of the application. Refer to Council's [forms](#) or the [NSW Planning Portal](#).

Depending on the type of work or activity, fees may apply. Where fees are required, they must be paid at the time of lodgement. Refer to Council's [Fees and Charges](#).

An application may be rejected within 7 days of receipt if it is not clear as to the approval sought or the application is not easily legible. Fees, if applicable, are refunded.

Assessment of an application

In assessing the more complex applications, additional information may be needed. Where this is the case, Council will contact the applicant within 21 days of receipt of an application. Due to the nature and type of works/activities requiring approval under the *LG Act* and the *Roads Act 1993*, these applications are not generally notified.

Applications can be amended by the applicant prior to determination provided that the variation is minor.

Determination

Once determined, the applicant will be issued with a notice advising them of approval or refusal.

The period of approval will vary depending on the type of activity or work undertaken. If works have not commenced or where the activity is not held during the nominated time then the approval may lapse.

In such cases, and depending on the circumstances, an applicant can seek to lodge a new application or alternatively request to modify/extend an existing approval.

Review of determination

A determination can be reviewed under section 100 of the *LG Act*. A request to review must justify the reasons for review and be made in writing within 28 days of Council's determination. Fees apply. The determination of a review is final.

Refunds

Limited refunds may apply depending on the level of assessment associated with the application.

Record of approvals

A record of an approval is required to be kept under Section 113 of the *LG Act*. This record is available to the public.

Draft Shoalhaven Local Approvals Policy 2022

Enforcement

An approval may be revoked or modified in any of the following circumstances:

- If the approval was obtained by fraud, misrepresentation or concealment of facts.
- For any cause arising after the granting of the approval which, had it arisen before the approval was granted, would have caused Council not to have granted the approval (or not to have granted it in the same terms).
- For any failure to comply with a requirement made by or under this act relating to the subject of the approval.

For failure to comply with a requirement made by or under the LG Act relating to the subject of the approval or any failure to comply with a condition of the approval may result in Council taking enforcement action in accordance with the LG Act and/or other relevant legislation.

Advisory Notes:

Approvals/consents may be required for certain other activities under the provision of separate legislation, particularly in regard to the erection of other buildings which is controlled by the provisions of the *Environmental Planning and Assessment Act 1979*.

Any applications involving the preparation of food or the operation of a temporary food premise must comply with the NSW Food Code.

4.2 Other matters relating to approvals

Water supply, sewerage and stormwater drainage work - Part B Section 68, LG Act
Water supply works - B1 activity
<p>As part of the written application, the Council (Shoalhaven Water):</p> <ul style="list-style-type: none"> • Will assess all information submitted. • May request the submission of additional information (including drawings, plans, specifications, reports, etc.). • May require specific form/s to be completed. • Will assess the impact on operation of the water and/or sewerage system/s where necessary. • May require the applicant to undertake further investigation/assessment/study in respect of the impact on the water and/or sewerage system/s. • May undertake study/collect data (as necessary) to assist with assessment of proposed works. • Will prepare necessary report/s for management and/or Council to consider. • Will confirm if third party (e.g. NSW Roads & Maritime Service Transport for NSW, NSW Office of Water, NSW Crown Lands Department) approval/concurrence is necessary. • Will liaise with other authorities (internal and external) as necessary and if required. • Will consider any other information that is pertinent to the application. • Will apply the necessary policy/s as outlined under Part 2. • Will apply other legislation as required. • Will prepare a determination for the application. • Will enforce the approval (where granted). • May modify the approval (where granted).

Draft Shoalhaven Local Approvals Policy 2022

Draw water from a council water supply or a standpipe or sell water so drawn - B2 activity

Water Hydrant Standpipe Extraction

Hire Agreement and Use of Standpipes:

- Customers who wish to extract water from hydrants are required to hire a metered standpipe from Shoalhaven Water and will be required to enter into an agreement for their use.
- The agreement specifies the conditions governing the use of the metered standpipes and payment of fees, charges and security deposit. Metered standpipes remain the property of Shoalhaven Water.
- Standpipes will be available for hire on an annual, quarterly and weekly basis.
- Penalties apply in the event of damage, loss or destruction of standpipe.
- Standpipes are to be presented for meter reading at 6 monthly intervals (May and Nov) or at the end of the hire period.

Refer to Council's [Water Hydrant Standpipe Extraction Policy](#) for additional information.

Cross Connection and Backflow Prevention

The following information ~~must be submitted with an application for registration of~~ is required when registering new devices:

- A signed backflow prevention test report for each new device with the following information:
 - Property details.
 - Owner details.
 - Details of the backflow prevention device.
 - Exact location of the backflow prevention device.
 - Additional information that may be required:
 - Occupier or owner layout details.
 - Principal process of the industry.
 - Nature of water use after each backflow prevention device.
 - ~~Details of the backflow prevention device(s).~~
 - ~~Exact location of each backflow prevention device.~~
 - Type of raw materials processed.
 - List of chemicals used on the premises.
 - List of any toxic or hazardous materials used in the manufacturing process (this list must be attached may be required even if the material or its residues do not make contact with water).

Refer to Council's ~~Cross Control and Backflow Prevention Policy~~ [Backflow Prevention and Cross-Connection Control Policy](#) for additional information.

Sewerage work – B4 activity

As part of the written application, the Council (Shoalhaven Water):

- Will assess all information submitted.
- May request the submission of additional information (including drawings, plans, specifications, reports, etc.).
- May require specific form/s to be completed.
- Will assess the impact on operation of the sewerage system/s where necessary.
- May require the applicant to undertake further investigation/assessment/study in respect of the impact on the water and/or sewerage system/s.
- May undertake study/collect data (as necessary) to assist with assessment of proposed works.
- Will prepare necessary report/s for management and/or Council to consider.
- Will confirm if third party (e.g. ~~NSW Roads & Maritime Service~~ Transport for NSW, NSW Office of Water, NSW Crown Lands Department) approval/concurrence is necessary.
- Will liaise with other authorities (internal and external) as necessary and if required.
- Will consider any other information that is pertinent to the application.
- Will apply the necessary policy/s as outlined under Part 2.
- Will apply other legislation as required.

Draft Shoalhaven Local Approvals Policy 2022

- Will prepare a determination for the application.
- Will enforce the approval (where granted).
- May modify the approval (where granted).

Management of waste - Part C Section 68, LG Act

Dispose of liquid trade waste into the sewer of the council - C4 activity

Information Relating to an Application

The information is to be clear, legible and in a written format as required by Council. Failure on the part of the applicant to meet these conditions may result in the delay or refusal of the application. Council may, under Section 86 of the *LG Act*, request an applicant to provide more information to enable it to determine the application.

Amendments by Applicant

An applicant may make a minor amendment or withdraw an application before it is approved by Council. An applicant may also apply to Council to renew or extend an approval, in accordance with Section 107 of the *LG Act*.

Concurrence

If Council supports an application and has a notice stating that concurrence of the Director- General of NSW Department of Trade and Investment, Regional Infrastructure and Services, can be assumed for the waste relevant to the application, Council will approve the application. Otherwise, Council will seek concurrence in accordance with the requirements of Section 90(1) of the *LG Act*. All such concurrence requests will be provided to the NSW ~~Office of Water~~ Department of Planning and Environment – Water Utilities Branch.

Compliance with conditions

An approval to discharge liquid trade waste to the sewerage system is dependent upon the applicant's on-going compliance with the conditions contained within that approval. Dischargers of liquid trade waste to Council's sewerage system are subject to prosecution and imposition of fines under various sections of the *LG Act* and/or the *Protection of the Environment Operations Act 1997* and regulations pursuant to these Acts, where the liquid trade waste is discharged without obtaining Council approval or other than in accordance with the conditions of Council's approval.

Duration of an Approval

An approval for the discharge of liquid trade waste to Council's sewerage system shall be for a maximum of five (5) years. Council, at its discretion, may grant an approval for a shorter period of time. The duration of the approval will be as stated in the approval. A new application for approval to discharge liquid trade waste to Council's sewerage system shall be submitted prior to the cessation of a current approval if liquid trade waste discharge to the sewerage system, or an activity which in Council's opinion has potential to result in the discharge liquid trade waste, is to continue after the current approval's expiry date. Council may, at its discretion, renew an existing approval where there have been no significant changes to the operations of the activity since the approval was initially granted, in accordance with section 107 of the *LG Act*.

Further Information

Refer to Council's [Liquid Trade Waste Discharge to Sewerage System Policy](#) for additional information.

On-site sewage management systems - C5 & C6 activity

CL22.191 - Attachment 1

Draft Shoalhaven Local Approvals Policy 2022

Current on-site technologies

Information on some of the more commonly known on-site wastewater treatment technologies, on which this policy is based, may be found on Council's website. These systems include conventional septic absorption systems, cart-away (pumpout) systems, aerated wastewater treatment systems (AWTS) and composting toilets.

Increasing awareness of environmental issues has seen significant changes to domestic effluent disposal. This trend towards change in effluent disposal is likely to continue with new products coming on to the market. For example, greywater treatment and greywater diversion devices have been developed in response to the community's desire to conserve potable water resources. All new domestic wastewater treatment devices must be approved by the Director-General of NSW Health and are subject to the requirements of such an approval. Effluent distribution areas and reuse systems require only Council approval.

Maintenance

Conventional septic tanks and absorption trenches

Conventional septic tanks and absorption trenches are not maintenance free. Solids levels will build up in septic tanks over a number of years and accordingly these systems require regular "desludging" or "pump out". The frequency of desludging is dependent upon the number of people using the system but generally systems will be required to be deslugged every three to eight years. Larger septic tanks are encouraged to minimise desludging intervals.

"Split systems" separate "black" and "grey" water for treatment and disposal. Traditional grey water systems will require regular maintenance of the greasetrap or preclarification (PC) pit to remove oils and greases that may block the sub-surface effluent disposal area.

After being in use for several months, the inside of absorption trenches will become coated with a layer of biological and chemical solids. This biofilm initially acts as a filter to aid in the treatment of effluent, but over time, will build up and tend to clog the system and impede absorption. Having multiple application areas so that the absorption trench may be rested while another one is used, will allow the clogging layer to dry and thin out. This rotation should occur every three to six months. Rotation of irrigation areas in the case of AWTS will also aid in nutrient removal from these systems, and permit the soil bacteria to recover.

After a period of years some absorption areas (particularly on dispersive soils) will "fail". Resting these areas or the application of gypsum may help, however in some situations the only feasible alternative is replacement of the effluent disposal area or replacement of the system. Replacement of absorption trenches (or any other effluent disposal area) or the type of treatment system requires an application to Council for approval.

Aerated wastewater treatment systems

It is emphasised that maintenance is essential for the satisfactory performance of aerated wastewater treatment systems (AWTS) and composting toilets. Accordingly specific requirements apply.

A permit to install an AWTS will only be granted on the condition that the installation is inspected every three months or as specified by NSW Health's conditions of accreditation, by a Council approved servicing agent at the householder's expense. A report must be prepared after each inspection, with a copy forwarded to Council. A service tag or similar recording arrangement must be implemented and must be dated and signed or stamped at each visit.

The servicing agent must be engaged to carry out necessary repair work to the installation as well as the routine cleaning and maintenance activities at the householder's expense. Any installation faults revealed in the three-monthly inspection must be repaired promptly.

Each three-monthly service must include a check on all mechanical, electrical and functioning parts of the AWTS including:

- The chlorinator.
- Replenishment of the disinfectant.
- All pumps.
- The air blower, fan or air venturi.
- The alarm system.
- The slime growth on the filter media.
- The operation of the sludge return system.

An annual service must also include a check on sludge accumulation in the septic tank (primary

Draft Shoalhaven Local Approvals Policy 2022

treatment tank) and the clarifier where appropriate to determine the need for desludging.

The following field tests are to be carried out by the service contractor at every service:

- Free residual chlorine using a suitable free residual chlorine measuring device.
- pH from a sample taken from the irrigation chamber.
- Dissolved oxygen from a sample taken from the final aeration or stilling chamber, is a recommended option.

For systems which utilise the sewage treatment principle of activated sludge or contact aeration, an additional field test must be carried out by the service contractor at least annually to determine if the accumulated sludge is bulking and as an indication that the aeration compartment/s require desludging. The sludge bulking test is commonly referred to as an SV30 Test.

Each quarterly service on an AWTS must involve checks and maintenance on the irrigation system and area. Such checks and maintenance must include:

- Compliance with Council's original approval or later amendments issued by Council.
- Evidence of any irrigation area failure, runoff or pollutant escape from the site (e.g. very green grass heading in the direction of the boundary).
- Any blocking of spray irrigation outlets.
- Application of gypsum to the irrigation area at a rate of 0.2 kg per m², as required.
- Removal of vegetative matter by the owner as a means to reduce the nutrient build up on the irrigation area.
- A check on the accuracy of any ground moisture sensors, whether their location is appropriate and any servicing, maintenance or replacement of the ground moisture sensors so as to achieve accurate readings.
- Rotation of effluent application areas.

In the event of a breakdown or malfunction, the service agent must be capable of effecting temporary repairs within 24 hours to ensure continued operation of the AWTS. This would necessitate the provision of adequate spare parts and temporary replacement blowers and irrigation pumps where repairs cannot be completed on site.

Composting toilets

A permit to install a composting toilet will only be granted on the condition that the installation is inspected annually, or as specified by NSW Health's conditions of accreditation, by a Council approved servicing agent at the householder's expense. A report should be prepared after each inspection with a copy forwarded to Council. A service tag or similar recording arrangement must be implemented and is to be dated and signed or stamped at each visit.

The servicing agent must be engaged to carry out the necessary repair work to the installation as well as routine maintenance activities, at the householder's expense. Any installation or faults revealed in the annual inspection must be repaired promptly.

In the case of composting toilets the annual service must include a check on the following items:

- Fan operation and maintenance.
- Filters to air intakes.
- Any heating elements.
- Any rotation or turning of the compost.
- Levels of composted material.
- Presence of flies or other disease transmitting insects within the composting chamber.
- That wastes have been allowed to compost for the period recommended for the type of unit.
- That the permanent construction notice is still affixed within the closet compartment.
- Any liquid discharge from the unit and accompanying disposal location.
- The grey water disposal system including inspection of the disposal area.

Service reporting

Service reports are to be submitted to Council for each AWTS or composting toilet, or other system specified by NSW Health, within 14 days of the service date. The reports must be in the form stipulated by Council and be certified by the service technician.

Additionally, service contractors must immediately report to Council:

Draft Shoalhaven Local Approvals Policy 2022

- All AWTS or composting toilet owners refusing a service or failing to renew a service contract.
- All AWTS owners who have made alterations to the unit or irrigation system not in accordance with the original approval.
- Details of any AWTS not in accordance with the NSW Health approval for such a unit.

Council monitoring

An on-site sewage management system must be designed, installed and operated to ensure that the environmental and health performance standards set under the Local Government (General) Regulation 2021 are met and will continue to be met over the long term. These standards represent the minimum performance objectives for the operation of on-site sewage management systems.

An approval to operate a system of sewage management is issued to property owners or occupiers by Council under the *LG Act*. This approval is for a qualified time period. Approximately one month prior to the expiration date, Council writes to the property owner to request that they renew their Approval to Operate. It is the owner(s)/occupier(s) responsibility to lodge the application for renewal along with the prescribed fees.

It is also the responsibility of a new owner of a property to submit an application for Approval to Operate within 3 months from the purchase (or otherwise acquirement) of land on which any sewage management facilities are installed or constructed.

It is an offence to operate a system of sewage management without approval and a penalty notice applies for such an offence.

Following receipt of an application for Approval to Operate, Council completes an inspection and a decision is made on whether to grant a further Approval to Operate for a specified period. The result of the inspection is notified to the owner or occupier of the property where the system is operated.

Council works with householders, developers and service agents to ensure well managed and correctly performing on-site sewage systems, through correct installation, regular maintenance and monitoring. Good operation and use of the system is important for protecting the overall condition of the system.

Conditions for approval to operate are advised at the time the approval is granted. Conditions may be varied by Council at the time of renewal of that approval. In each case the conditions of approval set by Council are influenced by specific system design, use of the system, site conditions and vulnerability of surrounding areas.

Where a system fails to meet the prescribed performance standards, Council may take a number of actions. These include, but are not limited to: educating owners/occupiers; withholding the new operational approval; issuing requests to repair or upgrade; giving formal directions; issuing formal orders; issuing penalty notices (fines) and taking prosecution action in court.

Council may also complete an inspection of an on-site sewage management system as the result of a complaint received from a member of the community. It is the responsibility of all owner(s)/occupier(s) to ensure that all on-site systems are designed, installed and managed so that environmental nuisance/damage does not occur and there is no risk to public health from the operation of the system.

Any defect or non-conformance with NSW Health accreditation of an on-site sewage management system may be reported by Council to NSW Health.

Further advice

For assistance regarding the preparation/submission of a development or on-site sewage management/drainage application please contact Council's [Planning, Environment and Development Group - City Development Directorate](#) for further advice.

Section 68 Applications for new applications are to be lodged through the [NSW Planning Portal](#). Please refer to Council's website or City Development Directorate for lodgement of other applications and further information.

Other activities - Part F Section 68, LG Act

Install or operate amusement devices - F5 activity

For the installation and operation of amusement devices in relation to an approval for an event on public land, Council requires written confirmation on the application form that the organiser has sighted the Amusement Device Operator's current WorkCover certificate, Council Permit and Public Liability Insurance. [Council may request copies of the relevant approvals and insurance documentation to](#)

Draft Shoalhaven Local Approvals Policy 2022

accompany the application.

Sale of food and articles in a public place – F7 Activity

For the sale of articles in a public place, the following conditions will apply:

- The approval must be at the stall on all occasions and be produced on demand.
- All unwrapped food for sale should be covered and protected at all times.
- All organisations that are given Council permission to raise funds may be required to provide an Annual Balance Sheet.
- The stall must be placed in the approved position.
- The stall must not obstruct pedestrians or cars.
- The stall and surroundings should be kept clean and tidy and left free from rubbish on completion.
- The approval and use of the area are subject to compliance with any direction given by any authorised Officer of Council or Police Officer.



Summary of Submissions

Coastal Hazards Review PP026 (revised version)

Public Exhibition: 17 November to 17 December 2021

No.	Submitter	Summary of Submission	Comments
1-12	12 Individuals	<p>Form letter</p> <p>1.1 The purpose of the four maps presented in the PP is unclear, clarification required.</p> <p>1.2 Objects to proposed CRP Map. The new CRP map indicates that the entirety of every property along Quay Rd will now be designated in bright orange as "Beach Erosion Hazard". This is misleading and inflammatory. The existing SLEP2014 maps clearly and adequately articulate the extent of perceived hazard, which is assumed to be seaward of ZRFC 2030. The rationale for this change is not clear. This map is requested to be removed, it serves no useful purpose, it is incorrect and poorly reasoned. It is also highly prejudicial to the legitimate and reasonable interests of all Quay Rd Callala Beach frontage residents.</p>	<p>No change recommended.</p> <p>1.1 The subject land map and aerial photo map simply show the land to which the PP applies. The existing CRP Map and proposed CRP Map help illustrate the mapping amendment. Proposed CRP Map is an amendment not an addition. Subject land and aerial photo maps are presented in PP for illustrative purposes only.</p> <p>1.2 The CRP Maps identify land to which clause 7.4 of SLEP 2014 applies. The CRP map is a trigger only (to require consideration of coastal risk under clause 7.4 of SLEP) – it is not the source of precise delineation. Details of identified hazards, and extent of coastal hazard lines, is found in Shoalhaven Coastal Hazard Mapping. Replication of detailed coastal hazard lines is unnecessary. This data has been adopted by Council and is publicly available. Development controls are found in Shoalhaven DCP Chapter G6. Beach Erosion Hazard is the proposed category or type of <i>existing</i> coastal hazard/s that applies to the land.</p> <p>1.3 The current CRP Mapping in the Quay Road, Callala Beach area is not correct as it is inconsistent with Council's adopted coastal hazard risk for the area. This is a good example of why a whole lot mapping approach is beneficial and manages risk. The CRP Map is currently applied to the entire relevant lot in many other localities in Shoalhaven, even where the coastal hazard lines affect a small part of the lot.</p>

13	Consultant on behalf of landowner	13.1 Seeking extension to engage consultants and provide response.	Noted. 13.1 Extension granted. No submission made.
14	Individual	<p>14.1 Respondent's property is affected by existing and proposed CRP Map but neighbours are not. Asks for confirmation that this is due to the encroachment of the 50 year 5% Cliff Recession Line.</p> <p>14.2 Suggests Council "identify properties 'of concern and purple' in instances where mapping lines encroach a reasonable percentage of land size, rather than determining an entire block's classification based on a marginal encroachment."</p> <p>14.3 Asks Council to consider whether "2014 Coastal Mapping Project and corresponding data remain an appropriate basis for the proposals."</p>	<p>No change recommended.</p> <p>14.1 Confirmed that existing CRP Map and proposed CRP Map apply to the subject property due to encroachment of the 50 year 5% Cliff Recession Line. Spoke to landowner about the changes before the submission was made.</p> <p>14.2 Suggestions noted. The current basic mapping approach has significant merit in terms of administration and risk management. The whole mapping approach predominately acts as a trigger and the planning policy in place surrounding risk affectation differentiates between part and whole lot affectation.</p> <p>14.3 Submitter has been advised to contact Council's Coastal Team or visit the 'get involved' page for Coastal Management Program (CMP) work to confirm whether existing coastal hazards data is expected to be reviewed as part of CMP work.</p>
15	Individual	15.1 Asks that the map be "deleted". Does not understand or support decision to extend CRP overlay across entire lot and to identify this land as "Beach Erosion Hazard". Considers existing CRP Map to be sufficient. Asserts the CRP Map serves no purpose and is grossly inaccurate. Notification letter from Council refers to "administrative change" in how mapping is presented. Considers this misleading and claims there will be negative consequences for landowners.	<p>No change recommended.</p> <p>15.1 See response 1.2. Purpose is to identify land to which cl7.4 applies - map is accurate given its purpose.</p>
16	Individual	<p>16.1 Callala Beach is NOT a <i>Beach Erosion Hazard</i> but a <i>Possible Beach Erosion Hazard</i></p> <p>16.2 Concerned about "loss of data" in new CRP Maps.</p> <p>16.3 Mapping information would be better described in writing, with a list of lots affected. The existing maps show both the lots affected and the extent they are affected. Proposed maps should not be suggesting entire lot is affected by beach erosion. Insufficient evidence and rationale for changes in exhibition materials.</p>	<p>No change recommended.</p> <p>16.1 CRP Maps help identify risk and enable planning/development to respond to risk. In this case, there is a risk of beach erosion and oceanic inundation.</p> <p>16.2 The underlying coastal hazards data (lines etc) are not altered by PP026. These will remain available via Council's Online Coastal Hazard Mapping.</p>

		<p>16.4 Data and surveys mentioned are not specifically cited, quoted or made available to the public and these presumably are the basis for most of SCC's decisions.</p> <p>16.5 Needs to be cooperation between residents, broader community and the council having a common goal to culture dunes resilient to beach erosion. Provides further commentary on sea level rise, coastal risk management, movement of sand in Jervis Bay, beach access, existing coastal hazards data and development controls.</p>	<p>16.3 The map is required to remain in SLEP 2014 as instructed by the NSW Government. See also response at 1.2 above.</p> <p>16.4 PP026 responds to data already adopted by Council, it does not introduce new coastal hazards data. CZMP 2018 contains discussion and references as to studies undertaken to date and is cited several times in the exhibition documents.</p> <p>16.5 Noted. Generally, these comments go beyond the scope of PP026 but relate to matters that are of interest to and best dealt with by the Coastal Team at Council.</p>
17	Individual	<p>17.1 Proposed CRP Map is misleading in its content and highly prejudicial to property owners because it indicates (bright orange) that the entirety of all subject property is now completely at risk of <i>Beach Erosion Hazard</i>. This is completely incorrect. The existing CRP Map is in fact far more accurate in conveying the risk.</p> <p>17.2 There is anecdotal evidence that this proposal is affecting property values along Quay Rd.</p> <p>17.3 Alternatively a clear, simple general note could be added to the Subject Land Map that explains the purpose of the Map.</p> <p>17.4 If the map is required by the Dept "for consistency", then a map that is more similar to the existing 2014 CRP Map (ie. identifying the actual coastal risk zone only) should be used. Together with a general explanatory note, this would also resolve the need to update the map with changing coastal data.</p> <p>17.5 There appear to be mapping inconsistencies in other coastal areas across the Shoalhaven. For example, why is Callala Bay excluded when it is subject to significant regular foreshore erosion? Why have some properties that were designated at risk in 2014 been de-classified – eg Mollymook Map 29 and 30, or Culburra Beach Maps 3 and 4? Where is the data that explains these anomalies, and is it available to the public?</p> <p>17.6 Also please advise who is responsible for making these decisions – is it Council, DPIE or a private consultant?</p>	<p>No change recommended.</p> <p>17.1 See response 1.2 above.</p> <p>17.2 PP026 introduces no change to existing coastal hazards affectation or ability to develop along Quay Road. The PP seeks to reflect coastal hazards information that has already been adopted.</p> <p>17.3 The suggestion to replace the CRP Map overlay with textual information cannot supported as the NSW Government has determined that the CRP Map is required to remain in SLEP 2014 and support clause 7.4. The PP seeks to apply a consistent approach to the presentation and application of the CRP Map across Shoalhaven. The updated CRP Map overlay applied to the entirety of each affected lot is already the approach for SEPP mapping and existing CRP Maps throughout much of Shoalhaven. This approach minimises future amendments to the LEP if the adoption of new data causes the hazard lines shift within property boundaries.</p> <p>17.4 Council's up to date coastal hazards data does not cover all coastal localities. As such, not all properties are mapped in the proposed CRP Maps. Council's up to date and adopted coastal hazards data is reflected in Shoalhaven Coastal Hazard Mapping. Various studies and reports that inform coastal hazards data are referenced in CZMP 2018. This information is available to the public.</p>

			<p>17.5 Council resolved to amend the existing CRP Maps to reflect current data that has been adopted by Council, including specifying the type of coastal risk associated with the land (MIN20.715). Updated CRP Maps were prepared by Council staff.</p> <p>17.6 DPE approved the PP and issued a favourable Gateway determination allowing PP026 to proceed. DPE determined that the CRP mapping is to remain in the SLEP 2014.</p>
18	Individual	<p>18.1 Not enough time provided. Not all owners can access online or visit LGA. Council attempting to push through without proper engagement? Many owners do not live in LGA and are not well represented by Callala Beach Progress Association. Requests further time for consultation and direct community engagement.</p> <p>18.2 Letter is confusing and misleading, the documents use technical language. Cannot find map with summary of changes that is mentioned in PP.</p> <p>18.3 Council assured us nothing materially changes but neighbours say otherwise. Letter says “not introducing new information” but what about impacts on insurance and property prices?</p> <p>18.4 Proposal regarding access also instigated by Council this year at a time when it is difficult for the community to engage.</p>	<p>No change recommended.</p> <p>18.1 Public exhibition was required for at least 28 days as per the Gateway determination and legislative requirements (EP&A Regulation 2000). Exhibition was online only, and in the context of the pandemic, limited opportunities were available to meet members of the public in person, however staff were available throughout the exhibition period (and beyond) to answer queries that landowners may have had. Extensions to the deadline for submissions was granted upon request.</p> <p>18.2 Feedback is noted. The FAQs and Explanatory Document supporting the exhibited PP were presented in plain English for wider readability. Whilst all attempts were made to limit technical language and jargon, some technical terms are required due to the nature of the amendment.</p> <p>Maps at Attachment C plus a table at Attachment A in the PP summarises the change for each affected property. Staff are able to, and have, assisted callers in locating this information.</p> <p>18.3 See response at 17.2</p> <p>18.4 Council initiatives regarding foreshore access are not related to this amendment, however concern is noted.</p>
19	Individual	19.1 Request for extension.	<p>No change recommended.</p> <p>19.1 Extension was granted, submission received was a form letter (submission 1-12).</p>

20	Individual	<p>20.1 The existing SLEP2014 CRP map is completely adequate and more accurate, why does a new map need to be introduced?</p> <p>20.2 The documents and FAQs repeat that there are “no changes”, not and “no new information” introduced. This is at the least, very misleading to ratepayers and the wider community.</p>	<p>20.1 The existing CRP Maps are inaccurate in a number of locations across the City and the main purpose of this PP it to ensure that that SLEP 2014 mapping is as accurate as possible.</p> <p>20.2 The amendments to the CRP Maps respond to existing, adopted coastal hazards data. The changes are clearly described and do not involve the introduction of new coastal hazards information.</p>
21	Individual	<p>21.1 Respondent’s property was for sale, offers were received, but those offers were withdrawn ‘due to PP026’. As a result of this the property was withdrawn from sale.</p>	<p>No change recommended.</p> <p>21.1 PP026 does not impact upon the ability to development land nor does the amendment introduce changes to the adopted coastal hazards data. This data is publicly available and s10.7 planning certificates indicate whether or not a property is affected by coastal hazards.</p> <p>21.2 Council is not aware of any calls received from potential purchasers, real estate agents or the submitter expressing concern or seeking clarification of impacts/intent of PP026 with regard to this property.</p>
22	Individual	<p>22.1 Seeking confirmation that PP026 does not affect respondent’s land in Greenwell Point.</p>	<p>No change recommended.</p> <p>22.1 Confirmed.</p>
23	Individual	<p>23.1 Requests deadline for submissions to be extended.</p> <p>23.2 Concerned about possible impact of zoning change from partial ‘Coastal Risk Planning Area’ to wholly ‘Beach Erosion Hazard’. Concerned about ability to obtain insurance, property value, ability to get finance, potential for additional engineering or other requirements, impact on future sale of property, and ability to enjoy and access property as it currently stands. Asks whether Council has liaised with financial or insurance institutions.</p>	<p>No change recommended.</p> <p>23.1 Extension granted.</p> <p>23.2 See responses 1.2 and 17.2. The proposed amendments are publicly exhibited to enable land owners to undertake their due diligence and discuss matters with relevant authorities and other institutions as considered necessary.</p>
24	Individual	<p>24.1 Council claims the CRP Maps in the SLEP are required to convey information through ‘polygons’ but no explanation is provided. It is inferred that the mapping of entire lots derives from this requirement. This requirement needs to be explained given that the maps will display that the whole of a lot is subject to coastal hazard.</p>	<p>No change recommended.</p> <p>24.1 This requirement is set out in the Department’s <i>Standard Technical Requirements for Spatial Datasets and Maps</i>. The requirement to use polygons (i.e. a filled shape) means that the detailed coastal hazard lines cannot be replicated in the CRP Maps. However, the CRP map is a trigger only – it is not the source of precise delineation. Replication of</p>

		<p>24.2 If the stated intention of the proposed changes is to simplify the identification of land subject to coastal hazard risk , but not to suggest the whole of that land is the subject of that risk, then this distinction needs to be made clear.</p> <p>24.3 Suggests amending the Legend Box in the proposed CRP Maps by replacing the words “Beach Erosion Hazard” with the words “Beach Erosion Hazard over all or part of the land”.</p>	<p>detailed coastal hazard lines is unnecessary. This data is presented on Council’s online mapping. Mapping entire lots is already the approach for many other parts of Shoalhaven for lots which may be only part affected by coastal hazards.</p> <p>24.2 See response 1.2.</p> <p>24.3 Not considered necessary, see the response above.</p>
25	Individual	25.1 Objects in principle, requests further time.	<p>No change recommended.</p> <p>25.1 Extension granted, no submission received.</p>
26	Individual	26.1 Request for extension.	<p>No change recommended.</p> <p>26.1 Extension was granted, a further submission has been received (see submission 45 below).</p>
27	Individual	<p>27.1 Many people didn’t receive letter, considers Council’s behaviour to be by ‘stealth’ and an ‘ambush’</p> <p>27.2 Does not deny the “erosion problem”, but objects to the entire lot being mapped with ‘Beach Erosion Hazard’</p> <p>27.3 Concerned about the value of our properties, amenity, insurance coverage, financing, what controls apply. Asks if Council will guarantee property prices will not be affected.</p> <p>27.4 Requests further time to consider amendment, consult experts, undertake due diligence</p>	<p>27.1 Notification letter was sent to all affected landowners prior to start of public exhibition. Public exhibition was undertaken in accordance with Gateway determination and legislative requirements.</p> <p>27.2 Noted. See response 1.2.</p> <p>27.3 See response 17.2.</p> <p>27.4 Extension was granted.</p>
28	Individual	<p>28.1 Proposal has not been explained anywhere near enough to foster confidence & is thus unacceptable.</p> <p>28.2 Despite the location of coastal hazard lines, proposal will place the entire property all the way to the street boundary in the coastal erosion risk category. This will affect property values, insurance, financing.</p> <p>28.3 Believes updated CRP Maps to be inaccurate. Refers to Beecroft Peninsula and Collingwood Beach as examples.</p> <p>28.4 Challenges claim in section 4.3.3 of the PP that the PP will have positive social and economic effects. Refers to potential impact on property prices. Asks what research has been done into possible ramifications.</p>	<p>No change recommended.</p> <p>28.1 A detailed FAQ Document and Explanatory Document were prepared to give a helpful plain English overview of the proposal, to be read in conjunction with the PP during public exhibition. Staff were available throughout the exhibition period (and remain so) to assist with any questions or concern from landowners.</p> <p>28.2 See response 17.2.</p> <p>28.3 The proposed CRP Maps, having regard to the purpose of these maps and the intent of the amendment, are accurate. See response 17.4.</p>

		<p>28.5 We accept that the seaward portion of our properties are at risk in the future and ask that the existing coastal hazard lines remain in place and be updated if new data comes to hand.</p> <p>28.6 Requests that Council puts forth a strategy for working with the beachfront property owners on proven methods to effectively manage impacts on dune structure and indigenous flora/fauna whilst preserving existing beach access rights & views.</p>	<p>28.4 As per section 4.3.3 of PP026: <i>The PP is likely to have positive social and economic effects as it will remove uncertainty resulting from the differences between the CRP Maps and the adopted coastal hazard data.</i> No changes to existing coastal hazards affectation or ability to develop are proposed with this amendment. The proposed amendments are publicly exhibited to enable landowners to undertake their due diligence and discuss matters with relevant authorities and other institutions.</p> <p>28.5 No changes to the existing coastal hazard lines are proposed with this amendment.</p> <p>28.6 Noted. This comment is beyond the scope of this amendment.</p>
29	Individual	<p>29.1 Became aware of the PP near the end of exhibition period and disappointed that nothing was available to view in Council's offices. Advised by counter staff to look online – very dissatisfied with that response.</p> <p>29.2 Requests further time and hard copies of documentation.</p>	<p>No change recommended.</p> <p>29.1 Noted. Exhibition was online only (as enabled by legislation, and appropriate in the pandemic context) and notification letters were sent to all affected landowners prior to exhibition. Whilst the documentation was available online, the documentation could have been viewed by the submitter at the Nowra or Ulladulla Council offices. This is a common service that Council offers.</p> <p>29.2 Extension was granted. No hard copies were made available during exhibition which is considered appropriate in the context of the pandemic at the time. Electronic copies of some documents were sent to respondent via email.</p>
30	Individual	<p>30.1 The documents and Maps are generally not very clear.</p> <p>30.2 Proposed CRP Map classified "Beach Erosion Hazard" is totally unacceptable, unjustified and should be withdrawn. Asks what has changed in recent years to contemplate such a classification on our properties. Presumes classification also applies to all even numbered properties in Quay Rd and beyond.</p> <p>30.3 Has owned property 50 years, provides some commentary on history of erosion and experience with development.</p> <p>30.4 Disputes claim that PP will have positive social and economic effects.</p>	<p>No change recommended.</p> <p>30.1 Noted. See response 28.1</p> <p>30.2 See response 1.2. The land is currently identified as beach erosion hazard in the relevant adopted study. The affectation generally is located seaward of Quay Road. Refer to Council's online mapping for specific delineation.</p> <p>30.3 Comments are noted but relate to the underlying coastal hazards data (unchanged with this amendment) and the DA process (unchanged with this amendment).</p> <p>30.4 Noted. See response 28.4.</p>

31	Individual	<p>31.1 Found the documents hard to follow</p> <p>31.2 Proposed CRP Map will adversely affect property. What is the reasoning? No change made to 2030 hazard lines yet this change will override them all! Cannot see justification for proposed CRP changes.</p> <p>31.3 Over many years there has only been minor disruption by storms followed by restoration – won't this pattern continue?</p>	<p>No change recommended.</p> <p>31.1 See response 28.1</p> <p>31.2 See response 1.2 and 17.2</p> <p>31.3 Comments are noted but relate to adopted coastal hazards data or associated studies.</p>
32	Individual	<p>32.1 Concerned about mapping entire lot and designation as 'Beach Erosion Hazard'. This map has the potential to harm the beachfront rate payers in terms of its impact on property values and the ability to secure affordable insurance coverage.</p>	<p>No change recommended.</p> <p>32.1 See responses 1.2 and 17.2</p>
33	Individual	<p>33.1 Objects to proposal. Has observed movement of beach dunes over time but sand is in good shape now. Shocked to see property labelled 'Beach Erosion hazard'. Is aware of coastal hazard lines and built home in compliance with the restrictions imposed by these lines. Concerned that Council is "proposing to disregard these agreed risk lines and classify my entire property as hazardous without providing any reason or research data to support such a change". Concerned about effect on property values. Asks if Council has done any research as to the economic effects the change will have on affected residents.</p>	<p>No change recommended.</p> <p>33.1 The adopted coastal hazard lines are not being disregarded. See responses 1.2 and 17.2</p>
34	Individual	<p>34.1 Concerned about proposed CRP Map applying to entire property. Not satisfied with evidence or reasoning given to support change in mapping methodology. The existing CRP Map extent was arrived at with scientific and considered evidence and criteria.</p> <p>34.2 Unclear how Council has given consideration to social and economic effects</p>	<p>No change recommended.</p> <p>34.1 See response 1.2 and 28.1.</p> <p>34.2 See response 28.4.</p>
35	Individual	<p>35.1 Objects to planning proposal. Objects to Beach Erosion Hazard classification over entire lot.</p> <p>35.2 Doesn't understand how the PP could have positive social and economic effects.</p> <p>35.3 Recently built home on property, understood coastal risk and adhered to relevant controls. "There should be no change to the current rules."</p>	<p>No change recommended.</p> <p>35.1 Noted. See response 1.2</p> <p>35.2 See response 28.4</p> <p>35.3 See response 17.2</p> <p>35.4 Noted.</p>

		35.4	Provides commentary on research into sea level rise, observations over time, makes an assessment of likely future impact and questions value of planning interventions to deal with coastal risk.	
36	Individual	36.1	Did not receive notification letter – can you please investigate as to why?	No change recommended. 36.1 See response 27.1. Council's records indicate that notification letters were sent to all affected landowners. A number of landowners in Callala Beach did receive the notification letter within the exhibitions period. It is not clear why others had difficulty. 36.2 The notification letter met all of these requirements. 36.3 The LEP and DCP complement each other. Provisions in the LEP require a consent authority to be satisfied with certain matters regarding coastal risk. Development controls provided in the DCP are supplementary to clause 7.4 and the extent to which these development controls apply depends on type of risk identified and location of hazard lines. PP026 does not propose changes to development controls nor underlying coastal hazards data. 36.4 The CRP Mapping acts as a trigger for coastal consideration, that is informed in greater detail by the online coastal hazard mapping and the provisions in the DCP. 36.5 There is no section 4.5 in the Guide, so the particulars of this submission point is unclear, however, Shoalhaven Coastal Hazards Mapping reflects the latest adopted data. The various studies and reports from which this data is derived are included and/or cited in DCP Chapter G6 and CZMP 2018, and these documents are referred to in the PP. 36.6 No changes to the coastal hazard lines or other coastal hazards data that informs the CRP Map or DCP are made without public exhibition. The Coastal Amendment to the DCP was on exhibition at the same time as PP026. 36.7 Clause 7.4 is supplemented by development controls in DCP Chapter G6. Development controls apply depending
		36.2	A copy of the notification a neighbour forwarded to me fails to address some of the mandatory requirements within A Guide to Preparing Local Environmental Plans. These requirements being: stating where and when the planning proposal can be inspected, giving names and address of relevant planning authority for the receipt of submissions, and indicate last date for submissions.	
		36.3	Uncertainty arises where SLEP and SDCP address requirements for development assessment differently. Clause 7.4 applies to land identified in CRP Map ,whereas SDCP Chapter G6 applies to areas defined by coastal hazard lines. Increasing CRP area to entire lot will require all development proposed on an affected lot to be assessed under clause 7.4. There is no provision in clause 7.4 to consider the requirements from the DCP.	
		36.4	DCP utilises detailed Shoalhaven Coastal Hazards Mapping. A proposed development might be outside of a coastal hazard area which eliminates or reduces the need to assess under cl 7.4. Both LEP and DCP / Shoalhaven Coastal Hazards Mapping utilise same data so it is unrealistic that SLEP and DCP can be applied to the same lot differently.	
		36.5	The data referred to in PP026 is not referenced by name or included as part of the PP as required under section 4.5 of A Guide to Preparing Local Environmental Plans	
		36.6	It is of concern that a DCP map may not receive the same review or opportunity for public comment as an LEP does. As such a slight change might go unnoticed by community or landowner but might have significant impact	
		36.7	Can you please examine whether section 7.4 of SLEP needs to be updated to address the difference between a Lot being designated a Coastal Risk Planning Area and the portion of the land within the Lot being affected by a coastal hazard line.	


		36.8 PP026 creates uncertainty between the CRP Maps and Shoalhaven Coastal Hazards Mapping. As it is written the inclusion of the entire lot in the CRP Maps has negative social and economic effects for landowners as any development proposed on an affected lot needs to comply with SLEP section 7.4. thus a minor modification outside the coastal hazard lines will now require extensive studies to allow assessment under s7.4(3)	<p>on the type and location of coastal hazards/lines. No change to clause 7.4 in this regard is considered necessary.</p> <p>36.8 PP026 does not result in changes to existing coastal hazards affectation or ability to develop or development stream (i.e. DA required in current and proposed scenarios). Clause 7.4 requires coastal risk to be considered in assessment, supported by development controls set out in DCP Chapter G6. No change to these development controls is proposed by PP026.</p>
37	Individual	<p>37.1 Proposed changes would have significant negative economic impact due to: Impacts on insurance; decline in property values; reduced investment and job creation in the region due to a reduction in redevelopment and construction activity. The uncertainty created by the whole process amplifies the impact of the proposed changes and causes inequity. People have made investment decisions under current planning controls which are now at risk.</p> <p>37.2 Council should abandon PP and focus instead on issues of interest to respondent</p>	<p>No change recommended.</p> <p>37.1 See response 17.2.</p> <p>37.2 Noted</p>
38	Individual	<p>38.1 Assumes proposed CRP Map is intended to replace the existing CRP Map although this needs to be further clarified by Council.</p> <p>38.2 Existing CRP Map clearly and adequately articulates the extent of the perceived hazard. Proposed CRP Map is clear but results in overly simplified diagram that inaccurately exaggerates the hazard. The Coastal Hazard data is quite complex and requires clear accurate communication, which the proposed CRP Map fails to achieve. Applying the map to the entire lot and classifying as "Beach Erosion Hazard" is misleading and confusing.</p> <p>38.3 Are there similar maps that demonstrate the objectives of the updated coastal hazard details and other type of associated coastal risks? What is the rationale or justification for the proposed CRP Map approach and how is it useful?</p> <p>38.4 The table at Attachment A of the PP is better, could this table replace the maps?</p>	<p>No change recommended.</p> <p>38.1 PP026 proposes an <u>amendment</u> to the CRP Maps. As a result, the proposed CRP Map will replace the existing CRP Map.</p> <p>38.2 See response 1.2.</p> <p>38.3 See response 1.2. Similar maps include the maps in Schedule 5 of Codes SEPP (which apply to the entire lot and restrict complying development meaning assessment is through the DA process), the existing CRP Maps in many other parts of Shoalhaven (which apply to the entire lot), and other coastal councils in NSW which have a comparable mapping approach and specify risk (see Pittwater LEP 2014 and Port Macquarie Hasting LEP 2011).</p> <p>38.4 The table cannot replace the CRP Map. DPE have directed that CRP maps must remain in SLEP 2014.</p>

39	Individual	39.1 CRP Map changes show in orange every seaward property on Quay Road orange and designated 'beach erosion hazard', this change is unnecessary. Proposal to deem properties beach erosion hazard will damage property values and affect finance, insurance.	No change recommended. 39.1 See response 1.2 and 17.2.
40	Individual	<p>40.1 Acknowledges land is affected by coastal hazards but questions application of Beach Erosion Hazard classification to entire lot.</p> <p>40.2 Comments on precedents set by recent developments Seaward of 2030 ZRFC where and a "loophole" in the current policy that allows for this. "On the other hand, all the properties on Quay Road beachside are now to be deemed high risk. Why?"</p> <p>40.3 Disputes that PP will have positive social & economic effects when, should this proposal be adopted, land prices will dramatically fall, insurance costs will dramatically rise, saleability becomes virtually non existent & the ability to raise finance highly questionable.</p> <p>40.4 Considers the current policy of Coastal Hazards to be more than adequate for the present & there is no need or justification to amending this policy with such onerous conditions imposed on those impacted properties in Quay Road, Callala Beach.</p>	<p>No change recommended.</p> <p>40.1 See response 1.2</p> <p>40.2 Noted. However, these comments are beyond the scope of PP026 and relate to existing controls and development assessment. Unclear what is meant by all properties "deemed high risk". PP026 does not change the level of risk or coastal hazards affectation.</p> <p>40.3 See response 17.2 and 28.4</p> <p>40.4 Unclear what is meant by the "current policy of coastal hazards" and "onerous conditions imposed on those impacted properties". There is no consequential policy change for properties along Quay Road following this amendment. The amendment relates to the presentation of the CRP Maps and is administrative in nature.</p>
41	Individual	41.1 Comments and photos showing historic potential for beach erosion and subsequent restoration of dunes. "I hope that due consideration is given to not proceeding with this proposed proposal, which has no rationality attached, & continue with the existing hazard lines."	No change recommended. 41.1 Noted. Comments relate to underlying coastal hazards data and controls, which are not altered by this amendment. The existing coastal hazard lines are not impacted by PP026 and controls in DCP will continue to be used in the development application process.
42	Individual	<p>42.1 Opposes amendment. Asks that proposed CRP Map be removed because it is inaccurate and insufficient justification as to why the entirety of these properties would be classified as a "Beach Erosion Hazard". Asserts that changes are more than administrative.</p> <p>42.2 Over the years erosion has occurred but dunes have regenerated. Cannot see how this proposal and the expanded "Beach Erosion Hazard" zone will improve or change the erosion of the sand dune.</p>	<p>No change recommended.</p> <p>42.1 See response 1.2</p> <p>42.2 Noted. CRP Maps ensure that coastal risk is a consideration in planning and development of the land. The maps do not assert that the entire lot is affected by the hazard.</p> <p>42.3 As during the public exhibition period, Council staff remain available to discuss the proposal with interested parties.</p>

		42.3	Asks that additional consultation with property owners take place.	
43	Individual	43.1	Respondent and neighbours were not informed of PP, Council trying to push changes through without proper notification.	No change recommended. 43.1 See response 27.1 43.2 See response 17.2. 43.3 Noted.
		43.2	Concerned about effect on land values, insurance and finance.	
		43.3	Comments on previous planning initiatives by Council and issues around sea level rise and coastal hazards but does not provide details.	
44	Callala Foreshore Alliance	44.1	Objects to the amendments proposed.	No change recommended. 44.1 See response 1.2. Proposed CRP Maps are not inaccurate and are not a vast departure from the existing CRP Maps. The whole lot mapping approach is consistent with most other parts of Shoalhaven currently. The CRP Map promotes regulatory clarity. 44.2 PP026 proposes an amendment to mapping that is administrative in intent and effect. See response 17.2. 44.3 Reference to options B, C and D is presumed to be a reference to page 3 of Development & Environment Committee report to Council on 6 October 2020, which is Attachment B to the PP. Council has considered these options and the exhibited PP reflects Council's resolved position. 44.4 There is no departure from the way development is assessed currently. See response 1.2 and 36.3. PP026 does not change existing requirements for coastal hazard studies / geotechnical reports. 44.5 Generally, maps under Schedule 5 of Codes SEPP currently restrict complying development on the land that is mapped. In the case of Shoalhaven, the SEPP mapping is a whole lot approach meaning that generally no complying development can be undertaken anywhere on the lots currently. As such, the SEPP mapping currently excludes the entirety of each affected lot along Quay Road from most forms of complying development. Existing CRP Maps and adopted coastal hazards data also currently restrict complying development. To summarise, development
		44.2	Proposed CPR Maps are inaccurate: The proposed CRP Map indicates that the entirety of each property along Quay Road would be designated as "Beach Erosion Hazard" under SLEP2014. This represents a vast departure from the CRP Maps currently in force, which clearly identify the extent of the coastal hazard.	
		44.3	Council has not undertaken appropriate studies on all the land that will be impacted. There has been no scientific rigour that has been applied to identifying the land; and it will have significant implications on properties within the Coastal Hazard Line and is highly prejudicial to the legitimate and reasonable interests of all Quay Road frontage residents.	
		44.4	If the Council does update SLEP2014, it should proceed only with minor amendments to the CRP Maps, rather than the broad approach it has adopted. We note that Council contemplates such a course in Options B, C and D on page 3 of the Planning Proposal.	
		44.5	The amendment represents a departure from the way in which development is assessed for coastal hazard risk. Applying the CRP Map to the entire lot will result in onerous assessment requirements to satisfy the numerous matters set out in clause 7.4(3)(a)-(g). It is anticipated that this would extend to obtaining of expert advice and reports (eg, a site specific coastal hazard study and/or geotechnical assessment). This would be required in circumstances where Council's detailed online mapping tool indicates that large portions of the land are not impacted by coastal hazards.	

		44.6 As complying development cannot be carried out on land identified in the CRP Maps, the proposed amendment to the Codes SEPP would make such development subject to clause 7.4 of SLEP2014. The proposed amendment has not adequately considered the consequences of extending the CRP Maps and has been blind to the unintended consequences, such as its interaction with the Codes SEPP. The broad approach taken by Council unfairly restricts landowners of Quay Road in how they can deal with their property and, in turn, will create further work for Council to assess development applications that could otherwise use the Codes SEPP.	pathways in Callala Beach remain the same before and after adoption of PP026 (i.e. DA process in both existing and proposed scenarios).
45	Individual	45.1 Various consultants reviewed the exhibited materials but no specific comment provided regarding PP026.	No change recommended. 45.1 Noted.

Section 4.15 Assessment Report - DA21/1834

	Section 4.15 Assessment Report <i>Environmental Planning & Assessment Act 1979</i>
---	--

DA Number	DA21/1834
PAN	PAN-122886
Property Address	14 Jay St, CULBURRA BEACH - Lot 7 DP 246986
Applicant(s)	Hotondo South Coast
Owner(s)	V A Tracy & G G Tracy
Owner's consent provided?	Yes
Date of site inspection	22/09/2021
Related Application in NSW Planning Portal?	<input type="checkbox"/> Concurrence and/or external agency referral <input checked="" type="checkbox"/> Section 68 <input type="checkbox"/> Section 138 <input type="checkbox"/> Construction Certificate <i>Note: s138 and CC applications will not be incorporated into the Development Consent and will be determined separately.</i>
Number of submissions	7 <i>Note: where submissions are received Council must give notice of the determination decision to all submitters.</i>

Conflict of interest declaration

I have considered the potential for a conflict of interest under the Code of Conduct and to the best of my knowledge no pecuniary and/or significant non-pecuniary conflict of interest exists.

Note: If you determine that a non-pecuniary conflict of interest is less than significant and does not require further action, you must provide a written explanation of why you consider that the conflict does not require further action in the circumstances. This statement should then be countersigned by the Manager.

Name

Development Planner

9/03/2022

Section 4.15 Assessment Report - DA21/1834

1. Detailed Proposal

The proposal includes:

- Single Storey Dwelling
- Detached Shed

Information Referred

Stamped plans/documents	Ref/sheet no.	Prepared by	Dated
Site Plan and Site Analysis	Sheet No. 2	Hotondo Homes	20/07/2021
Ground Floor Plan	Sheet No. 3	Hotondo Homes	20/07/2021
Typical Sections	Sheet No. 4	Hotondo Homes	20/07/2021
Elevations (North & West)	Sheet No. 5	Hotondo Homes	20/07/2021
Elevations (South & East)	Sheet No. 6	Hotondo Homes	20/07/2021
Site management plan	Sheet No. 7	Hotondo Homes	20/07/2021
Stormwater Design	-	Hotondo Homes	20/07/2021
BASIX Certificate	1215085S	Structerre Consulting	21/06/2021
Colour Selection Sheet	-	Hotondo Homes	09/06/2021
Waste Management Plan	Standard Form	Hotondo South Coast	08/07/2022

2. Subject Site and Surrounds

Site Description

The subject site is located on the southern side of Jay Street. The subject site is legally identified as Lot 7 DP 246986 and described as 14 Jay Street, Culburra Beach. The site is a regular shaped allotment of 651.29m². The site has connections to town water and a reticulated sewer system. The development on the site consists of a single storey dwelling and associated ancillary development. Under the provisions of the Shoalhaven LEP 2014 the subject land is zoned R2-Low Density Residential.

Section 4.15 Assessment Report - DA21/1834



Figure 1: Aerial imagery of subject site

Summary of Site and Constraints

GIS Map Layer		
	<i>Lot Area</i>	651.29m ²
	<i>Zone</i>	R2 Low Density Residential
	<i>Does the land have a dwelling entitlement?</i> <small>Note: for rural land refer to clause 4.2D of Shoalhaven LEP 2014.</small>	Yes
Topographic Layer	<i>Fall direction of land</i>	Fall of land away from street
	<i>Slope of land >20%?</i>	No
Site Inspection	<i>Works within proximity to electricity infrastructure?</i>	No
	<i>Is the development adjacent to a classified road?</i>	No
	<i>Is the development adjacent to a rail corridor?</i>	No

Section 4.15 Assessment Report - DA21/1834

Utility Network	Access to reticulated sewer?	Yes
	Does the proposal require a new connection to a pressure sewer main (i.e. a new dwelling connection)? <input checked="" type="checkbox"/> Sewer Pressure Mains > <input type="checkbox"/> Rising Main <input type="checkbox"/> Surcharge Main <input type="checkbox"/> Low Pressure Sewer Main <input type="checkbox"/> Under Construction	No
	Building over sewer policy applicable? <i>Note: Zones of influence can differ based on soil type (e.g., sandy soils vs clay soils). If unsure discuss with Shoalhaven Water.</i>	Yes - Referral to Shoalhaven Water required
	Access to reticulated water?	Yes
	Does the proposal impact on any critical water or sewer infrastructure (e.g. REMS, water, sewer layers)?	No
	Does the proposal increase dwelling density and demand on water or sewer services (e.g. secondary dwelling, dual occupancy, multi dwelling housing, subdivision)?	No
Environmental Layers	Aboriginal Cultural Heritage	No
	Bush Fire	No
	Coastal Hazard Lines (applies to location of proposed development)	No
	Coastal Hazard Area	No
	Potentially Contaminated Land	No
	Flood <i>Note: There are several catchments that have not have flood studies conducted. Sites outside of the flood study area may still be subject to flooding. Refer to advisory note on p.3 of Chapter G9 of Shoalhaven DCP 2014.</i> <input checked="" type="checkbox"/> Flood Data <input checked="" type="checkbox"/> Flood Studies	No
	Development within 40m of a watercourse?	No

Section 4.15 Assessment Report - DA21/1834

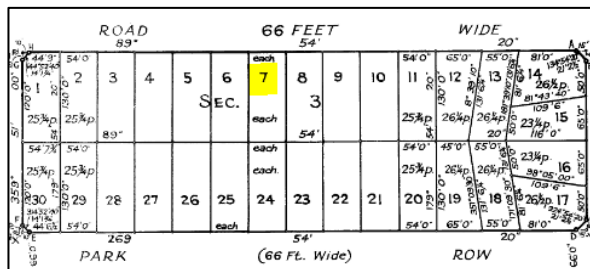
	State Environmental Planning Policy (Resilience and Hazards) 2021	Yes <ul style="list-style-type: none"> Coastal Environment area
	SEPP (Sydney Drinking Water Catchment 2011) (e.g. NorBE)	No
Shoalhaven LEP 2014	Acid Sulfate Soils	Class 5
	Terrestrial Biodiversity	No
	Coastal Risk Planning	No
	Does the subject site contain a heritage item? Note: Schedule 5 of Shoalhaven LEP identifies Local and State significant items.	No
	Is the subject site adjacent to or in the vicinity of a heritage item?	No
	Scenic Protection	No
BV Map	Biodiversity Values Map	No

Site Inspection Observations

Refer to iAuditor Report DA22/99394.

Deposited Plan and 88B Instrument

There are no identified restrictions on the use of the land that would limit or prohibit the proposed development.



3. Background

Pre-Lodgement Information

DA20/1067 – previous application for detached metal shed

Section 4.15 Assessment Report - DA21/1834

- Development application DA20/1067 for a detached metal shed on the subject site was lodged on 30 January 2020.
 - The proposed detached metal shed had a floor area of 104m², with a wall height of 4.9m and an overall height of 5.678m.
 - The proposed detached shed was setback 2.5m from the rear boundary
- Council staff advised the following as part of the assessment of DA20/1067 noting the proposed shed height, bulk and scale was not consistent with or sympathetic to the area:

Having undertaken a site inspection and reviewed the plans and documentation submitted in support of the above application, the following is required to be able to undertake a determination.

1. *Please provide a written statement detailing the proposed use of the detached shed. The application form has been completed stating the proposed use is "other", but the use has not been further specified.*
2. *Please confirm if a new driveway is proposed as part of this application.*
3. *As the proposed wall height of 4.900 metres and an overall height of 5.678m is considered excessive within a residential area and not consistent or sympathetic to the bulk and scale of the existing development on the site, a photographic montage of the proposed shed as it relates to the site & surrounding dwellings is required. A written statement detailing how the size of the shed, used in conjunction with the dwelling, is appropriate for the garaging of residents vehicles is also required before a determination can be considered. An alternative to this is to amend the elevations to reduce the height of the shed for the area that sits above the two smaller roller doors. This would assist in reducing the bulk & scale of the detached shed.*
4. *As the existing dwelling pre-dates our records, no information is available as to the current stormwater disposal system. As the existing system is to be relied upon for the new large roof area, please provide accurate details of the proposed method of stormwater disposal. Or alternatively the stormwater can be diverted to the street.*
5. *Please provide a landscape plan. Consideration should be given to relocating the shed slightly further to the west of the site to allow for a visual landscaping barrier along the eastern boundary line to assist in reducing the impact of such a large shed within a residential area.*

- Development Application DA20/1067 was withdrawn on 15 April 2020.

Post-Lodgement Information

- The current application, DA21/1834 for a single storey dwelling and detached shed was lodged on 29 July 2021.
- Additional information was requested on 15 September 2021. The applicant was advised the bulk and scale of the proposed shed was excessive and would not be supported in its current form.
- The applicant provided a written response to the additional information request on 23 September 2021 seeking to justify the proposed detached shed.
- Further additional information was requested of the applicant on 16 November 2021. The applicant was advised the bulk and scale of the shed as being a matter that remained

Section 4.15 Assessment Report - DA21/1834

outstanding. In addition, the applicant was advised the proposed stormwater drainage system was inconsistent with Chapter G2 of Shoalhaven DCP 2014.

- There was ongoing correspondence between Council staff and the Applicant regarding the proposed development and requirements of Shoalhaven DCP 2014. The Applicant seeks to justify the size, bulk, height and reduced rear setbacks of the proposed detached shed and Council staff advise that the proposed shed is not supportable in its current form as it is not of an appropriate scale and is inconsistent with the objectives and relevant performance criteria set out in Chapter G12 of Shoalhaven DCP 2014.
- On 7 February 2022 Council resolved to call in DA21/1834 for determination citing public interest (MIN22.53).
- On 29 March 2022 Council staff requested the applicant address the stormwater considerations, previously outlined in the request for information on 16 November 2021.
- On 6 April 2022 the applicant provided the applicant provided a copy of a letter (dated 30 March 2022) that was provided to an adjoining landowner at 14 Park Row, Culburra Beach, requesting an easement. To date, a response has not been received from the adjoining land owner.

Site History and Previous Approvals

Darts - since 1st July 2005

Application	Appl. Date	Application Type	Proposal	Status	Completed
DR21/1780	29/07/2021	Sewer Connection	Single Storey Dwelling	Incomplete	
DA21/1834	29/07/2021	Development Application	Single Storey Dwelling	Incomplete	
DA20/1067	30/01/2020	Development Application	Outbuildings - Metal Shed	Withdrawn	15/04/2020

Plain Sailing - since 2nd September 1996

Application	Appl. Date	Proposal	Status	Status Date
BA98-1010	06/01/1998	Garden Shed	Approved (B)	09/01/1998

Old Applications prior to 2nd Sept 1996

Application	Proposal	Decision	Owner	Original Lot
BA66/0932	Fibro Dwelling	Approved	Mitchell RJ	
ST77/0115		Approved	Mitchell RJ	

BA data prior to the 2nd Sept 1996

Application	Appl. Date	Proposal	Status	Status Date
SD92/3308	12/06/1992			

4. Consultation and Referrals

Internal Referrals			
Referral	Required	Recommendation	Comment
Shoalhaven Water Group	<input checked="" type="checkbox"/>	No objection subject to compliance with Shoalhaven Water Development Application Notice (see D21/348423)	If approved, conditions to be imposed accordingly.

Section 4.15 Assessment Report - DA21/1834

External Referrals			
Agency	Required	Recommendation	Comment

5. Other Approvals

Integrated Referrals and Concurrence			
Agency	Required	Recommendation	Comment

6. Statutory Considerations

Environmental Planning and Assessment Act 1979

Section 4.14 Consultation and development consent – certain bush fire prone land

Is the development site mapped as bush fire prone land? <i>Note: Planning for Bush Fire Protection 2019.</i>	No
---	----

Section 4.46 Integrated Development

N/A

Biodiversity Conservation Act 1979

Does the application include works or vegetation removal within the Biodiversity Values mapped area?	No										
<p>Does the application involve clearing of native vegetation above the area clearing threshold?</p> <div> <p>Area clearing threshold</p> <p>The area threshold varies depending on the minimum lot size (shown in the Lot Size Maps made under the relevant Local Environmental Plan (LEP)), or actual lot size (where there is no minimum lot size provided for the relevant land under the LEP).</p> <table> <tr> <th>Minimum lot size associated with the property</th><th>Threshold for clearing, above which the BAM and offsets scheme apply</th></tr> <tr> <td>Less than 1 ha</td><td>0.25 ha or more</td></tr> <tr> <td>1 ha to less than 40 ha</td><td>0.5 ha or more</td></tr> <tr> <td>40 ha to less than 1000 ha</td><td>1 ha or more</td></tr> <tr> <td>1000 ha or more</td><td>2 ha or more</td></tr> </table> <p>The area threshold applies to all proposed native vegetation clearing associated with a proposal, regardless of whether this clearing is across multiple lots. In the case of a subdivision, the proposed clearing must include all future clearing likely to be required for the intended use of the land after it is subdivided.</p> <p>If the land on which the proposed development is located has different minimum lot sizes the smaller or smallest of those minimum lot sizes is used to determine the area clearing threshold.</p> </div>	Minimum lot size associated with the property	Threshold for clearing, above which the BAM and offsets scheme apply	Less than 1 ha	0.25 ha or more	1 ha to less than 40 ha	0.5 ha or more	40 ha to less than 1000 ha	1 ha or more	1000 ha or more	2 ha or more	No
Minimum lot size associated with the property	Threshold for clearing, above which the BAM and offsets scheme apply										
Less than 1 ha	0.25 ha or more										
1 ha to less than 40 ha	0.5 ha or more										
40 ha to less than 1000 ha	1 ha or more										
1000 ha or more	2 ha or more										
Will the proposed development have a significant impact on threatened species or ecological communities, or their habitats, according to the	No										

Section 4.15 Assessment Report - DA21/1834

test in section 7.3 of the Biodiversity Conservation Act 2016 (i.e. 'test of significance')? <i>Note: Consideration should be given to the site's proximity to NPWS land (see guidelines) and other natural areas, as well as any area that may contain threatened species, vulnerable or endangered ecological communities or other vulnerable habitats.</i>	
If the application exceeds the Biodiversity Offsets Scheme Threshold (i.e. if yes to any of the above), has the application been supported by a Biodiversity Development Assessment Report (BDAR)?	N/A

Fisheries Management Act 1994

The proposed development would not have a significant impact on the matters for consideration under Part 7A of the *Fisheries Management Act 1994*.

Local Government Act 1993

Do the proposed works require approval under Section 68 of the Local Government Act 1993?	Yes
Does the application include an application under Section 68 of the Local Government Act 1993 for water supply, sewerage and stormwater drainage work? <i>Note: Section 68 applications are shown as a related case to the PAN in the NSW Planning Portal.</i>	Yes - S68 conditions to be imposed accordingly. <i>Note: The application is recommended to be determined by way of deferred commencement to resolve stormwater considerations. For this reason, the application will include section 68 approval for water supply and sewerage only.</i>
Does the application include an application under Section 68 of the Local Government Act 1993 to operate a system of sewage management (i.e. on-site sewage management system)?	No
Does the application include an application under Section 68 of the Local Government Act 1993 to install a domestic oil or solid fuel heating appliance, other than a portable appliance (i.e. a fire place)?	No

7. Statement of Compliance/Assessment

The following provides an assessment of the submitted application against the matters for consideration under Section 4.15 of the *Environmental Planning and Assessment Act 1979*.

(a) Any planning instrument, draft instrument, DCP and regulations that apply to the land

i) Environmental planning instrument

This report assesses the proposed development/use against relevant State, Regional and Local Environmental Planning Instruments and policies in accordance with Section 4.15 (1) of the *Environmental Planning and Assessment Act 1979*. The following planning instruments and controls apply to the proposed development:

Section 4.15 Assessment Report - DA21/1834

Environmental Planning Instrument	Relevant
<i>Shoalhaven Local Environmental Plan 2014</i>	<input checked="" type="checkbox"/>
<i>State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004</i>	<input checked="" type="checkbox"/>
<i>State Environmental Planning Policy (Resilience and Hazards) 2021</i>	<input checked="" type="checkbox"/>

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

The application has been supported by an appropriate BASIX Certificate (Certificate No – 1215085S).

State Environmental Planning Policy (Resilience and Hazards) 2021 – Coastal Environment Area

The subject land is mapped as “coastal environment area” under the SEPP.

13 *Development on land within the coastal environment area*

Development consent must not be granted to development on land that is within the coastal environment area unless the consent authority has considered whether the proposed development is likely to cause an adverse impact on the following:

Consideration	Comment
<i>the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment</i>	It is considered that the proposed development will not have a significant impact on the integrity and resilience of the biophysical, hydrological and ecological environment.
<i>Coastal environmental values and natural coastal processes,</i>	The proposal will have negligible impact on coastal environmental values and natural coastal processes.
<i>The water quality of the marine estate (within the meaning of the Marine Estate Management Act 2014), in particular, the cumulative impacts of the proposed development on any of the sensitive coastal lakes identified in Schedule 1,</i>	It is considered that the proposal will not have a significant impact on water quality.
<i>Marine vegetation, native vegetation and fauna and their habitats, undeveloped headlands and rock platforms,</i>	The proposal will have negligible impacts on biodiversity and the coastal environment.
<i>Existing public open space and safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability,</i>	The proposal will not restrict access to and along the foreshore.
<i>Aboriginal cultural heritage, practices and places,</i>	There are no identified impacts.

Section 4.15 Assessment Report - DA21/1834

<i>The use of the surf zone.</i>	The proposal will not compromise the use of the surf zone.
----------------------------------	--

It is considered that the proposal is appropriate and will avoid adverse impact on the issues discussed above.

State Environmental Planning Policy (Resilience and Hazards) 2021– Remediation of Land

Question	Yes	No
1. Does the proposal result in a new land use being a residential, educational, recreational, hospital, childcare or other use that may result in exposure to contaminated land?	<input type="checkbox"/>	<input checked="" type="checkbox"/> Proceed to Question 2 Assessment under SEPP 55 and DCP not required.
2. Are there any previous investigations about contamination on the land?	<input type="checkbox"/>	<input type="checkbox"/> Detailed investigation required. Proceed to Question 3
3. Was the site previously used or is the site currently used for an activity listed in Table 1 of the Managing Land Contamination Planning Guidelines?	<input type="checkbox"/>	<input type="checkbox"/> Detailed investigation required. Proceed to Question 4
4. Are there any land use restrictions on the land relating to possible contamination (e.g. notices issued by EPA or other regulatory authority)?	<input type="checkbox"/>	<input type="checkbox"/> Detailed investigation required. Proceed to Question 5
5. Did the site inspection suggest that the site may have been associated with any activities listed in Table 1 of the Managing Land Contamination Planning Guidelines or were any potential sources of contamination observed on site?	<input type="checkbox"/>	<input type="checkbox"/> Detailed investigation required. Proceed to Question 6
6. Are there any identified sources of contamination on land immediately adjoining the subject site which could affect the subject land?	<input type="checkbox"/>	<input type="checkbox"/> Detailed investigation required. Proceed to Question 7
7. Does Council have sufficient information to be satisfied that the proposed land use will not expose contaminants that might be present in soil or groundwater?	<input type="checkbox"/>	<input type="checkbox"/> Proposal satisfactory with regard to SEPP55 and DCP requirements. Detailed investigation required.

Shoalhaven Local Environmental Plan Local Environmental Plan 2014

Land Zoning:- The land is zoned R2 Low Density Residential under the *Shoalhaven Local Environmental Plan 2014*.

Section 4.15 Assessment Report - DA21/1834

Characterisation and Permissibility

The proposal is best characterised as Single Storey Dwelling and Detached Shed under *Shoalhaven Local Environmental Plan 2014*. The proposal is permitted within the zone with the consent of Council.

Zone objectives

Objective	Comment
To provide for the housing needs of the community within a low-density residential environment.	The proposed single storey dwelling is consistent with the objectives of the zone.
To enable other land uses that provide facilities or services to meet the day to day needs of residents.	
To provide an environment primarily for detached housing and to ensure that other development is compatible with that environment.	The location, bulk and scale of the proposed detached shed is not compatible with the objectives of the zone.

Applicable Clauses

Clause		Comments	Complies/ Consistent						
Part 1 Preliminary									
Part 2 Permitted or prohibited development									
2.7	<input checked="" type="checkbox"/>	Demolition is permitted but only with development consent.	Complies						
Part 4 Principal development standards									
4.3	<input checked="" type="checkbox"/>	The set by the Height of Buildings Map is 8.5m The proposed development has a peak height of 6.1m. and does not exceed the building height limit.	Complies						
Part 5 Miscellaneous provisions									
Part 7 Additional local provision									
7.1	<input checked="" type="checkbox"/>	<table><tr><td colspan="2">The subject land is mapped as acid sulfate soils:</td></tr><tr><th>Class</th><th>Commentary</th></tr><tr><td>Class 5</td><td>The proposal does not involve work within 400m of adjacent Class 1, 2, 3 or 4 land that is below 5m AHD and by which the water table is likely to be lowered below 1m AHD on adjacent Class 1, 2, 3 or 4 land.</td></tr></table>	The subject land is mapped as acid sulfate soils:		Class	Commentary	Class 5	The proposal does not involve work within 400m of adjacent Class 1, 2, 3 or 4 land that is below 5m AHD and by which the water table is likely to be lowered below 1m AHD on adjacent Class 1, 2, 3 or 4 land.	Complies
The subject land is mapped as acid sulfate soils:									
Class	Commentary								
Class 5	The proposal does not involve work within 400m of adjacent Class 1, 2, 3 or 4 land that is below 5m AHD and by which the water table is likely to be lowered below 1m AHD on adjacent Class 1, 2, 3 or 4 land.								
7.2	<input checked="" type="checkbox"/>	The proposal involves some cut and filling and construction of retaining walls to create a level building pad.	Complies						

Section 4.15 Assessment Report - DA21/1834

		Consideration has been given to the matters outlined in clause 7.2 and it is considered that the proposed earthworks are suitable and can be managed appropriately.	
7.11	<input checked="" type="checkbox"/>	All relevant services are available to the site.	Complies
7.20	<input checked="" type="checkbox"/>	The proposal is considered satisfactory with regard to the considerations set out in clause 7.20.	Complies

a) Draft Environmental Planning Instrument

The proposal is not inconsistent with any draft environmental planning instruments.

b) Any Development Control Plan

Shoalhaven Development Control Plan 2014

Generic DCP Chapter		Relevant			
G1: Site Analysis, Sustainable Design and Building Materials					
Has the application been supported by an appropriate site analysis plan prepared in accordance with Chapter G1?		Yes			
G2: Sustainable Stormwater Management and Erosion/Sediment Control					
Has the application been supported by appropriate erosion and sediment control details?		Yes			
Has the application been supported appropriate stormwater drainage details?		No			
Question		Yes		No	
1. Is the application for alterations and additions attached to an existing building?		<input type="checkbox"/>	Complies - Recommended conditions will require stormwater be directed into the existing stormwater system.	<input checked="" type="checkbox"/>	Proceed to Question 2
2. Can stormwater be drained to the street via gravity?		<input type="checkbox"/>	Complies - Recommended conditions will require stormwater be directed to street.	<input checked="" type="checkbox"/>	Proceed to Question 3
3. Can stormwater be drained to an existing inter-allotment drainage easement?		<input type="checkbox"/>	Complies - Recommended	<input checked="" type="checkbox"/>	Proceed to Question 4

Section 4.15 Assessment Report - DA21/1834

		conditions will require stormwater be directed to existing drainage easement.		
4. Does the application include the creation of a proposed inter-allotment drainage easement?	<input type="checkbox"/>	Referral required to development engineers.	<input checked="" type="checkbox"/>	Proceed to Question 5
5. Is a charged stormwater drainage system proposed?	<input checked="" type="checkbox"/>	Proceed to Question 6	<input type="checkbox"/>	Proceed to Question 7
6. If charged stormwater drainage is proposed, have suitable efforts been made to demonstrate that drainage to the street via gravity or creation of a drainage easement is not possible. <i>Note: A2.1 of Chapter G2 of Shoalhaven DCP 2014 outlines the necessary steps to be satisfied that stormwater drainage via gravity or creation of a inter-allotment drainage easement is not possible.</i>	<input type="checkbox"/>	Discuss with supervisor or development engineer	<input checked="" type="checkbox"/>	Applicant must submit information demonstrating how proposed development complies with A2.1 in Chapter G2.
7. Is on-site stormwater absorption trench proposed and is Council satisfied that all other avenues of stormwater disposal have been exhausted? <i>Note: As outlined in Chapter G2 of Shoalhaven DCP 2014 absorption trenches should only be utilised as a last resort.</i> <i>Note: In some areas (e.g. Callala Beach) it may be suitable to rely on absorption trenches as opposed to more typical drainage infrastructure.</i>	<input type="checkbox"/>	Proceed to Question 8	<input type="checkbox"/>	Does not comply - Insufficient stormwater details have been provided.

Section 4.15 Assessment Report - DA21/1834

<p>8. Have absorption trenches been shown on the plans and has the application been supported by a suitable geotechnical report for the absorption trenches?</p>	<input type="checkbox"/>	<p>Discuss with supervisor or development engineer</p>	<input type="checkbox"/>	<p>Does not comply – additional stormwater drainage details and a geotechnical report for the absorption trenches is required as per <i>Chapter G2 of Shoalhaven DCP 2014</i></p>
--	--------------------------	--	--------------------------	---

The application proposes to direct stormwater from the dwelling and detached shed to Jay Street. There is a fall of approximately 1.1m from the front to the rear of the site (RL10.920 at Jay Street and RL9.80 at rear of site as noted on the submitted architectural plans) and as a result of the location of the rainwater tanks attached to the dwelling and detached shed, directing stormwater to the street would result in a charged stormwater line.

Chapter G2 of Shoalhaven DCP 2014 (Performance criteria P2 and Acceptable Solution A2.1) establishes a hierarchy for stormwater disposal identifying that drainage to the street or a drainage easement via gravity is the preferred method. Chapter G2 does allow for charged lines, but requires the Applicant to address the criteria identified in A2.1(c) in order to demonstrate all reasonable avenues of stormwater disposal have been explored.

To support a charged line, the applicant is required to demonstrate an easement cannot reasonably be obtained; and provide a detailed hydraulic design demonstrating that there is sufficient fall from the building to the street and hydraulic pressure to charge the stormwater line and push stormwater uphill.

Council requested the applicant to address the requirements of Chapter G2 in the additional information request dated 16 November 2021 and in subsequent correspondence. On 6 April 2022 the applicant provided a copy of a letter (dated 30 March 2022) that was provided to an adjoining landowner at 14 Park Row, Culburra Beach, requesting an easement. To date, a response has not been received from the adjoining land owner.

Given the applicant has not adequately addressed the stormwater issues raised or provided sufficient evidence and justification for proposing a charged line as identified in A2.1(c), it is considered that the stormwater issue for the dwelling component of the application is resolvable by way of deferred commencement.

Section 4.15 Assessment Report - DA21/1834

<p>A2.1 Roof water is to be collected by gutter and downpipe systems, or other equivalent means, and conveyed to an approved discharge point in accordance with the requirements of Part 3.1.2 of the Building Code of Australia and AS 3500.3. This could be:</p> <ul style="list-style-type: none"> a) A gutter or table drain in a road reserve, or b) A stormwater easement or easement to drain water, or c) A charged line system where (a) and (b) above are not available and the development site will have no more than two dwellings. Where a charged line system is proposed, the following must be included with the development application: <ul style="list-style-type: none"> • Acknowledgement from adjoining property owners indicating a refusal to grant a drainage easement. The acknowledgement must indicate that a reasonable amount of compensation has been offered for the proposed drainage easement and that the advantages of creating as easement were explained. • Demonstrate a minimum of 1.8m of fall between the roof gutters and the front boundary of the site. • Demonstrate fall from the front boundary to the kerb line. • Detailed design, inclusive of site plan and longitudinal section including all calculations, levels and further details of pits, gutters and maintenance facilities as required, or d) A disposal/absorption trench, where (a), (b) or (c) above are not available, and soil conditions are suitable, or <p>Note: Supporting geotechnical reports are to be provided with a development application.</p> <ul style="list-style-type: none"> e) A water tank/on-site detention system with an overflow connected to a disposal method in (a), (b), (c) or (d), above. 	
<p>Figure 2: Acceptable Solution A2.1 from Chapter G2 of Shoalhaven DCP 2014</p>	
G3: Landscaping Design Guidelines	
Is existing/proposed landscaping appropriate?	<p>The proposal provides approximately 118m² of landscaped area.</p> <p>Acceptable Solution A19.1 requires at least 30% of the site is landscaped area (i.e. 195.4m²). Therefore, the DA is seeking a 76.8m² (39%) departure from</p>

Section 4.15 Assessment Report - DA21/1834

	minimum landscaped area controls.
G4: Tree and Vegetation Management	
Does the application involve tree removal or vegetation clearing?	No
G5: Biodiversity Impact Assessment	
Is the proposal biodiversity compliant development?	Yes
G6: Coastal Management Areas	
G7: Waste Minimisation and Management Controls	
Has the application been supported by an appropriate waste minimisation and management plan?	Yes
G8: Onsite Sewage Management	
Does the development site have access to reticulated sewer?	Yes
G9: Development on Flood Prone Land	
Is the subject site mapped as below the flood planning level?	No
G11: Subdivision of Land	
G12: Dwelling Houses and Other Low Density Residential Development	
See Appendix A	
G13: Medium Density and Other Residential Development	
G21: Car Parking and Traffic	
The proposed development does not give rise to additional parking requirements. Existing vehicle parking and vehicle manoeuvring areas are maintained on site.	
Number of on-site car parking spaces required by Section 5.1 of Chapter G21	Number of car parking spaces provided
2	2
Have car parking spaces been clearly shown on the site plan?	Yes
Are parking spaces and garage dimensions sufficient?	Yes

Section 4.15 Assessment Report - DA21/1834

<i>Note: Where tandem / stacked parking is proposed, a front setback of 5.5m must be provided to accommodate the vehicle wholly within the site.</i>		
Is the slope of any tandem / stacked parking spaces suitable? <i>Note: Tandem / stacked parking spaces should have a maximum longitudinal grade of 5% and a maximum crossfall of 6.25%.</i>		N/A
Is vehicle manoeuvring for the site adequate?		Yes
Is a new driveway access proposed/required?		Yes - Recommended conditions of consent to be applied accordingly
Is the slope of any driveway access suitable? <i>Note: The Maximum and Minimum Garage Floor Levels tool (D20/329669) can be used to calculate if the slope of a driveway access is suitable.</i>		Yes
Does the proposed development require the provision of kerb and gutter? <i>Note: Table 3 in Chapter G21 requires that kerb and gutter be provided for dual occupancy and medium density development. There is no kerb and gutter requirement for low density residential development (e.g. alterations and additions, single dwellings, secondary dwellings)</i>		No - Kerb and gutter is already existing
G26: Acid Sulphate Soils and Geotechnical (Site Stability) Guidelines		
Is the development site mapped as acid sulfate soil?		Yes
Class	Commentary	
Class 5	The proposal does not involve work within 400m of adjacent Class 1, 2, 3 or 4 land that is below 5m AHD and by which the water table is likely to be lowered below 1m AHD on adjacent Class 1, 2, 3 or 4 land.	
Does the application involve the erection of any buildings or structures on land with a slope >20% or on land with stability problems?		No

iiia) Any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4

There are no planning agreements applying to this application.

c) Environmental Planning and Assessment Regulation 2000

The proposal ensures compliance with the applicable requirements within the Regulations subject to recommended conditions of consent.

Any coastal zone management plan

The proposed development is consistent with applicable coastal zone management plan(s).

Other Shoalhaven Council Policies

Section 4.15 Assessment Report - DA21/1834

Shoalhaven Contribution Plan 2019

Is the development site an “old subdivision property” identified in Shoalhaven Contributions Plan 2019?	No
Is the proposed development considered to increase the demand for community facilities in accordance with the Shoalhaven Contributions Plan 2019?	No

(b) The Likely impacts of that development, including environmental impacts on the natural and built environments, and social and economic impacts in the locality

Head of Consideration	Comment
Natural Environment	The proposed development will not have a significant adverse impact on the natural environment.
Built Environment	<p><u>Stormwater</u></p> <p>The application has not been supported by adequate justification or stormwater detail as required by Chapter G2 of Shoalhaven DCP 2014.</p> <p>The stormwater issue for the dwelling component of the application is resolvable by way of deferred commencement. The deferred commencement would require the applicant to complete appropriate investigations of obtaining a drainage easement through properties to the rear of the site and provide additional stormwater details to support a charge line to the street.</p> <p><u>Amenity and character</u></p> <p>The proposed detached shed is of an excessive bulk and scale and is not compatible with adjoining development or the low density residential character of the area.</p> <p>The detached shed component will have a significant adverse impact on the built environment.</p> <p>The dwelling component of the development, subject to resolution of stormwater issues is not considered to have a significant impact on the built environment.</p>
Social Impacts	The proposed development will not have a negative social impact in the locality.
Economic Impacts	The proposed development will not have a negative economic impact in the locality.

(c) Suitability of the site for the development

The site is not considered suitable for the proposed development.

- The proposal **is inconsistent** with the objectives and requirements of the *Shoalhaven Development Control Plan 2014*.
- The intended use is **not compatible** with surrounding/adjoining land uses

(d) Submissions made in accordance with the Act or the regulations

Section 4.15 Assessment Report - DA21/1834

The DA was notified in accordance with Council's Community Consultation Policy for Development Applications. Seven (7) submissions were received by Council objecting to the proposal. The concerns raised are outlined below:

Summary of Public Submissions	
Objection Raised	Comment
<p>Permissibility and intended use of shed</p> <p>Extracts of submissions received:</p> <p><i>"I also would like to express my concern for the intended usage of the shed. Given the shed's dimensions and design (ie three large roller doors) as well as the applicant(s) ownership of a prime mover for a semi trailer, it is fair to postulate that the shed is intended for commercial use. Commercial use is not a type of authorised usage within Zone R2 Low Density Residential applications. Should there be amendments reducing the total height of the shed to a maximum of 3M, in line with the Shoalhaven Development Plan 2014 to accompany their single storey dwelling, we would be supportive."</i></p> <p><i>"I think the industrial sized and intended use of the shed (as mentioned in previous application that has now been withdrawn) will ruin the residential zoned area, create noise and most importantly create a danger hazard from the prime mover that will be housed within it. The prime mover with pose a risk because of its size and the limited space they are trying to drive it around in- putting young children from the street and from the community at great risk."</i></p> <p><i>"I am opposed and also disgusted with the development proposal for a large scaled commercial heavy vehicle maintenance shed. Is the exact same shed that was withdrawn by [redacted] [landowners redacted] in early 2020 DA20/1067. I have several issues with the new DA that was been lodged on behalf of [redacted] [landowners redacted] by Hotondo South Coast. They are renowned for having a prime mover parked in the street or in the bush across the road from there house and I must make aware to you that this street is zoned as R2."</i></p> <p><i>"I have had several other residents speak to me up of their concerns about this development surly a garage this large is more suited to a heavy industrial zoned area as looking at the plans it appears to take up over a third of the property and the proposed house already has a double garage."</i></p> <p><i>"I am extremely concerned about the development as it appears to be a second attempt to build a massive commercial shed /garage that due to its size makes me concerned that it will be used to work on large trucks as well as cars in a very quiet residential zoned area ."</i></p>	<p>The proposal includes a shed on R2-zoned residential land. A shed is proposed to be used ancillary to the residential use of the land and is therefore a permitted land use within the zone the zone.</p> <p>If approved, conditions of consent will be imposed requiring that the shed must not be used for any industrial, commercial or habitable purposes without separate development consent, or unless otherwise exempt under the provisions of <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i> for a change of use.</p>

Section 4.15 Assessment Report - DA21/1834

<p><i>"I welcome the investment in a new residential dwelling in the street, however the inclusion of a large 4.9m tall commercial heavy vehicle maintenance shed at the rear of the property is not in keeping with the residential nature of the surrounding area, and the failure to disclose this significant fact within the development application and SEE analysis is a significant concern."</i></p> <p><i>"The size of the shed that is in this application (14 Jay st) is to house a prime mover for a semi trailer. This is not residential - this is commercial. A truck this size going in and out of this property - a meter from our bedroom and lounge room windows will not only destroy our peaceful existence - but it will no longer feel safe for our children to play and be on their push bikes etc. This is a residential street and should remain this way."</i></p>	
<p>Amenity Impacts resulting from Bulk and Scale of Shed</p> <p>Extracts of submissions received:</p> <p><i>"SLEP 2014 P34.1 & 35.1 - Incorrect SEE assessment - height and rear setback of heavy vehicle maintenance shed is not compliant, and the interpretation of previous case history is not applicable to this consent application."</i></p> <p><i>"The proposed total shed height is 5,939 with an approximate internal peak of 6,150. This is significantly higher than the maximum wall height of 3 metres for a garage in a Zone R2 low residential area (as stipulated in The Shoalhaven Development Control Plan 2014 Chapter G12 Table 4 and Figure 10)."</i></p> <p><i>"I really don't feel a 104m2 large scaled commercial heavy vehicle maintenance shed falls under this category. The size of this shed is also 5.939m at the ridge which exceeds the Height limit for a shed which is stated in The Shoalhaven Development Control Plan 2014 Chapter G12 Table 4 and Figure 10 allows for a maximum wall height of 3 metres for a garage in a Zone R2 Low Residential area."</i></p> <p><i>"I also feel the proposed development appears to be very close to our boundary fence this appears to be due to the extremely large driveway that I can only assume is of this size due to the size of vehicles that will be using it."</i></p> <p><i>"The Statement of Environmental Effects (SEE) that supports this DA is primarily focussed on the residential dwelling, and has not explicitly considered the size and nature of intended use of the large 4.9m tall heavy vehicle maintenance shed at the rear of the property."</i></p>	<p>It is Council's assessment staff view that the bulk and scale of the proposed shed is inconsistent with the development controls. The proposed wall height compounded by the height of the drop edge beam and is excessive in the residential context. The visual impacts of the shed are exacerbated by the reduced rear setback.</p> <p>The height, size and setbacks of the proposed shed is not considered to be of an appropriate bulk and scale. The Shed is not compatible with the existing or desired future character of the area.</p>
<p>Gross floor area</p> <p>Extracts of submissions received:</p> <p><i>"The development has more than 550m2 of either hard standing (driveway) or building (dwelling plus shed) on a</i></p>	<p>Shoalhaven DCP 2014 sets a floor space ratio of 0.5:1 and a maximum floor area for sheds of 110m². The proposed development complies with the FSR and shed</p>

Section 4.15 Assessment Report - DA21/1834

<p>lot size of 652m² - well above the 50% allowed under SLEP 2014.”</p> <p>“Site calculations are incorrect - they have not allowed for the floor area of the heavy vehicle maintenance shed. Gross building area including the shed is 297m² (not including the hard standing driveway), not 188m² as stated.”</p>	<p>GFA acceptable solutions outlined in Shoalhaven DCP 2014.</p>
<p>Impervious and hardstand area</p> <p>Extracts of submissions received:</p> <p>“SLEP 2014 P6.2.1 - Incorrect SEE assessment - calculations are incorrect. Building area (including heavy vehicle maintenance shed) is 297m². Hard standing driveway is 256m². Total area is 550m² within a 652m² lot size - this is not compliant.”</p> <p>“I have a issue with the amount of hard stand and even to the new fill which is being brought in the raise the ground height this area already has a water issues. No allowance has been made for flood planning. Anecdotal evidence from neighbouring properties that flooding during rainfall is already problematic. The development has more than 550m² of either hard standing (driveway) or building (dwelling plus shed) on a lot size of 652m² - well above the 50% allowed under SLEP 2014. Also, the proposed area behind and next the shed and right-hand side next to our property must be taken into consideration as I'm sure it will be concreted and no grass or soil will be placed there as nothing will grow there.”</p> <p>“I also have issue with the lack of green space this will adversely affect the native bird life a real draw card to this area as often there are large flocks of Black Cockatoos ,Lorikeets and many other native bird species They have also spoken about raising the level of the land this ground holds a large amount of water when it rains and I do not want the ground levels altered as it may result in my property being flooded.”</p>	<p>The subject site is not mapped as being Flood Prone Land, however, with respect to the increase in hardstand/impervious areas, a development must provide adequate stormwater details and must not result in concentration of water onto adjoining properties. The application has not been supported by sufficient justification or stormwater details and appears to be proposing the use of charged stormwater lines to the street.</p> <p>The departure to landscape area controls further reduces the amount of impervious area available on site.</p>
<p>Privacy Concerns and Siting of the Dwelling</p> <p>Extracts of submissions received:</p> <p>“The current dwelling has only one window on the right-hand side of the property currently and I must raise now there are 5 windows that will be looking onto no.12 I feel our privacy will be taken away from us.”</p>	<p>The proposed single-storey dwelling has provided appropriate setbacks on the western site of the building. Also, the rooms that adjoin No. 12 Jay Street consist of bedrooms. Bedrooms are considered low usage rooms, therefore the impact on privacy is considered minimal and consistent with the relevant development controls.</p> <p>The proposed dwelling maintains privacy to adjoining dwellings.</p>

Section 4.15 Assessment Report - DA21/1834

<p>Noise generated from gas, water and air-conditioning infrastructure</p> <p>Extracts of submissions received:</p> <p><i>"I also am concerned with the gas bottles so close to my boundary and there hot water unit why cant it be placed at the back of there house near the tank."</i></p>	<p>Council is satisfied that external plant equipment is appropriately located on the site to minimise noise and acoustic impacts to neighbouring properties. If approved, recommended conditions of consent will require that infrastructure will not cause "Offensive Noise" as defined by the <i>Protection of the Environment Operations Act 1997 (POEO Act)</i>.</p>
--	---

(e) The Public Interest

The single dwelling is considered to be in the public interest. However the proposed detached shed is not considered to be in the public interest due to the siting, bulk and scale of the building.

Delegations

Are any clause 4.6 exceptions proposed?		No
Are any DCP performance-based solutions proposed?		Yes
Acceptable Solution	Numerical Extent of Departure	Percentage (%) Extent of Departure
A19.1 – Minimum Landscaped Area of 30% (195.3m ²)	76.7m ²	39%
A33.2 – Wall Height (Shed) (3m)	2.1m	70%
A35.2 – Rear Setback (Shed) (3m)	2.1m	70%

Guidelines for use of Delegated Authority

A Notice of Motion request was submitted by Councillor Greg Watson for DA21/1834. The Development Application was called in for determination by Council due to public interest.

Recommendation

This application has been assessed having regard for Section 4.15 (Matters for consideration) under the *Environmental Planning and Assessment Act 1979*. As such, it is recommended that DA21/1834 be determined by way Part Approval (approval of dwelling component, refusal of shed component) via deferred commencement to resolve stormwater considerations and subject to conditions in accordance with the recommendation.

The reasons for the part approval and refusal of the detached shed component of the application, and also the recommendation to determine the part approval by way of deferred commencement are as follows:

Section 4.15 Assessment Report - DA21/1834

- 1) The development application has not satisfactorily demonstrated compliance with the relevant provisions of Chapter G2 of Shoalhaven Development Control Plan 2014. The stormwater for the proposed dwelling house can be addressed through the recommended deferred commencement conditions.
- 2) The proposed detached shed is inconsistent with the objectives and performance criteria specified in Chapter G12 of Shoalhaven Development Control Plan 2014. (Section 4.15(1)(a)(iii) of Environmental Planning and Assessment Act, 1979).
- 3) The development application has not adequately demonstrated that the proposed detached shed will not have adverse amenity impacts on the built environment in the locality. (Section 4.15(1)(b) of Environmental Planning and Assessment Act, 1979)
- 4) The information submitted with the development application does not satisfactorily demonstrate that the site is suitable for the proposed detached shed. (Section 4.15(1)(c) of Environmental Planning and Assessment Act, 1979)
- 5) Having regard to the above matters to address the relevant provisions of Environmental Planning and Assessment Act, 1979, the granting of development consent for the detached shed is not considered to be in the public interest. (Section 4.15(1)(e) of Environmental Planning and Assessment Act, 1979)

Development Planner**City Development****13/04/2022**

CL22.194 - Attachment 1

Section 4.15 Assessment Report - DA21/1834

Appendix A – Assessment Checklist: Chapter G12: Dwelling Houses and Other Low Density Residential Development

Objectives of Chapter G12

The objectives of are to:

- i. Ensure a comprehensive design-oriented approach to housing resulting in high quality urban design, development and residential amenity.
- ii. Maintain and enhance the amenity of existing and future residential areas.
- iii. Ensure development is compatible with the bulk, scale and character of the area, including scenic, landscape, pastoral or environmental qualities.
- iv. Set appropriate environmental criteria for energy efficiency, solar access, privacy, noise, vehicular access, parking, landscaping and open space.
- v. Ensure that development has due regard and is sympathetic to the physical constraints of the site.
- vi. Allow for efficient use of existing services and facilities, including utility services transport systems and community facilities.
- vii. Promote wider and more affordable housing choice in Shoalhaven. Implement agreed strategic directions and respond to demographic needs.

5 General Controls

5.1 Building Envelope

The proposed development wholly contained within the building envelope.

5.2 Orientation and Siting

The application has been supported by insufficient detail demonstrating the proposal appropriately responds to the constraints of the site, specifically the slope of the land and proposed stormwater solution which relies on a charged line to Jay street for the dwelling and the shed.

Section 4.15 Assessment Report - DA21/1834

The application includes minor earthworks. The extent of cut and fill is limited to 1m and would not have a significant impact on the amenity of the area or adjoining properties. Cut and fill will be appropriately contained by retaining walls which will be wholly contained within the subject property or battered appropriately.

5.3 Local Character and Context

Dwelling Component

The proposed dwelling is compatible with the character of the surrounding area and would not result in any significant loss of views from neighbouring properties or from the public domain.

Shed Component

The proposed shed is not considered to be compatible with the residential character of the area. The bulk and scale of the shed is excessive in the residential context and will result in reduced amenity to adjoining properties.

5.4 Building Form, Design and Materials

Dwelling Component

The proposed dwelling is appropriately design and articulated and is sympathetic to the existing streetscape character.

Shed Component

In contrast, the bulk and scale of the proposed shed is not sympathetic to the low-density residential character of the area.

If approved, recommended conditions will require a colour and material schedule be submitted to Council/Certifier for approval prior to the issue of a Construction Certificate.

5.5 Visual and Acoustic Privacy

Dwelling Component

Appropriate privacy is maintained to adjoining properties, given the proposed dwelling is single storey.

Shed Component

The bulk and scale of the proposed shed will impact negatively on the visual amenity of adjoining properties.

Section 4.15 Assessment Report - DA21/1834

External plant equipment is appropriately located on the site to minimise noise and acoustic impacts to neighbouring properties. If approved recommended conditions of consent will ensure the noise level generated by plant will not exceed an LAeq (15min) of 5dB(A) above background noise at the property boundary.
5.6 Solar and Daylight Access
<p>The proposed development will maintain at least 3 hours of direct sunlight between 9am and 3pm on June 21st to at least 10m² of private open space and 50% of windows and glazed doors of north facing living areas, and also north facing roofs and existing solar collectors of adjoining dwellings.</p> <p>The application has been supported by an appropriate BASIX certificate which details thermal and energy efficiency. The proposed dwelling has been appropriately designed to take advantage of passive solar</p>
5.7 Vehicle and Pedestrian Access
<p>The proposed building design provides adequate all-weather pedestrian access from the street to the dwelling.</p> <p>The proposed driveway does not exceed 6m, is appropriately sited and can achieve a grade of no greater than 1:4 with appropriate transitions. Recommended conditions of consent will ensure the driveway and driveway crossover will be designed and constructed to an appropriate standard.</p>
5.8 Trees and Vegetation
The proposal does not include any tree removal and existing landscaping is appropriate.
5.9 Servicing
All essential services are available to the site.
5.10 Water Management and Conservation
<p>The application has been supported by an appropriate BASIX certificate which details water efficiency. The proposed dwelling has been designed with appropriate water conservation measures.</p> <p>The application has not been supported by adequate stormwater detail. The topography of the subject site slopes to the rear, away from the street. The application has been supported with concept stormwater drainage plans indicating a charged system to the street. To be able to support a</p>

Section 4.15 Assessment Report - DA21/1834

<p>charged system, it needs to be demonstrated that suitable efforts been made to show that drainage to the street via gravity or the creation of a drainage easement is not possible.</p> <p>Given the applicant has not adequately addressed the stormwater issues raised or provided sufficient evidence and justification for proposing a charged line, it is considered that the stormwater issue for the dwelling component of the application is resolvable by way of deferred commencement. The deferred commencement would require the applicant to complete appropriate investigations of obtaining a drainage easement through properties to the rear of the site and provide additional stormwater details to support a charge line to the street .</p>		
5.11 Waste Management – Demolition and Construction		
<p>The application has been supported by an appropriate waste minimisation and management plan. Where applicable, recommended conditions of consent will require all demolition work be carried out in accordance with relevant standards and requirements.</p>		
6 Dwelling Houses, Rural Worker's Dwellings and Associated Development		
6.1 Principal Controls		
6.1.1 Density		
<p>The subject land is zoned R2 - Low Density Residential. The development does not exceed a floor space ratio of 0.5:1 for the site and the scale of the development is compatible with the surrounding area.</p>		
6.1.2 Height and Setbacks		
Zone	R2 - Low Density Residential	
Lot size	651.29m ²	
	Acceptable Solution	Proposed
Building height (peak building height)	8.5m	4.29m

Section 4.15 Assessment Report - DA21/1834

Front setback	Front setback (to verandahs, awnings and patios)	5m	Font setback (to verandahs, awnings and patios)	5m
	Front setback (to dwellings)	6m	Front setback (to dwellings)	5.8m
Side setback (s)	0.9m		0.9m/3.6m	
Rear setback	3m (average)		14.91m	

The proposed development complies with the acceptable solutions and performance criteria. It is considered that the proposal has been appropriately designed and the bulk and scale of the building is compatible with adjoining development and the surrounding area.

6.2 Amenity

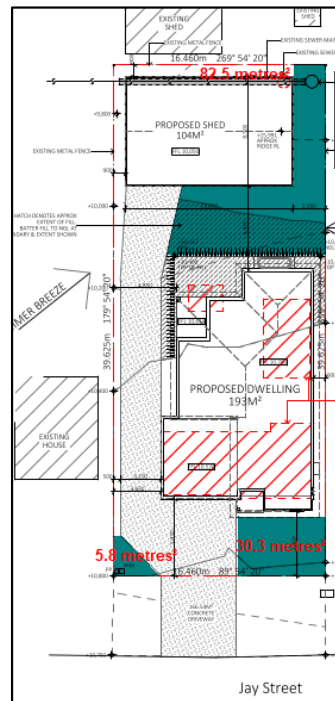
6.2.1 Landscaping

	Acceptable Solution	Proposed
Minimum Landscaped Area	30% (195.3m ²)	18% (118.6m ²) – (shortfall of 76.7m ²) Departure is not supported, see additional commentary in Appendix B.
Front Setback Landscaped Area	At least 35% of the front setback is to be landscaped.	46%

Section 4.15 Assessment Report - DA21/1834

Proposed landscaping and landscaped areas **do not comply** – refer to calculations below.

Note: The landscaped area excludes any encroachments (i.e. any part of a building or structure), hardstand areas and any areas used for storage, clothes drying, and water tanks.



Section 4.15 Assessment Report - DA21/1834

6.2.2 Private Open Space
At least 50m ² of accessible and useable private open space is provided on site.
6.2.3 Storage and Laundry Facilities
The proposed dwelling/s include appropriate laundry and clothes drying facilities as well as appropriate storage areas.
6.2.4 Car Parking
Appropriate car parking is provided on site.
6.3 Configuration and Design
6.3.1 Building Form, Design and Materials
The proposed building is appropriately designed and garages have been appropriately integrated into the building design. Garage dominated architecture is avoided.
6.3.2 Detached Habitable Rooms and Studios
N/A – the application does not include the construction of a detached habitable room/studio
6.3.3 Relocation of Second-Hand Dwellings
N/A – the application does not include relocation of a second-hand dwelling
6.3.4 Fences and Walls
N/A – the application does not include the erection of any front boundary fencing.
6.3.5 Universal Design

Section 4.15 Assessment Report - DA21/1834

N/A – Principles of universal design are not applicable to the proposed development		
6.3.6 Waste Management – Bin Storage, Presentation and Collection		
Appropriate areas available for bin storage and kerbside collection.		
7 Secondary Dwellings		
N/A – the application does not include the construction of a secondary dwelling.		
8 Ancillary Structures and Non-Habitable Structures on Vacant Land		
The application includes the construction of: <ul style="list-style-type: none"> A detached shed 		
8.1 Density, Height and Setbacks		
Zone	R2 - Low Density Residential	
Lot size	651.29m ²	
	Acceptable Solution	Proposed
Building height (peak building height)	8.5m	6.150m
Side setback (s)	0.9m	0.9m
Rear setback	3m (average)	0.9m (70% departure) – Departure is not supported, see additional commentary in Appendix B.
Gross Floor Area	110m ²	104m ²

Section 4.15 Assessment Report - DA21/1834

Wall Height	3m	5.125m (70% departure) – Departure is not supported, see additional commentary in Appendix B.						
Floor Space Ratio	<table><tr><th>Zone</th><th>FSR</th></tr><tr><td>R1, R2, R5 or RU5</td><td>0.5:1</td></tr><tr><td>Any other zone</td><td>Nil</td></tr></table>	Zone	FSR	R1, R2, R5 or RU5	0.5:1	Any other zone	Nil	
Zone	FSR							
R1, R2, R5 or RU5	0.5:1							
Any other zone	Nil							

The development proposes a departure from the acceptable solutions. Council is not satisfied that the proposal has been appropriately designed and the bulk and scale of the building is not compatible with adjoining development or the surrounding area. The departure to the acceptable solutions is discussed in further detail in Appendix B.

8.2 Building Form and Design

The proposed building is appropriately designed and is compatible with the existing dwelling house and adjoining properties.

8.3 Swimming Pools

N/A – the application does not include the construction of a swimming pool.

8.4 Use of Non-Habitable Structures

N/A – the application does not propose to locate a non-habitable structure on vacant land.

Section 4.15 Assessment Report - DA21/1834

Appendix B – Justification for Performance-Based Solution/s

The development involves the following departures from the acceptable solutions:

Acceptable Solution	Numerical Extent of Departure	Percentage (%) Extent of Departure
A19.1 – Minimum Landscaped Area of 30% (196m ²)	77.4m ²	39%
A33.2 – Wall Height (Shed) (3m)	2.1m	70%
A35.2 – Rear Setback (Shed) (3m)	2.1m	70%

Consideration of each performance-based solution is provided below:

Performance-based Solution to Acceptable Solution 19.1 in Chapter G12 of Shoalhaven DCP 2014

Control being “varied”

A19.1 – Minimum Landscaped Area of 30%

A19.1 A minimum landscaped area is provided that complies with the provisions in Table 3.

Note: The landscaped area excludes any encroachments (i.e. any part of a building or structure), hardstand areas and any areas used for storage, clothes drying, and water tanks.

Table 3: Minimum landscaped area

Lot Area	Minimum Landscaped Area (of lot area)
200m ² –300m ²	10%
>300m ² –450m ²	15%
>450m ² –600m ²	20%
>600m ² –900m ²	30%
>900m ² –1,500m ²	40%
>1,500m ²	45%

Section 4.15 Assessment Report - DA21/1834

Extent of proposed departure from acceptable solution				
Acceptable Solution	Numerical Standard	Proposed Solution	Numerical Departure	% Departure
A19.1	Minimum Landscaped Area of 30% /195.3m ²	18% /118.6m ²	76.7m ²	39%
Demonstrate how the relevant objectives and performance criteria are being met with the performance-based solution				
Objective		Commentary		
6.2.1 Landscaping The specific objectives are to: <ul style="list-style-type: none"> i. Ensure that landscaping maximises amenity for residents, neighbouring dwellings and the public domain. ii. Ensure the provision of adequate and appropriate landscaping that is sympathetic to the local character. iii. To ensure appropriate landscaping in bushfire prone areas to reduce the likelihood of building loss during a bushfire event. 		The application has not included a landscape plan detailing planting schedule, the location of any trees, shrubs or grass, surface treatments, and soft and hard landscaping treatments. Without a concept landscape plan, it is difficult to ascertain the full extent of the associated impacts. Nonetheless, the plans provided with the application fail to demonstrate the proposal is able to meet the objectives of the control.		
Performance Criteria		Commentary		
P19.1	Sufficiently dimensioned landscaping provides amenity to residents, effective screening, and enables tree and large shrub planting.	The application in its current form, does not demonstrate landscaping dimensions, any effective screening or tree and large screen planting.		
P19.2	A suitably sized deep soil planting area encourages:	The information provided does not indicate deep soil planting areas are proposed as part of the development application.		

Section 4.15 Assessment Report - DA21/1834

	<ul style="list-style-type: none"> • Mature tree and shrub growth. • Opportunity for surface water to infiltrate naturally to groundwater. 	
P19.3	Unpaved or unsealed areas are maximised and are designed to facilitate on-site infiltration of stormwater run-off subject to soil/drainage conditions.	<p>The plans indicate a potential landscaped area of 18% (118.6m²). The landscaped area departure has reduced the amount of permeable areas available on site, thereby reducing the volume of on-site infiltration that can occur and increasing the amount of stormwater run-off, when compared to a compliant design.</p> <p>The application has failed to demonstrate the increase in hardstand/impervious areas will not result in concentration of water onto adjoining properties, as sufficient stormwater concept plans and associated documentation has not been provided as part of the application.</p>
P19.4	The visual impact of ancillary landscaping or retaining structures is considered.	The application has not included a landscape plan to enable an understanding of any ancillary landscaping or retaining structures to be considered.
Demonstrate how the development will not have any adverse impacts as a result of the performance-based solution		
<p>The proposed performance-based solution is inconsistent with the objectives and performance-based solutions of the development control. The reduction in landscaped area will lead to adverse amenity impacts and reduce the ability for stormwater to be infiltrated on-site. There are no restrictions or unique circumstances as to why a departure from the acceptable solutions is being sought. The proposed variation has been assessed on merit and is not considered to be acceptable in this instance. The variation to the minimum landscaped area is not supported.</p>		

Section 4.15 Assessment Report - DA21/1834

Performance-based Solution to Acceptable Solution A33.2 in Chapter 12 of Shoalhaven DCP 2014

Control being “varied”

A33.2 The **gross floor area** and eave height of a **garage**, or other similar **structure**, complies with the provisions in **Table 4**.

Note:

- Where an area is mapped on the floor space ratio map in Shoalhaven LEP 2014, the Shoalhaven LEP 2014 floor space ratio provisions for these sites prevail.
- Refer to the following for guidance on calculating floor space ratio (including exclusions):
 - **Figure 3 (Section 6.1.1 of this Chapter).**
 - **Gross floor area** definition.
 - Clause 4.5 of Shoalhaven LEP 2014 and Shoalhaven LEP (Jerberra Estate) 2014.
- When calculating the **site area**, the area of any access handle or right of way is to be excluded.

Table 4: Gross floor area and wall height

	Gross Floor Area	Wall Height <i>From ground level (existing) to eave</i>
R1, R2 and SP3 (> 2000m ²), R3 and RU5 Zones	110m ²	3.0m Refer to Figure 10
R2 and SP3 (≤ 2000m ²)	To be assessed on merit	To be assessed on merit
RU1, RU2, RU4, E2, E3, E4, and R5 Zones	Site area up to 1 hectare - 140m ²	To be assessed on merit

Extent of proposed departure from acceptable solution

Section 4.15 Assessment Report - DA21/1834

Acceptable Solution	Numerical Standard	Proposed Solution	Numerical Departure	% Departure
A33.2	3m	5.1m	2.125m	70%
Demonstrate how the relevant objectives and performance criteria are being met with the performance-based solution				
Objective		Commentary		
<p>8.1 Density, Height and Setbacks</p> <p>The specific objectives are to:</p> <ul style="list-style-type: none"> i. Ensure that the bulk and scale of new development is compatible with the existing streetscape amenity and the existing or desired future character of the area. ii. Minimise the visual impacts of elements of the development that exaggerate the built form and impacts negatively on desired future streetscapes. iii. Encourage design that ensures that the amenity of surrounding development is properly considered and not adversely impacted. iv. Allow adequate separation between buildings to promote natural light, solar access, ventilation, landscaping and privacy. v. Minimise the impacts upon the site and surrounding land following construction of non-habitable structures before the construction of a dwelling. vi. Retain the amenity of the public domain. 		<p>The proposed performance-based solution for the wall height of the Shed is not compatible with the existing or desired future character of the area. The proposed wall height of 5.125m amplifies the visual impact of the Shed to adjoining properties. The wall height variation is not considered to meet the objectives of the development control.</p>		
Performance Criteria		Commentary		
P33.1	The bulk and scale of new development, particularly on the perimeter of the development site, or where that locality or development site has heritage significance and/or distinctive character, is:	<p>The proposed shed has a rear wall height of 5.125m and is located 0.9m from the rear boundary. This increased wall height of the proposed shed creates additional bulk and scale that contrasts with the existing development in the locality. The reduced rear setback and topography of the site with the land sloping to the rear exacerbates the bulk and scale of the shed and will make the shed visually prominent from adjoining</p>		

Section 4.15 Assessment Report - DA21/1834

	<ul style="list-style-type: none"> • Compatible, consistent and sympathetic to the bulk and scale of existing development in the locality. • Sympathetic with the streetscape and complements the existing and desired future character of the area. 	<p>properties. The development would result in a large colourbond wall dominating the rear setback which will be prominent from adjoining properties. The bulk and scale and location of the proposed shed will compromise the amenity of adjoining residences and enjoyment of rear yards and private open space.</p> <p>It is noted that there are sheds on adjoining properties however, these appear to be smaller in height and have floor areas less than 50m². The bulk and scale of the shed is inconsistent with other sheds in the vicinity of the site.</p> <p>If the proposed shed is to be approved, it will likely establish precedent for the local area which is not considered to be consistent with the existing and desired future character of the area.</p>
P33.2	The size of a garage, or other similar structure, used in conjunction with a dwelling is appropriate for the garaging of resident's vehicles.	<p>The Shed consists of an area of 104m², a wall height of 5.125m and an overall height of 6.15m.</p> <p>Three (3) roller doors provide vehicle access to the shed. The dimensions of the roller doors are as follows:</p> <ul style="list-style-type: none"> • 3m (h) x 2.876m (w) • 3m (h) x 2.876m (w) • 4.5m (h) x 4.3m (w) <p>The overall height of the shed is considered to be excessive for residential use.</p>
P33.3	The size of the non-habitable structure is appropriate for its purpose.	If approved, recommended conditions of consent will require that the shed not be used for any habitable purposes.
Demonstrate how the development will not have any adverse impacts as a result of the performance-based solution		
The proposed performance-based solution is inconsistent with the objectives and performance-based solutions of the development control. The wall height of 5.125m is considered to unnecessarily increase the bulk and scale of the development and contribute to amenity impacts on adjoining		

Section 4.15 Assessment Report - DA21/1834

properties. There are no restrictions or unique circumstances as to why a departure from the acceptable solutions is being sought. The proposed variation has been assessed on merit and is not considered to be acceptable in this instance. The variation to Shed wall height is not supported.
Performance-based Solution to Acceptable Solution A35.2 in Chapter G12 of Shoalhaven DCP 2014
Control being “varied”
<p>A35.2 Setbacks shall comply with the provisions in Table 2 (Section 6.1.2 of this Chapter), where the site is located in the following zones:</p> <ul style="list-style-type: none"> • R1 General Residential. • R2 Low Density Residential, where the site area is less than 2000m2 . • RU5 Village • SP3 Tourist

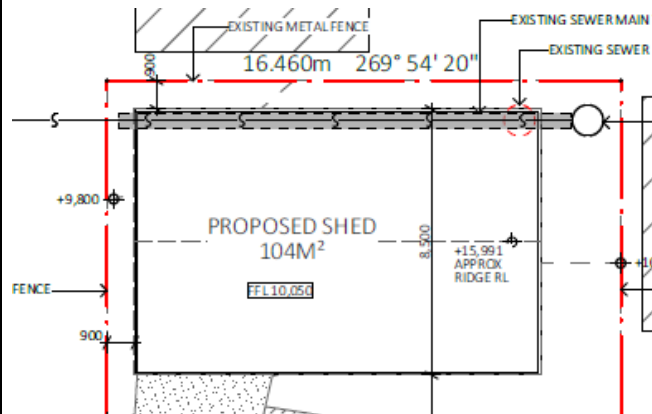
Section 4.15 Assessment Report - DA21/1834

Table 2: Setbacks in the R1, R2 (< 2000m ²), RU5 and SP3 zones					
Front Setback Primary road frontage	Parallel Road Frontage	Side Setback No road frontage and to public reserve	Side Setback Secondary road frontage	Rear setback	Rear/side setback to foreshore reserve
<p>Lots under 600m²:</p> <ul style="list-style-type: none"> 5m to dwellings. 4m to verandahs, patios and awnings. <p>Lots 600m² - 900m²:</p> <ul style="list-style-type: none"> 6m to dwellings. 5m to verandahs, patios and awnings. <p>Lots over 900m²:</p> <ul style="list-style-type: none"> 7.5m to dwellings. 6.5m to verandahs, patios and awnings. <p>Note: Reduced setbacks may be considered where the prevailing street character permits and the future desired character of the area is not prejudiced.</p>	3m	<p>900mm to dwellings and detached non-habitable outbuildings.</p> <p>450mm from eaves/gutters.</p> <p>Where parking spaces are proposed at the rear of a dwelling, one 2.4m side setback is required for vehicular access.</p>	<p>Lots under 600m²: 3m</p> <p>Lots 600m² and over: 3.5m</p>	3m (average).	7.5m.
Extent of proposed departure from acceptable solution					
Acceptable Solution	Numerical Standard	Proposed Solution	Numerical Departure	% Departure	
A35.2	3m	0.9m	2.1m	70%	

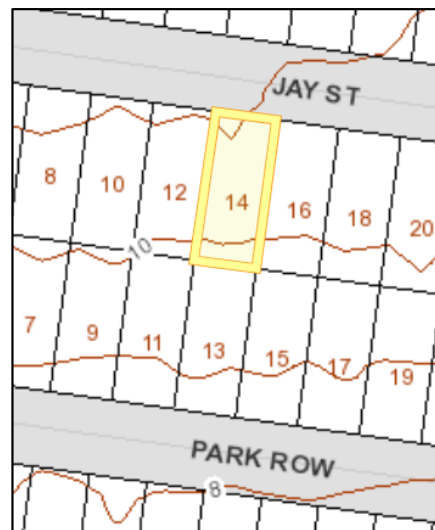
Section 4.15 Assessment Report - DA21/1834

Demonstrate how the relevant objectives and performance criteria are being met with the performance-based solution		
Objective		Commentary
<p>8.1 Density, Height and Setbacks</p> <p>The specific objectives are to:</p> <ul style="list-style-type: none"> i. Ensure that the bulk and scale of new development is compatible with the existing streetscape amenity and the existing or desired future character of the area. ii. Minimise the visual impacts of elements of the development that exaggerate the built form and impacts negatively on desired future streetscapes. iii. Encourage design that ensures that the amenity of surrounding development is properly considered and not adversely impacted. iv. Allow adequate separation between buildings to promote natural light, solar access, ventilation, landscaping and privacy. v. Minimise the impacts upon the site and surrounding land following construction of non-habitable structures before the construction of a dwelling. vi. Retain the amenity of the public domain. 		<p>The proposed performance-based solution for the rear setback of the Shed is not compatible with the existing or desired future character of the area. The proposed rear setback of 0.9m exaggerates the visual impact of the Shed to adjoining properties, particularly when viewed in addition to the increased wall height of the shed. The rear setback variation is not considered to meet the objectives of the development control.</p>
Performance Criteria		Commentary
P35.1	The front setback is generally consistent with adjoining development and does not undermine the integrity of the prevailing building lines.	N/A – Shed is located behind the building line.
P35.2	The location and siting of the building complements the existing setbacks in proximity to the site, foreshore (if applicable) and the streetscape.	The proposed shed presents as a substantially larger shed in comparison to those observed on adjoining properties; sheds on adjoining properties appear to be less than 50m ² . This is particularly evident when considering the increased wall height in combination with the length of the shed, which extends for the majority of the rear boundary. Although some sheds are observed on adjoining properties with reduced rear setbacks, these are significantly smaller in height and size.

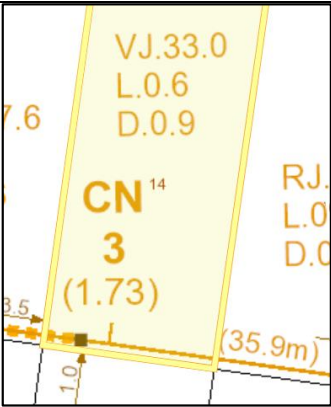
Section 4.15 Assessment Report - DA21/1834

		<p>The bulk and scale of the proposed shed is inconsistent with other sheds in the vicinity and the reduced rear setback in this instance would contribute to its prominence when viewed from adjoining properties and would compromise the amenity of adjoining properties and their enjoyment of rear yards and private open space.</p> 
P35.3	The proposed development is setback and of a scale that is relative to the street reserve width, in such a way to ensure pedestrians do not feel buildings are overbearing.	N/A – Shed is located behind the building line.
P35.4	Setbacks avoid loss of view, undue overshadowing and provide/maintain privacy (visual and acoustic), traffic safety and maintain adequate daylight and sunlight access.	The visual impacts of the shed are intensified by the reduced rear setback. Along the rear boundary, the shed presents with a length of 13m and an overall height of 6.15m. The visual amenity of the adjoining properties will be unduly impacted by the bulk and scale of the proposed shed.

Section 4.15 Assessment Report - DA21/1834

		<p>Also, the topography in the immediate vicinity of the location of the proposed Shed slopes towards Park Row with a fall between 1-2m, further exacerbating the amenity impacts for properties located south, south-east and south-west of the development.</p>  <p>The proposed detached shed will reduce solar access to adjoining properties; however, it is not considered to result in overshadowing impacts to habitable rooms and principal private open space above the acceptable levels outlined in Shoalhaven DCP 2014.</p>
P35.5	Adequate levels of light and ventilation to adjoining buildings, landscaping, services and infrastructure are protected.	The proposed shed is located over an existing sewer main with a vertical junction.

Section 4.15 Assessment Report - DA21/1834

		 <p>The application proposes to encase the sewer main and relocate the sewer manhole in order to accommodate the proposed shed. The applicant will need to apply for a Certificate of Compliance to ensure the Shoalhaven Water infrastructure is protected.</p>	
P35.6	The proposal maintains adequate provision for on-site car parking.	Adequate car-parking is provided on-site. An attached garage is included as part of the single storey dwelling.	
Demonstrate how the development will not have any adverse impacts as a result of the performance-based solution			
<p>The proposed performance-based solution is inconsistent with the objectives and performance-based solutions of the development control. The rear setback of 0.9m is considered to unnecessarily increase the appearance of the development and impact on the visual amenity of adjoining properties. There are no restrictions or unique circumstances as to why a departure from the acceptable solutions is being sought. The proposed variation has been assessed on merit and is not considered to be acceptable in this instance. The variation to Shed rear setback is not supported.</p>			



Address all correspondence to: The Chief Executive Officer,
PO Box 42, Nowra NSW 2541 Australia
shoalhaven.nsw.gov.au/contact | 1300 293 111

shoalhaven.nsw.gov.au     

**NOTICE TO APPLICANT OF DETERMINATION OF APPLICATION
DEVELOPMENT CONSENT**

Environmental Planning and Assessment Act, 1979
DA21/1834

TO:

Hotondo South Coast
PO Box 1057
NOWRA NSW 2541

being the applicant(s) for DA21/1834 relating to:

14 Jay St, CULBURRA BEACH - Lot 7 - DP 246986

APPROVED USE AND OR DEVELOPMENT:

Demolition of existing structures, construction of single storey dwelling

DETERMINATION DATE: **Error! Unknown document property name.**

Pursuant to the Section 4.18 of the Act, notice is hereby given that the above application has been determined by granting consent, subject to the conditions listed below.

CONSENT TO OPERATE FROM: The date of satisfaction of deferred commencement conditions.

CONSENT TO LAPSE ON: **Day Month 2022** (deferred commencement);

OR

Day Month 2027 (upon the issue of an operational consent).

This consent is valid for five years from the date hereon.

In accordance with Section 4.53 of the Act, development consent for the use of the land or the erection of a building does not lapse if building, engineering or construction work relating to the building or work or the use is physically commenced on the land to which the consent applies before the lapse date.

DETAILS OF CONDITIONS:

The conditions of consent and reasons for such conditions are set out as follows:

Determination Notice - Page 2 of 18 - **Error! Unknown document property name.**

DEFERRED COMMENCEMENT

0. Pursuant to s 4.16(3) of the *Environmental Planning and Assessment Act 1979*, the applicant must satisfy the following deferred commencement conditions of consent prior to this development consent becoming operative:

- a) Provide evidence to Council of registration of an easement for stormwater drainage benefiting the subject property (Lot 7 DP 246986) allowing for stormwater to be drained via gravity to drainage infrastructure in Park Row.

OR

- b) Provide evidence to Council that all avenues to obtain a stormwater drainage easement to allow for drainage via gravity to stormwater infrastructure in Park Row have been exhausted in accordance with the criteria set by A2.1 (c) in Chapter G2 of Shoalhaven DCP 2014 including acknowledgement from adjoining property owners indicating a refusal to grant a drainage easement. The acknowledgement must indicate that a reasonable amount of compensation has been offered for the proposed drainage easement and that the advantages of creating as easement were explained. And;
- c) Provide to Council for review and approval, hydraulic plans prepared in accordance with the specifications of Chapter G2 and Supporting Document 1 of Shoalhaven DCP 2014 for a charged line system allowing for stormwater drainage to Jay Street. The hydraulic design plans must:
- i) demonstrate a minimum of 1.8m of fall between the roof gutters and the front boundary of the site.
 - ii) demonstrate fall from the front boundary to the kerb line.
 - iii) Include a detailed design, inclusive of site plan and longitudinal section including all calculations, levels and further details of pits, gutters and maintenance facilities as required.

Evidence that will sufficiently enable Council to be satisfied as to the compliance of these matters must be submitted to Council within two (2) months of the date of determination of this deferred commencement consent, failing which, this deferred development consent will lapse pursuant to s 4.53(6) of the *Environmental Planning and Assessment Act 1979*.

This development consent will not become operative until such time that the Council notifies the applicant in writing that the requirements of deferred commencement have been satisfied.

PART A: GENERAL CONDITIONS

1. General

The consent relates to demolition of existing structures and construction of single-storey dwelling as documented on the stamped plans/documentation, or as modified by the conditions of this consent. The development must be carried out in accordance with this

Determination Notice - Page 3 of 18 - **Error! Unknown document property name.**

consent. If there is inconsistency between the stamped plans/documentation and the conditions of consent, the conditions prevail to the extent of that inconsistency.

Stamped plans/documents	Ref/sheet no.	Prepared by	Dated
Site Plan and Site Analysis	Sheet No. 2	Hotondo Homes	20/07/2021
Ground Floor Plan	Sheet No. 3	Hotondo Homes	20/07/2021
Typical Sections	Sheet No. 4	Hotondo Homes	20/07/2021
Elevations (North & West)	Sheet No. 5	Hotondo Homes	20/07/2021
Elevations (South & East)	Sheet No. 6	Hotondo Homes	20/07/2021
Site management plan	Sheet No. 7	Hotondo Homes	20/07/2021
BASIX Certificate	1215085S	Structerre Consulting	21/06/2021
Colour Selection Sheet	-	Hotondo Homes	09/06/2021
Waste Management Plan	Standard Form	Hotondo South Coast	08/07/2022

Note: Any alteration to the plans and/or documentation must be submitted for the approval of Council. Such alterations may require the lodgement of an application to amend the consent under section 4.55 of the Environmental Planning and Assessment Act, or a new development application.

2. **“Partial” Consent**

This is a “partial” consent for development as specified under Condition 1 of this consent and granted in accordance with the provisions of Section 4.16(4)(c) of the Act.

The detached shed is not approved as part of this consent.

3. **Prescribed Conditions**

The development must comply with the [Prescribed Conditions of Development Consent](#), Division 8A, *Environmental Planning and Assessment Regulation 2000*, as applicable.

4. **Occupation / Use**

The development must not be occupied or used before an Occupation Certificate has been issued by the Principal Certifier. If an Occupation Certificate is not required, the use must not commence until all conditions of development consent have been met or other satisfactory agreements have been made with Council (i.e. a security).

Determination Notice - Page 4 of 18 - **Error! Unknown document property name.**

5. Shoalhaven Water - Certificate of Compliance

A Certificate of Compliance must be obtained to verify that all necessary requirements for matters relating to water supply and sewerage (where applicable) for the development have been made with Shoalhaven Water. A Certificate of Compliance must be obtained from Shoalhaven Water after satisfactory compliance with all conditions as listed on the Notice of Requirements and prior to the issue of an Occupation Certificate, Subdivision Certificate or Caravan Park Approval, as the case may be.

PART B: INTEGRATED DEVELOPMENT AND CONCURRENCE CONDITIONS

NIL

PART C: PRIOR TO THE COMMENCEMENT OF WORKS

6. Construction Certificate

A Construction Certificate must be obtained from either Council or a certifier before any building work can commence.

7. Appointment of Principal Certifier

Prior to the commencement of building or subdivision work, a Principal Certifier must be appointed.

8. Notice of Commencement

Notice must be given to Council at least two (2) days prior to the commencement of building or subdivision work by completing and returning the form [‘Commencement Notice for Building or Subdivision Work and Appointment of Principal Certifying Authority’](#)

9. Toilet Facilities - Temporary

Toilet facilities must be available or provided at the work site before works begin and must be maintained until the works are completed at a ratio of one toilet plus one additional toilet for every 20 persons employed at the site. Each toilet must:

- a) be a standard flushing toilet connected to a public sewer, or
- b) have an on-site effluent disposal system approved under the *Local Government Act 1993*, or
- c) be a temporary chemical closet approved under the *Local Government Act 1993*.

10. Asbestos Removal

Asbestos removal must be carried out in accordance with AS2601-2 [SafeWork NSW – Code of Practice, Demolition Work \[ISBN 978-0-642-78415-5\]](#) and [SafeWork NSW – Code of Practice, How to Safely Remove Asbestos \[ISBN 978-0-642-33317-9\]](#) as applicable, by a person holding the relevant licence issued by SafeWork NSW.

A licence is not required to remove less than 10m² of non-friable asbestos, provided that the total amount of non-friable asbestos removed from the lot does not exceed 10m².

Determination Notice - Page 5 of 18 - **Error! Unknown document property name.**

Asbestos must be taken for disposal to the licensed Waste Management Facility identified in the approved Waste Management Plan.

Post asbestos removal and prior to further work on the site, the following must be submitted to the Certifier:

- a) A clearance certificate issued by a licensed asbestos assessor or competent person as required by the Work, Health and Safety Regulation 2017 for the specific type of asbestos removal work confirming that the area has been cleaned satisfactorily and is safe to be re-occupied for normal use.
- b) A clearance certificate is required if the removal work involved any quantity of friable asbestos, or if it involved removal of more than a total of 10 square metres of non-friable asbestos from the lot.
- c) Documentary evidence of the legitimate disposal of all asbestos in the form of tip receipts from an approved waste management facility.

11. Asbestos – Notification of Neighbours

Seven (7) days prior to the commencement of any demolition works involving asbestos, all immediate neighbours must be notified in writing of the intention to carry out asbestos demolition works. Copies of these written notifications should be retained and submitted to Council

12. Demolition

Demolition work must be carried out in accordance with AS2601-2 [SafeWork NSW – Code of Practice, Demolition Work \[ISBN 978-0-642-78415-5\]](#) and [SafeWork NSW – Code of Practice, How to Safely Remove Asbestos \[ISBN 978-0-642-33317-9\]](#) as applicable.

13. Demolition - Completion of Works

Demolition work, once commenced, must be completed within three (3) months.

14. Demolition - Decommissioning of Services

Prior to the commencement of demolition work:

- a) all existing internal sewer drainage pipework must be flushed, disconnected from the existing sewer junction and the sewer junction must be temporarily capped off.
- b) internal water lines must be disconnected from the water meter currently servicing the property.
- c) the capped off sewer junction and disconnected water lines must be inspected by Shoalhaven Water. For all inspections contact Shoalhaven Water on 4429 3547.
- d) the developer must provide the Certifier with evidence of compliance with the above requirements.

15. Run-off and Erosion Controls

Prior to the commencement of site works, run-off and erosion controls must be implemented and maintained during construction to prevent soil erosion, water pollution or the discharge of loose sediment on the surrounding land by:

Determination Notice - Page 6 of 18 - **Error! Unknown document property name.**

- a) diverting uncontaminated run-off around cleared or disturbed areas.
- b) erecting a silt fence and providing any other necessary sediment control measures that will prevent debris escaping into drainage systems, waterways or adjoining properties.
- c) preventing the tracking of sediment by vehicles onto roads.
- d) stockpiling topsoil, excavated materials, construction and landscaping supplies and debris within the lot.

Note: all implemented measures must not cause water pollution as defined by the [Protection of the Environment Operations Act](#) (POEO).

16. Access Driveway Design Standards - Urban

Prior to the commencement of works within the road reserve, engineering design plans for works within the road reserve must be prepared by a suitably qualified person and approved by Council. The layback/footpath crossing design must comply with the following:

- a) Council's Engineering Design Standard Drawings.
- b) Constructed using 20 MPa reinforced concrete, reinforced with SL72 mesh, on a 75mm compacted fine crushed rock base with centrally placed slab of minimum 3 metres width and minimum 100mm depth.
- c) Removal of sufficient width of existing road seal and pavement to allow placing of formwork and laying/compaction of suitable pavement material for the driveway layback with a minimum 300mm offset to the kerb lip line.

17. Works within the Road Reserve

Prior to undertaking any works within an existing road reserve, the developer must obtain the consent of Council under *section 138 of the Roads Act, 1993*.

The following details must be submitted to Council as part of the application:

- a) Any civil works design required by this consent.
- b) Evidence of the contractor's Public Liability Insurance to an amount of \$20 million.
- c) Name and contact information of the person responsible for all relevant works.
- d) A Traffic Control Plan prepared, signed and certified by a person holding the appropriate Transport for NSW (TfNSW) accreditation.
- e) Where the Traffic Control Plan requires a reduction of the speed limit, a 'Application for Speed Zone Authorisation' must be obtained from the relevant road authority.

18. Shoalhaven Water – Prior to the Commencement of Demolition Works

Prior to the Commencement of Demolition Works, all conditions listed on the Shoalhaven Water, Notice of Requirements under the heading "Prior to the Commencement of Demolition Works" must be complied with. Written notification must be issued by Shoalhaven Water and provided to the Certifier.

Determination Notice - Page 7 of 18 - **Error! Unknown document property name.**

19. Shoalhaven Water – Prior to the Commencement of Any Works

Prior to the Commencement of any works, all conditions listed on the Shoalhaven Water Notice of Requirements under the heading “Prior to the Commencement of Any Works” must be complied with. Written notification must be issued by Shoalhaven Water and provided to the Certifier.

20. Dilapidation Report

Prior to the commencement of work, the developer must engage a competent person to prepare a dilapidation report in respect of the neighbouring premises and adjacent public infrastructure, including adjacent kerbs, gutters, footpaths (formed or unformed), driveways (formed or unformed), carriageway, reserves and the like to document evidence of any existing damage.

The dilapidation report must consider the impact of any excavation work that extends below the level of the base of the footings of any structure within 0.9metres of the shared boundary.

Before works commence, a copy of the dilapidation report must be provided to the Certifier and Council. The dilapidation report will be the benchmark for necessary repairs to damage caused during the development works. All repairs must be completed by the developer at the developer’s cost.

Not less than seven (7) days before works commence, the developer must notify the owner of any affected property of the intention to carry out approved works. The developer must also furnish the owner with details of the approved work.

However, if the occupier or owner of any neighbouring dwelling does not permit reasonable access for the purposes for the preparation of the dilapidation report, written evidence of the efforts taken to secure access may be submitted to the *Principal Certifier* and the *Principal Certifier* may waive the requirement in relation to the relevant property.

Note: A dilapidation report can comprise of video footage and photos of adjacent public infrastructure and relevant structures on adjoining properties.

PART D: PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

21. Long Service Levy

Prior to the issue of a Construction Certificate any long service levy payable under the [Building and Construction Industry Long Service Payments Act 1986](#) and prescribed by the [Building and Construction Industry Long Service Payments Regulation 2017](#) must be paid or, where such a levy is payable by instalments, the first instalment of the levy must be paid. Council is authorised to accept payment. Proof of payment must be submitted to the Certifying Authority.

22. Shoalhaven Water – Prior to the Issue of a Construction Certificate

Prior to the issue of a Construction Certificate, all conditions listed on the Shoalhaven Water Notice of Requirements under the heading “Prior to the Issue of a Construction Certificate” must be complied with and accepted by Shoalhaven Water. Written notification must be issued by Shoalhaven Water and provided to the Certifier.

Determination Notice - Page 8 of 18 - **Error! Unknown document property name.**

23. Existing Infrastructure

Any required alterations or damage to infrastructure will be at the developer's expense.

Note: it is recommended prior to the issue of a Construction Certificate, all infrastructure, existing and proposed, is to be shown accurately on construction plans with clearances clearly labelled confirming that the proposed works do not affect any existing infrastructure this will potentially prevent unexpected costs and expenses.

24. Stormwater

Prior to the issue of a Construction Certificate stormwater plans must be prepared by a Licensed Plumber or professional engineer (as defined in the National Construction Code) and submitted to Council for approval under s68 of the *Local Government Act 1993*.

a) Drainage must be designed and constructed in accordance with:

- i) the National Construction Code
- ii) Council's [Engineering Design Specifications](#)
- iii) [Development Control Plan G2](#)

b) Stormwater must be conveyed to the street gutter or registered drainage easement, as appropriate for the site conditions.

25. Stormwater – Internal Charged Lines

Prior to issue of a Construction Certificate, the Certifier must be satisfied that any charged stormwater line on the design plans is to have a flush point installed at the lowest reduced level (RL) into a 450mm x 450mm pit to enable the line to be flushed and prevent blockage.

26. Rainwater Facility

Prior to the issue of a Construction Certificate, details of rainwater tanks must be provided to the Certifier.

Water stored in the tank must be plumbed into the dwelling such that it is supplied to each of the fixtures listed in the BASIX Certificate for the property. Plumbing must be in accordance with the current edition of AS 3500.1 Water Services – Section 16.

It will be necessary to install, maintain and repair the facility so that it functions in a safe and efficient manner in accordance with the current editions of AS 3500.1 Water Services, the New South Wales Code of Practice Plumbing and Drainage and in accordance with the following:

- a) The tank inlet must be located a minimum of 500mm below the outlet of the eave gutter.
- b) The tank is to be installed on a firm flat and stable platform in accordance with manufacturer's recommendations. Tanks located over fill material should be placed on a concrete slab.
- c) Pumps must be located and installed to minimize any potential noise nuisance to surrounding residents, and in the case of a permanent electric pump, must be installed by a licensed electrician. Pump performance must achieve a minimum 300 Kpa output.
- d) Overflow from the tank must be directed into the approved storm water system.

Determination Notice - Page 9 of 18 - **Error! Unknown document property name.**

- e) Any town water top-up of the tank must be by indirect connection by means of a visible "air gap", external to the rainwater tank, in accordance with the provisions of the National Plumbing and Drainage Code, AS3500.1 – Minimum air gap requirements.
- f) Marking and labelling of rainwater services must be in accordance with AS 3500.1 Section 16.
- g) The charged line to the rainwater tank is to have a flush point installed at the lowest reduced level (RL) into a 450mm x 450mm pit to enable the line to be flushed. This is to prevent the line becoming blocked.
- h) For partially buried or fully buried rainwater tanks the property owner is required to have a dual check valve with atmospheric port valve installed at the boundary water meter. Zone protection will be required at the tank or cross connection point to be installed in accordance with AS3500.1 – Section 4.

PART E: PRIOR TO THE ISSUE OF A SUBDIVISION WORKS CERTIFICATE

NIL

PART F: DURING WORKS

27. Hours for Construction

Construction may only be carried out between 7.00am and 5.00pm on Monday to Saturday and no construction is to be carried out at any time on a Sunday or a public holiday. Proposed changes to hours of construction must be approved by Council in writing.

28. Noise

The noise from all demolition and construction activities associated with the approved development must comply with the work practices as outlined in the NSW Department of Environment & Climate Change Interim Construction Noise Guideline. The LA10 level measured over a period of not less than 15 minutes during works must not exceed the background (LA90) noise level by more than 10dB(A) when assessed at any sensitive noise receiver.

29. Aboriginal Objects Discovered During Excavation

If an Aboriginal object (including evidence of habitation or remains) is discovered during the course of the work:

- a) All excavation or disturbance of the area must stop immediately.
- b) Additional assessment and approval pursuant to the National Parks and Wildlife Act 1974 may be required prior to works continuing the affected area(s) based on the nature of the discovery.
- c) Work may recommence in the affected area(s) if Heritage NSW advises that additional assessment and/or approval is not required (or once any required assessment has taken place or any required approval has been given).

The Heritage NSW must be advised of the discovery in accordance with section 89A of the [National Parks and Wildlife Act 1974](#).

Determination Notice - Page 10 of 18 - **Error! Unknown document property name.**

30. Archaeology Discovered During Excavation

If any object having interest due to its age or association with the past is uncovered during the course of the work:

- a) All work must stop immediately in that area.

Work may recommence in the affected area(s) if Heritage NSW advises that additional assessment and/or approval is not required (or once any required assessment has taken place or any required approval has been given).

In accordance with the *Heritage Act 1997*, the Heritage NSW must be advised of the discovery.

31. Survey Certification

A survey must be undertaken by a registered surveyor and provided to the Certifier on completion of the ground floor slab formwork prior to the concrete being poured.

The surveyor must certify all of the following:

- a) The distance of the structure to all boundaries of the allotment are in accordance with the approved plans.

32. Waste Management Plan

All waste must be contained within the site during construction and then be recycled in accordance with the approved Waste Management Plan (WMP) or removed to an authorised waste disposal facility. Waste must not be placed in any location or in any manner that would allow it to fall, descend, blow, wash, percolate or otherwise escape from the site. Compliance with the WMP must be demonstrated by the submission of tip receipts to the Certifier.

Note: "Waste" is defined in the Dictionary to the Protection of the Environment Operations Act 1997 (POEO Act).

33. Maintenance of Site and Surrounds

During works, the following maintenance requirements must be complied with:

- a) All materials and equipment must be stored wholly within the work site unless an approval to store them elsewhere is held.
- b) Waste materials (including excavation, demolition and construction waste materials) must be managed on the site and then disposed of at a waste management facility.
- c) Where tree or vegetation protection measures are in place, the protected area must be kept clear of materials and / or machinery.
- d) The developer must maintain the approved soil water management / erosion and sediment control measures to the satisfaction of the Certifier for the life of the construction period and until runoff catchments are stabilised.
- e) During construction:
 - i) all vehicles entering or leaving the site must have their loads covered, and
 - ii) all vehicles, before leaving the site, must be cleaned of dirt, sand and other materials, to avoid tracking these materials onto public roads.

Determination Notice - Page 11 of 18 - **Error! Unknown document property name.**

- f) At the completion of the works, the work site must be left clear of waste and debris.

34. Earthworks and Excavation

- a) Approved earthworks (including any structural support or other related structure for the purposes of the development):
- i) Must not cause a danger to life or property or damage to any adjoining building or structure on the lot or to any building or structure on any adjoining lot.
 - ii) Must not redirect the flow of any surface or ground water or cause sediment to be transported onto an adjoining property.
 - iii) That is fill brought to the site, must contain only virgin excavated natural material (VENM) or excavated natural material (ENM) as defined in Part 3 of schedule 1 to the *Protection of the Environment Operations Act 1997 (POEO Act)*.
 - iv) Documentation must be provided to the Certifier certifying that imported fill material is not contaminated and does not contain contaminants such as asbestos, chemicals or building waste.
 - v) That is excavated soil to be removed from the site, must be disposed of in accordance with any requirements under the *Protection of the Environment Operations (Waste) Regulation 2005*.
- b) Any excavation must be carried out in accordance with Excavation Work: Code of Practice (*ISBN 978-0-642-78544-2*) published by Safe Work Australia in October 2018

35. Acid Sulfate Soils - Unexpected Finds

If acid sulfate soils are encountered during excavation and/or construction works all work must cease and Shoalhaven City Council notified immediately. The extent of acid sulfate soil must be evaluated by a qualified environmental consultant with experience in the assessment of acid sulfate soils and a preliminary assessment provided to Council. Council will determine an appropriate response, including if an Acid Sulfate Soils Management Plan is required to be prepared and implemented, before works can recommence.

36. Contamination - Unexpected Finds

- a) If unexpected contaminated soil and/or groundwater is encountered during any works:
- i) All work must cease, and the situation must be promptly evaluated by an appropriately qualified environmental consultant.
 - ii) The contaminated soil and/or groundwater must be managed under the supervision of the environmental consultant, in accordance with relevant NSW Environment Protection Authority (EPA) Guidelines.
- b) If unexpected contaminated soil or groundwater is treated and/or managed on-site; an appropriately qualified environmental consultant must verify that the situation was appropriately managed in accordance with relevant NSW EPA guidelines prior to recommencement of works. The verification documentation must be provided to the satisfaction of the Certifier and Shoalhaven City Council prior to the recommencement of any works.
- c) If contaminated soil or groundwater is to be removed from the site, it must be transported to an appropriately licensed waste facility by an NSW EPA licensed waste

Determination Notice - Page 12 of 18 - **Error! Unknown document property name.**

contractor in accordance with relevant NSW EPA guidelines including the Waste Classification Guidelines (2014).

Note: An appropriately qualified environmental consultant will have qualifications equivalent to CEnvP "Site Contamination" (SC) Specialist - by Certified Environmental Practitioner or 'Certified Professional Soil Scientist' (CPSS CSAM) by Soil Science Australia (SSA).

PART G: PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE

37. Compliance

The Occupation Certificate must not be issued until all relevant conditions of development consent have been met or other satisfactory arrangements have been made with council (i.e. a security).

38. Air-Conditioning Systems - Noise controls

Prior to the Issue of an Occupation Certificate, air conditioning must be installed in accordance with manufacturer's instructions and operated at all times so as not to cause "Offensive Noise" as defined by the *Protection of the Environment Operations Act 1997 (POEO Act)*

Domestic air conditioners must not emit noise that can be heard within any room in any other residential premises (that is not a garage, storage area, bathroom, laundry, toilet or pantry) whether or not any door or window to that room is open—

- a) Before 8 am or after 10 pm on any Saturday, Sunday or public holiday, or
- b) Before 7 am or after 10 pm on any other day.

39. BASIX

Prior to the issue of an Occupation Certificate, documentary evidence prepared by a suitably qualified person must be submitted to the Certifier confirming that all commitments listed in the BASIX Certificate(s) are fulfilled in accordance with Clause 97A of the *Environmental Planning and Assessment Regulation 2000*.

40. Colours and Materials

The development must be constructed in accordance with the approved schedule of colours and building materials and finishes.

41. Letter Boxes

A letterbox structure(s) must be provided and be designed to comply with the requirements of Australia Post, located close to the major pedestrian entry to the site, and built from materials that are non-reflective and blend in with the approved development.

42. Shoalhaven Water – Certificate of Compliance

Prior to the issue of any Occupation Certificate, a Certificate of Compliance under section 307 of the Water Management Act 2000 must be obtained from Shoalhaven Water to verify

Determination Notice - Page 13 of 18 - **Error! Unknown document property name.**

satisfactory compliance with all conditions for the supply of water and sewerage, as listed on the Notice of Requirements.

If the development is to be completed in approved stages, or application is subsequently made for staging of the development, separate Compliance Certificates must be obtained for each stage of the development.

43. Works as Executed - Stormwater Drainage

Prior to the issue of an Occupation Certificate, works as Executed Plans and certification must be submitted to the Council by a licenced plumber/ registered surveyor / professional engineer (as defined in the National Construction Code) certifying compliance of all drainage works with the approved design plans and the National Construction Code.

The Works as Executed be shown in red on a copy of the approved plans. This plan must verify-locations &-sizes of all pipelines.

Where the system includes an underground tank, a certificate of structural adequacy must be prepared and provided by a professional engineer (as defined in the National Construction Code).

44. Driveway – Evidence of completion

Prior to the issue of a full Occupation Certificate, all driveway works internal to the site as shown on the approved plans must be completed.

45. Works in the Road Reserve - Evidence of completion

Prior to the issue of a full Occupation Certificate, the developer must provide the Certifier with a Construction Inspection Ticket / Completion of Works in Road Reserve Letter provided by council, confirming compliance with the requirements of section 138 of the *Roads Act 1993*.

46. Dilapidation Report – Evidence

Prior to the issue of an Occupation Certificate, the developer must provide the Certifier and Council with evidence that any damage to neighbouring premises or adjacent public infrastructure, not previously identified as existing damage in the Dilapidation Report, has been repaired by the developer to the satisfaction of Council.

PART H: PRIOR TO THE ISSUE OF A SUBDIVISION / STRATA CERTIFICATE

NIL

PART I: ONGOING USE OF THE DEVELOPMENT

47. Overland Stormwater Flow, Redirecting and/or Concentrating Stormwater

All excavation, backfilling and landscaping works must not result in:

- a) Any change to the overland stormwater flow path on your property and or a neighbouring property. If any change to the overland flow path occurs on a property, the stormwater runoff shall be collected and directed to a legal point of discharge.

Determination Notice - Page 14 of 18 - **Error! Unknown document property name.**

b) The redirection and/or concentration of stormwater flows onto neighbouring properties.

48. Landscaping – Noxious and Environmental Weeds

The planting of plant species listed in the South East Regional Strategic Weed Management Plan 2017 – 2022 is prohibited for the life of the development. No exotic perennial grasses listed on the 'Final Determination of the NSW Scientific Committee for the key threatening process Invasion of native plant communities by exotic perennial grasses' must be sown within the outer protection area or the asset protection zone for the life of the development. Native grasses must be sown in these areas, as this is the interface between disturbed areas and the remaining native vegetation for the life of the development.

PART J: OTHER COUNCIL APPROVALS AND CONSENTS

Consent is given under Section 68 of the Local Government Act 1993 for water supply and sewerage work as detailed in the approved documentation, subject to the following conditions:

1. Approval to Connect to the Reticulated Sewerage System

Approval for Sewerage and Plumbing is granted subject to the following conditions:

- a) All plumbing and drainage work must comply with the Plumbing Code of Australia and AS/NZS 3500.1 Water services– 3500.2 Sanitary Plumbing and Drainage– 3500.4 Heated Water Services.
- b) In accordance with the Plumbing and Drainage Act 2011, plumbers and drainers must submit the following documents to Shoalhaven City Council and to the person for whom the work was carried out.
 - i) Notice of Work no later than two (2) business days prior to the commencement of any work.
 - ii) A Certificate of Compliance for drainage works must be provided within seven days (7) after the external drainage works have been completed.
 - iii) A sewer service diagram, one for each dwelling, must be provided within seven days (7) of the drainage works have been completed.

2. Inspections

Council, as the water authority, must be given at least 24 hours' notice to allow for the inspection of:

Type of Inspection:	Stage of Construction:
Internal Drainage	All internal drainage pipework, including stackwork, installed and under test as per AS 3500.2 Section 15, including any required bedding material as per AS3500.2 Section 5, and prior to any backfilling of the drainage lines. All pipework must be visible to the inspector.
Hot and Cold-Water Service (appropriately colour	All pipework installed and under hydraulic / pressure test, as per AS 3500.1 Section 18 - 18.3 – 18.3.1 prior to the installation of any insulation or any internal lining. Non –

Determination Notice - Page 15 of 18 - **Error! Unknown document property name.**

coded or identification markings)	Drinking Water Service – Rainwater Lines to be installed as per AS 3500.1 Section 9.
External Drainage	Pipework installed and under test as per AS 3500.2 Section 15, including any required bedding material as per AS3500.2 Section 5. All pipework must be visible to the inspector.
Final Inspection of Drainage Works	All drainage works, including stormwater installed as per AS 3500.3 where Council is the Principal Certifier, to be completed prior to the issue of an Occupation Certificate.

3. **Before Commencing Construction**

The builder must locate the position and depth of the sewer junction before commencing construction, to ensure that the top of the overflow gully is a minimum of 900mm above the soffit of the sewer main. Copies of sewer main diagrams issued by Council must be treated as a guide only when locating the junction position.

4. **Yard Gully**

Must be installed as per AS3500.2 – Section 4. A minimum height of 150mm must be maintained between the top of the overflow yard gully riser and the lowest fixture connected to the drain. The height must be measured vertically from the overflow level of the gully riser, or from the invert level of the overflow pipe, to the appropriate point given in National Construction Code. The minimum height between the top of the overflow yard gully riser, or the invert of the overflow pipe, and the surrounding ground surface level must be 75mm, except where the gully riser is located in a path or a paved area where it must be finished at a level so as to prevent the ponding and ingress of water into the drainage system.

PART K: REASONS FOR CONDITIONS

The application has been assessed as required by section 4.15 of the *Environmental Planning and Assessment Act 1979* and has been determined by the granting of conditional development consent.

Statutory requirements

The development proposal, subject to the recommended conditions, is consistent with:

- a) the objects of the Environmental Planning and Assessment Act, 1979.
- c) the aims, objectives and provisions of the applicable environmental planning instruments,
- d) the aims, objectives and provisions of Shoalhaven Development Control Plan 2014 (SDCP 2014).
- e) the aims, objectives and provisions of relevant Council policies.

Public notification

The application was publicly notified in accordance with the *Environmental Planning and Assessment Regulation 2000* and Council's Community Consultation Policy for Development

Determination Notice - Page 16 of 18 - **Error! Unknown document property name.**

Applications (Including Subdivision) and the Formulation of Development Guidelines and Policies (POL 16/230).

Submissions

Any submissions received during the public notification period are available on [DA Tracking](#)

Community views

Issues and concerns raised by the community in submissions have been considered in the assessment of the application and, where appropriate, conditions have been included in the determination to mitigate any impacts.

Suitability of the Site

The application has been approved because the development proposal is considered to be suitable for the site.

The relevant public authorities and the water supply authority have been consulted and their requirements met, or arrangements made for the provision of services to the satisfaction of those authorities.

The increased demand for public amenities and services attributable to the development has been addressed by the requirement to pay contributions in accordance with section 7.11 of the *Environmental Planning and Assessment Act 1979* and Council's Contribution Plan 2019. Contributions under Section 307 of the Water Management Act 2000 have been applied as required.

Impacts of the Development

The application was considered to be suitable for approval. Conditions have been imposed to ensure that:

- a) the development will not result in unacceptable adverse impacts on the natural and built environments.
- b) the amenity and character of land adjoining and in the locality of the development is protected.
- c) any potential adverse environmental, social or economic impacts of the development are minimised.
- d) all traffic, car parking and access arrangements for the development will be satisfactory.
- e) the development does not conflict with the public interest.

PART L: RIGHTS OF REVIEW AND APPEAL

Determination under Environmental Planning and Assessment Act, 1979

Division 8.2 of the EP&A Act, 1979 confers on an applicant who is dissatisfied with the determination a right to request the council to review its determination. The request and determination of the review must be undertaken within the prescribed period.

Determination Notice - Page 17 of 18 - **Error! Unknown document property name.**

Division 8.3 of the EP&A Act, 1979 confers on an applicant who is dissatisfied with the determination of a consent authority a right of appeal to the Land and Environment Court which can be exercised within the prescribed period.

An appeal under Division 8.3 of the EP&A Act, 1979 by an objector may be made only within the prescribed period.

Approvals under Local Government Act, 1993

Section 100 of the Local Government Act, 1993 provides that an applicant may request Council to review its determination of an application.

Section 176 of the Local Government Act, 1993 provides that an applicant who is dissatisfied with the determination of the Council may appeal to the Land and Environment Court. The appeal must be made within the prescribed period.

PART M: GENERAL ADVICE

In this consent the term developer means any person or corporation who carries out the development pursuant to that consent.

Disability Discrimination Act 1992

This application has been assessed in accordance with the *Environmental Planning & Assessment Act, 1979*. No guarantee is given that the proposal complies with the *Disability Discrimination Act 1992*.

The applicant/owner is responsible to ensure compliance with this and other anti-discrimination legislation.

The *Disability Discrimination Act 1992* covers disabilities not catered for in the minimum standards called up in the Building Code of Australia which references AS1428.1 - "*Design for Access and Mobility*".

Disclaimer –Conveyancing Act 1919 – Division 4 – Restrictions on the Use of Land

The applicant should note that there could be covenants in favour of persons other than Council restricting what may be built or done upon the subject land. The applicant is advised to check the position before commencing any work.

Under Clause 1.9A of *Shoalhaven Local Environmental Plan 2014* agreements, covenants or instruments that restrict the carrying out of the proposed development do not apply to the extent necessary to enable the carrying out of that development, other than where the interests of a public authority is involved.

DBYD Enquiry - 'Dial Before You Dig'

In order to avoid risk to life and property it is advisable that an enquiry be made with "Dial Before You Dig" on 1100 or www.dialbeforeyoudig.com.au prior to any excavation works taking place to ascertain the location of underground services. You must also contact your Local Authority for locations of Water and Sewer Mains.

Determination Notice - Page 18 of 18 - **Error! Unknown document property name.**

SIGNED on behalf of Shoalhaven City Council:

CL22.194 - Attachment 2



Address all correspondence to: The Chief Executive Officer,
PO Box 42, Nowra NSW 2541 Australia
shoalhaven.nsw.gov.au/contact | 1300 293 111

shoalhaven.nsw.gov.au     

**NOTICE TO APPLICANT OF DETERMINATION OF APPLICATION
DEVELOPMENT CONSENT**

Environmental Planning and Assessment Act, 1979
DA21/1834

TO:

Hotondo South Coast
PO Box 1057
NOWRA NSW 2541

being the applicant(s) for DA21/1834 relating to:

14 Jay St, CULBURRA BEACH - Lot 7 - DP 246986

APPROVED USE AND OR DEVELOPMENT:

Demolition of existing structures, construction of single storey dwelling and detached shed.

DETERMINATION DATE: **Error! Unknown document property name.**

Pursuant to the Section 4.18 of the Act, notice is hereby given that the above application has been determined by granting consent, subject to the conditions listed below.

CONSENT TO OPERATE FROM:

The date of satisfaction of deferred commencement conditions.

CONSENT TO LAPSE ON:

Day Month 2022 (deferred commencement);

OR

Day Month 2027 (upon the issue of an operational consent).

This consent is valid for five years from the date hereon.

In accordance with Section 4.53 of the Act, development consent for the use of the land or the erection of a building does not lapse if building, engineering or construction work relating to the building or work or the use is physically commenced on the land to which the consent applies before the lapse date.

DETAILS OF CONDITIONS:

The conditions of consent and reasons for such conditions are set out as follows:

Determination Notice - Page 2 of 16 - DA21/1834

DEFERRED COMMENCEMENT

0. Pursuant to s 4.16(3) of the *Environmental Planning and Assessment Act 1979*, the applicant must satisfy the following deferred commencement conditions of consent prior to this development consent becoming operative:

- a) Provide evidence to Council of registration of an easement for stormwater drainage benefiting the subject property (Lot 7 DP 246986) allowing for stormwater to be drained via gravity to drainage infrastructure in Park Row.

OR

- b) Provide evidence to Council that all avenues to obtain a stormwater drainage easement to allow for drainage via gravity to stormwater infrastructure in Park Row have been exhausted in accordance with the criteria set by A2.1 (c) in Chapter G2 of Shoalhaven DCP 2014 including acknowledgement from adjoining property owners indicating a refusal to grant a drainage easement. The acknowledgement must indicate that a reasonable amount of compensation has been offered for the proposed drainage easement and that the advantages of creating as easement were explained. And;
- c) Provide to Council for review and approval, hydraulic plans prepared in accordance with the specifications of Chapter G2 and Supporting Document 1 of Shoalhaven DCP 2014 for a charged line system allowing for stormwater drainage to Jay Street. The hydraulic design plans must:
- i) demonstrate a minimum of 1.8m of fall between the roof gutters and the front boundary of the site.
 - ii) demonstrate fall from the front boundary to the kerb line.
 - iii) Include a detailed design, inclusive of site plan and longitudinal section including all calculations, levels and further details of pits, gutters and maintenance facilities as required.

Evidence that will sufficiently enable Council to be satisfied as to the compliance of these matters must be submitted to Council within two (2) months of the date of determination of this deferred commencement consent, failing which, this deferred development consent will lapse pursuant to s 4.53(6) of the *Environmental Planning and Assessment Act 1979*.

This development consent will not become operative until such time that the Council notifies the applicant in writing that the requirements of deferred commencement have been satisfied.

PART A: GENERAL CONDITIONS

1. General

The consent relates to demolitions of existing structures, construction of a single storey dwelling and detached shed as documented on the stamped plans/documentation, or as modified by the conditions of this consent. The development must be carried out in accordance with this consent. If there is inconsistency between the stamped plans/documentation and the conditions of consent, the conditions prevail to the extent of that inconsistency.

Stamped plans/documents	Ref/sheet no.	Prepared by	Dated
-------------------------	---------------	-------------	-------

Determination Notice - Page 3 of 16 - DA21/1834

Site Plan and Site Analysis	Sheet No. 2	Hotondo Homes	20/07/2021
Ground Floor Plan	Sheet No. 3	Hotondo Homes	20/07/2021
Typical Sections	Sheet No. 4	Hotondo Homes	20/07/2021
Elevations (North & West)	Sheet No. 5	Hotondo Homes	20/07/2021
Elevations (South & East)	Sheet No. 6	Hotondo Homes	20/07/2021
Site management plan	Sheet No. 7	Hotondo Homes	20/07/2021
BASIX Certificate	1215085S	Structerre Consulting	21/06/2021
Colour Selection Sheet	-	Hotondo Homes	09/06/2021
Waste Management Plan	Standard Form	Hotondo South Coast	08/07/2022

Note: Any alteration to the plans and/or documentation must be submitted for the approval of Council. Such alterations may require the lodgement of an application to amend the consent under section 4.55 of the Environmental Planning and Assessment Act, or a new development application.

2. **Prescribed Conditions**

The development must comply with the [Prescribed Conditions of Development Consent](#), Division 8A, *Environmental Planning and Assessment Regulation 2000*, as applicable.

3. **Occupation / Use**

The development must not be occupied or used before an Occupation Certificate has been issued by the Principal Certifier. If an Occupation Certificate is not required, the use must not commence until all conditions of development consent have been met or other satisfactory agreements have been made with Council (i.e. a security).

4. **Class 10 Structure**

The Class 10 structure is ancillary to the dwelling and is not permitted as a standalone structure without an established dwelling that is legally occupied.

5. **Shoalhaven Water - Certificate of Compliance**

A Certificate of Compliance must be obtained to verify that all necessary requirements for matters relating to water supply and sewerage (where applicable) for the development have been made with Shoalhaven Water. A Certificate of Compliance must be obtained from Shoalhaven Water after satisfactory compliance with all conditions as listed on the Notice of Requirements and prior to the issue of an Occupation Certificate, Subdivision Certificate or Caravan Park Approval, as the case may be.

6. **Use of Shed**

The detached shed has been approved as a Class 10 structure under the National Construction Code and must not be used for any industrial, commercial or habitable purposes without separate development consent, or unless otherwise exempt under the provisions of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* for a change of use.

Determination Notice - Page 4 of 16 - DA21/1834

PART B: INTEGRATED DEVELOPMENT AND CONCURRENCE CONDITIONS

NIL

PART C: PRIOR TO THE COMMENCEMENT OF WORKS

7. Construction Certificate

A Construction Certificate must be obtained from either Council or a certifier before any building work can commence.

8. Appointment of Principal Certifier

Prior to the commencement of building or subdivision work, a Principal Certifier must be appointed.

9. Notice of Commencement

Notice must be given to Council at least two (2) days prior to the commencement of building or subdivision work by completing and returning the form ['Commencement Notice for Building or Subdivision Work and Appointment of Principal Certifying Authority'](#)

10. Toilet Facilities - Temporary

Toilet facilities must be available or provided at the work site before works begin and must be maintained until the works are completed at a ratio of one toilet plus one additional toilet for every 20 persons employed at the site. Each toilet must:

- be a standard flushing toilet connected to a public sewer, or
- have an on-site effluent disposal system approved under the *Local Government Act 1993*, or
- be a temporary chemical closet approved under the *Local Government Act 1993*.

11. Asbestos Removal

Asbestos removal must be carried out in accordance with AS2601-2 [SafeWork NSW – Code of Practice, Demolition Work \[ISBN 978-0-642-78415-5\]](#) and [SafeWork NSW – Code of Practice, How to Safely Remove Asbestos \[ISBN 978-0-642-33317-9\]](#) as applicable, by a person holding the relevant licence issued by SafeWork NSW.

A licence is not required to remove less than 10m² of non-friable asbestos, provided that the total amount of non-friable asbestos removed from the lot does not exceed 10m².

Asbestos must be taken for disposal to the licensed Waste Management Facility identified in the approved Waste Management Plan.

Post asbestos removal and prior to further work on the site, the following must be submitted to the Certifier:

- A clearance certificate issued by a licensed asbestos assessor or competent person as required by the Work, Health and Safety Regulation 2017 for the specific type of asbestos removal work confirming that the area has been cleaned satisfactorily and is safe to be re-occupied for normal use.
- A clearance certificate is required if the removal work involved any quantity of friable asbestos, or if it involved removal of more than a total of 10 square metres of non-friable asbestos from the lot.
- Documentary evidence of the legitimate disposal of all asbestos in the form of tip receipts from an approved waste management facility.

Determination Notice - Page 5 of 16 - DA21/1834

12. Asbestos – Notification of Neighbours

Seven (7) days prior to the commencement of any demolition works involving asbestos, all immediate neighbours must be notified in writing of the intention to carry out asbestos demolition works. Copies of these written notifications should be retained and submitted to Council

13. Demolition

Demolition work must be carried out in accordance with AS2601-2 [SafeWork NSW – Code of Practice, Demolition Work \[ISBN 978-0-642-78415-5\]](#) and [SafeWork NSW – Code of Practice, How to Safely Remove Asbestos \[ISBN 978-0-642-33317-9\]](#) as applicable.

14. Demolition - Completion of Works

Demolition work, once commenced, must be completed within three (3) months.

15. Demolition - Decommissioning of Services

Prior to the commencement of demolition work:

- a) all existing internal sewer drainage pipework must be flushed, disconnected from the existing sewer junction and the sewer junction must be temporarily capped off.
- b) internal water lines must be disconnected from the water meter currently servicing the property.
- c) the capped off sewer junction and disconnected water lines must be inspected by Shoalhaven Water. For all inspections contact Shoalhaven Water on 4429 3547.
- d) the developer must provide the Certifier with evidence of compliance with the above requirements.

16. Run-off and Erosion Controls

Prior to the commencement of site works, run-off and erosion controls must be implemented and maintained during construction to prevent soil erosion, water pollution or the discharge of loose sediment on the surrounding land by:

- a) diverting uncontaminated run-off around cleared or disturbed areas.
- b) erecting a silt fence and providing any other necessary sediment control measures that will prevent debris escaping into drainage systems, waterways or adjoining properties.
- c) preventing the tracking of sediment by vehicles onto roads.
- d) stockpiling topsoil, excavated materials, construction and landscaping supplies and debris within the lot.

Note: all implemented measures must not cause water pollution as defined by the [Protection of the Environment Operations Act](#) (POEO).

17. Access Driveway Design Standards - Urban

Prior to the commencement of works within the road reserve, engineering design plans for works within the road reserve must be prepared by a suitably qualified person and approved by Council. The layback/footpath crossing design must comply with the following:

- a) Council's Engineering Design Standard Drawings.
- b) Constructed using 20 MPa reinforced concrete, reinforced with SL72 mesh, on a 75mm compacted fine crushed rock base with centrally placed slab of minimum 3 metres width and minimum 100mm depth.

Determination Notice - Page 6 of 16 - DA21/1834

- c) Removal of sufficient width of existing road seal and pavement to allow placing of formwork and laying/compaction of suitable pavement material for the driveway layback with a minimum 300mm offset to the kerb lip line.

18. Works within the Road Reserve

Prior to undertaking any works within an existing road reserve, the developer must obtain the consent of Council under *section 138 of the Roads Act, 1993*.

The following details must be submitted to Council as part of the application:

- a) Any civil works design required by this consent.
- b) Evidence of the contractor's Public Liability Insurance to an amount of \$20 million.
- c) Name and contact information of the person responsible for all relevant works.
- d) A Traffic Control Plan prepared, signed and certified by a person holding the appropriate Transport for NSW (TfNSW) accreditation.
- e) Where the Traffic Control Plan requires a reduction of the speed limit, a 'Application for Speed Zone Authorisation' must be obtained from the relevant road authority.

19. Shoalhaven Water – Prior to the Commencement of Demolition Works

Prior to the Commencement of Demolition Works, all conditions listed on the Shoalhaven Water, Notice of Requirements under the heading "Prior to the Commencement of Demolition Works" must be complied with. Written notification must be issued by Shoalhaven Water and provided to the Certifier.

20. Shoalhaven Water – Prior to the Commencement of Any Works

Prior to the Commencement of any works, all conditions listed on the Shoalhaven Water Notice of Requirements under the heading "Prior to the Commencement of Any Works" must be complied with. Written notification must be issued by Shoalhaven Water and provided to the Certifier.

21. Dilapidation Report

Prior to the commencement of work, the developer must engage a competent person to prepare a dilapidation report in respect of the neighbouring premises and adjacent public infrastructure, including adjacent kerbs, gutters, footpaths (formed or unformed), driveways (formed or unformed), carriageway, reserves and the like to document evidence of any existing damage.

The dilapidation report must consider the impact of any excavation work that extends below the level of the base of the footings of any structure within 0.9metres of the shared boundary.

Before works commence, a copy of the dilapidation report must be provided to the Certifier and Council. The dilapidation report will be the benchmark for necessary repairs to damage caused during the development works. All repairs must be completed by the developer at the developer's cost.

Not less than seven (7) days before works commence, the developer must notify the owner of any affected property of the intention to carry out approved works. The developer must also furnish the owner with details of the approved work.

However, if the occupier or owner of any neighbouring dwelling does not permit reasonable access for the purposes for the preparation of the dilapidation report, written evidence of the efforts taken to secure access may be submitted to the *Principal Certifier* and the *Principal Certifier* may waive the requirement in relation to the relevant property.

Determination Notice - Page 7 of 16 - DA21/1834

Note: A dilapidation report can comprise of video footage and photos of adjacent public infrastructure and relevant structures on adjoining properties.

PART D: PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

22. Long Service Levy

Prior to the issue of a Construction Certificate any long service levy payable under the [Building and Construction Industry Long Service Payments Act 1986](#) and prescribed by the [Building and Construction Industry Long Service Payments Regulation 2017](#) must be paid or, where such a levy is payable by instalments, the first instalment of the levy must be paid. Council is authorised to accept payment. Proof of payment must be submitted to the Certifying Authority.

23. Retaining Walls - Design

Prior to the issue of a Construction Certificate for approved retaining walls exceeding 0.6m in height above ground level (existing) and/or within 1m of a property boundary, detailed design plans must be prepared and submitted to the Certifier for approval. The retaining walls must satisfy the following:

- a) For retaining walls exceeding 0.6m in height above natural ground level (existing) a professional engineer has certified the retaining walls as structurally sound, including in relation to (but not limited to) the ability to withstand the forces of lateral soil load; and
- b) For retaining walls less than 0.6m in height above natural ground level (existing) the Certifier must be satisfied that the retaining walls are structurally sound, including in relation to (but not limited to) the ability to withstand the forces of lateral soil load.
- c) Retaining walls, footings and drainage must be contained wholly within the development site. Construction within a registered easement is prohibited.

Retaining walls not shown on the approved plan must meet the criteria for Exempt retaining walls and comply with the relevant criteria listed in *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, or be approved by way of Complying Development prior to construction and comply with the relevant criteria listed in *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

24. Shoalhaven Water – Prior to the Issue of a Construction Certificate

Prior to the issue of a Construction Certificate, all conditions listed on the Shoalhaven Water Notice of Requirements under the heading "Prior to the Issue of a Construction Certificate" must be complied with and accepted by Shoalhaven Water. Written notification must be issued by Shoalhaven Water and provided to the Certifier.

25. Existing Infrastructure

Any required alterations or damage to infrastructure will be at the developer's expense.

Note: it is recommended prior to the issue of a Construction Certificate, all infrastructure, existing and proposed, is to be shown accurately on construction plans with clearances clearly labelled confirming that the proposed works do not affect any existing infrastructure this will potentially prevent unexpected costs and expenses.

26. Stormwater

Prior to the issue of a Construction Certificate stormwater plans must be prepared by a Licensed Plumber or professional engineer (as defined in the National Construction Code) and submitted to Council for approval under s68 of the *Local Government Act 1993*.

Determination Notice - Page 8 of 16 - DA21/1834

- a) Drainage must be designed and constructed in accordance with:
 - i) the National Construction Code
 - ii) Council's [Engineering Design Specifications](#)
 - iii) [Development Control Plan G2](#)
- b) Stormwater must be conveyed to the street gutter or registered drainage easement, as appropriate for the site conditions.

27. Stormwater – Internal Charged Lines

Prior to issue of a Construction Certificate, the Certifier must be satisfied that any charged stormwater line on the design plans is to have a flush point installed at the lowest reduced level (RL) into a 450mm x 450mm pit to enable the line to be flushed and prevent blockage

28. Rainwater Facility

Prior to the issue of a Construction Certificate, details of rainwater tanks must be provided to the Certifier.

Water stored in the tank must be plumbed into the dwelling such that it is supplied to each of the fixtures listed in the BASIX Certificate for the property. Plumbing must be in accordance with the current edition of AS 3500.1 Water Services – Section 16.

It will be necessary to install, maintain and repair the facility so that it functions in a safe and efficient manner in accordance with the current editions of AS 3500.1 Water Services, the New South Wales Code of Practice Plumbing and Drainage and in accordance with the following:

- a) The tank inlet must be located a minimum of 500mm below the outlet of the eave gutter.
- b) The tank is to be installed on a firm flat and stable platform in accordance with manufacturer's recommendations. Tanks located over fill material should be placed on a concrete slab.
- c) Pumps must be located and installed to minimize any potential noise nuisance to surrounding residents, and in the case of a permanent electric pump, must be installed by a licensed electrician. Pump performance must achieve a minimum 300 Kpa output.
- d) Overflow from the tank must be directed into the approved storm water system.
- e) Any town water top-up of the tank must be by indirect connection by means of a visible "air gap", external to the rainwater tank, in accordance with the provisions of the National Plumbing and Drainage Code, AS3500.1 – Minimum air gap requirements.
- f) Marking and labelling of rainwater services must be in accordance with AS 3500.1 Section 16.
- g) The charged line to the rainwater tank is to have a flush point installed at the lowest reduced level (RL) into a 450mm x 450mm pit to enable the line to be flushed. This is to prevent the line becoming blocked.
- h) For partially buried or fully buried rainwater tanks the property owner is required to have a dual check valve with atmospheric port valve installed at the boundary water meter. Zone protection will be required at the tank or cross connection point to be installed in accordance with AS3500.1 – Section 4.

PART E: PRIOR TO THE ISSUE OF A SUBDIVISION WORKS CERTIFICATE

NIL

Determination Notice - Page 9 of 16 - DA21/1834

PART F: DURING WORKS**29. Hours for Construction**

Construction may only be carried out between 7.00am and 5.00pm on Monday to Saturday and no construction is to be carried out at any time on a Sunday or a public holiday. Proposed changes to hours of construction must be approved by Council in writing.

30. Noise

The noise from all demolition and construction activities associated with the approved development must comply with the work practices as outlined in the NSW Department of Environment & Climate Change Interim Construction Noise Guideline. The LA10 level measured over a period of not less than 15 minutes during works must not exceed the background (LA90) noise level by more than 10dB(A) when assessed at any sensitive noise receiver.

31. Aboriginal Objects Discovered During Excavation

If an Aboriginal object (including evidence of habitation or remains) is discovered during the course of the work:

- a) All excavation or disturbance of the area must stop immediately.
- b) Additional assessment and approval pursuant to the National Parks and Wildlife Act 1974 may be required prior to works continuing the affected area(s) based on the nature of the discovery.
- c) Work may recommence in the affected area(s) if Heritage NSW advises that additional assessment and/or approval is not required (or once any required assessment has taken place or any required approval has been given).

The Heritage NSW must be advised of the discovery in accordance with section 89A of the [National Parks and Wildlife Act 1974](#).

32. Archaeology Discovered During Excavation

If any object having interest due to its age or association with the past is uncovered during the course of the work:

- a) All work must stop immediately in that area.
Work may recommence in the affected area(s) if Heritage NSW advises that additional assessment and/or approval is not required (or once any required assessment has taken place or any required approval has been given).
- a) In accordance with the *Heritage Act 1997*, the Heritage NSW must be advised of the discovery.

33. Survey Certification

A survey must be undertaken by a registered surveyor and provided to the Certifier on completion of the ground floor slab formwork prior to the concrete being poured.

The surveyor must certify all of the following:

- a) The distance of the structure to all boundaries of the allotment are in accordance with the approved plans.

34. Waste Management Plan

All waste must be contained within the site during construction and then be recycled in accordance with the approved Waste Management Plan (WMP) or removed to an authorised waste disposal facility. Waste must not be placed in any location or in any manner that would allow it to fall, descend, blow, wash, percolate or otherwise escape from the site. Compliance with the WMP must be demonstrated by the submission of tip receipts to the Certifier.

Determination Notice - Page 10 of 16 - DA21/1834

Note: "Waste" is defined in the Dictionary to the Protection of the Environment Operations Act 1997 (POEO Act).

35. Maintenance of Site and Surrounds

During works, the following maintenance requirements must be complied with:

- a) All materials and equipment must be stored wholly within the work site unless an approval to store them elsewhere is held.
- b) Waste materials (including excavation, demolition and construction waste materials) must be managed on the site and then disposed of at a waste management facility.
- c) Where tree or vegetation protection measures are in place, the protected area must be kept clear of materials and / or machinery.
- d) The developer must maintain the approved soil water management / erosion and sediment control measures to the satisfaction of the Certifier for the life of the construction period and until runoff catchments are stabilised.
- e) During construction:
 - i) all vehicles entering or leaving the site must have their loads covered, and
 - ii) all vehicles, before leaving the site, must be cleaned of dirt, sand and other materials, to avoid tracking these materials onto public roads.
- f) At the completion of the works, the work site must be left clear of waste and debris.

36. Earthworks and Excavation

- a) Approved earthworks (including any structural support or other related structure for the purposes of the development):
 - i) Must not cause a danger to life or property or damage to any adjoining building or structure on the lot or to any building or structure on any adjoining lot.
 - ii) Must not redirect the flow of any surface or ground water or cause sediment to be transported onto an adjoining property.
 - iii) That is fill brought to the site, must contain only virgin excavated natural material (VENM) or excavated natural material (ENM) as defined in Part 3 of schedule 1 to the *Protection of the Environment Operations Act 1997 (POEO Act)*.
 - iv) Documentation must be provided to the Certifier certifying that imported fill material is not contaminated and does not contain contaminants such as asbestos, chemicals or building waste.
 - v) That is excavated soil to be removed from the site, must be disposed of in accordance with any requirements under the *Protection of the Environment Operations (Waste) Regulation 2005*.
- b) Any excavation must be carried out in accordance with *Excavation Work: Code of Practice (ISBN 978-0-642-78544-2)* published by Safe Work Australia in October 2018

37. Acid Sulfate Soils - Unexpected Finds

If acid sulfate soils are encountered during excavation and/or construction works all work must cease and Shoalhaven City Council notified immediately. The extent of acid sulfate soil must be evaluated by a qualified environmental consultant with experience in the assessment of acid sulfate soils and a preliminary assessment provided to Council. Council will determine an appropriate response, including if an Acid Sulfate Soils Management Plan is required to be prepared and implemented, before works can recommence.

Determination Notice - Page 11 of 16 - DA21/1834

38. Contamination - Unexpected Finds

- a) If unexpected contaminated soil and/or groundwater is encountered during any works:
 - i) All work must cease, and the situation must be promptly evaluated by an appropriately qualified environmental consultant.
 - ii) The contaminated soil and/or groundwater must be managed under the supervision of the environmental consultant, in accordance with relevant NSW Environment Protection Authority (EPA) Guidelines.
- b) If unexpected contaminated soil or groundwater is treated and/or managed on-site; an appropriately qualified environmental consultant must verify that the situation was appropriately managed in accordance with relevant NSW EPA guidelines prior to recommencement of works. The verification documentation must be provided to the satisfaction of the Certifier and Shoalhaven City Council prior to the recommencement of any works.
- c) If contaminated soil or groundwater is to be removed from the site, it must be transported to an appropriately licensed waste facility by an NSW EPA licensed waste contractor in accordance with relevant NSW EPA guidelines including the Waste Classification Guidelines (2014).

Note: An appropriately qualified environmental consultant will have qualifications equivalent to CEnvP "Site Contamination" (SC) Specialist - by Certified Environmental Practitioner or 'Certified Professional Soil Scientist' (CPSS CSAM) by Soil Science Australia (SSA).

PART G: PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE

39. Compliance

The Occupation Certificate must not be issued until all relevant conditions of development consent have been met or other satisfactory arrangements have been made with council (i.e. a security).

40. Air-Conditioning Systems - Noise controls

Prior to the Issue of an Occupation Certificate, air conditioning must be installed in accordance with manufacturer's instructions and operated at all times so as not to cause "Offensive Noise" as defined by the *Protection of the Environment Operations Act 1997 (POEO Act)*

Domestic air conditioners must not emit noise that can be heard within any room in any other residential premises (that is not a garage, storage area, bathroom, laundry, toilet or pantry) whether or not any door or window to that room is open—

- a) Before 8 am or after 10 pm on any Saturday, Sunday or public holiday, or
- b) Before 7 am or after 10 pm on any other day.

41. BASIX

Prior to the issue of an Occupation Certificate, documentary evidence prepared by a suitably qualified person must be submitted to the Certifier confirming that all commitments listed in the BASIX Certificate(s) are fulfilled in accordance with Clause 97A of the *Environmental Planning and Assessment Regulation 2000*.

42. Colours and Materials

The development must be constructed in accordance with the approved schedule of colours and building materials and finishes.

43. Letter Boxes

Determination Notice - Page 12 of 16 - DA21/1834

A letterbox structure(s) must be provided and be designed to comply with the requirements of Australia Post, located close to the major pedestrian entry to the site, and built from materials that are non-reflective and blend in with the approved development.

44. Retaining Walls – Certification

Prior to the issue of a full Occupation Certificate, the Certifier must be satisfied that all retaining walls have been constructed in accordance with the relevant retaining wall plans and specifications, and in accordance with the requirements of any other conditions of this consent.

Note: This condition does not prevent a partial occupation certificate to be issued for the parts of the development that have been completed.

45. Shoalhaven Water – Certificate of Compliance

Prior to the issue of any Occupation Certificate, a Certificate of Compliance under section 307 of the Water Management Act 2000 must be obtained from Shoalhaven Water to verify satisfactory compliance with all conditions for the supply of water and sewerage, as listed on the Notice of Requirements.

If the development is to be completed in approved stages, or application is subsequently made for staging of the development, separate Compliance Certificates must be obtained for each stage of the development.

46. Works as Executed - Stormwater Drainage

Prior to the issue of an Occupation Certificate, works as Executed Plans and certification must be submitted to the Council by a licenced plumber/ registered surveyor / professional engineer (as defined in the National Construction Code) certifying compliance of all drainage works with the approved design plans and the National Construction Code.

The Works as Executed be shown in red on a copy of the approved plans. This plan must verify locations &-sizes of all pipelines.

Where the system includes an underground tank, a certificate of structural adequacy must be prepared and provided by a professional engineer (as defined in the National Construction Code).

47. Driveway – Evidence of completion

Prior to the issue of a full Occupation Certificate, all driveway works internal to the site as shown on the approved plans must be completed.

48. Works in the Road Reserve - Evidence of completion

Prior to the issue of a full Occupation Certificate, the developer must provide the Certifier with a Construction Inspection Ticket / Completion of Works in Road Reserve Letter provided by council, confirming compliance with the requirements of section 138 of the *Roads Act 1993*.

49. Dilapidation Report – Evidence

Prior to the issue of an Occupation Certificate, the developer must provide the Certifier and Council with evidence that any damage to neighbouring premises or adjacent public infrastructure, not previously identified as existing damage in the Dilapidation Report, has been repaired by the developer to the satisfaction of Council.

PART H: PRIOR TO THE ISSUE OF A SUBDIVISION / STRATA CERTIFICATE

NIL

Determination Notice - Page 13 of 16 - DA21/1834

PART I: ONGOING USE OF THE DEVELOPMENT

50. Overland Stormwater Flow, Redirecting and/or Concentrating Stormwater

All excavation, backfilling and landscaping works must not result in:

- a) Any change to the overland stormwater flow path on your property and or a neighbouring property. If any change to the overland flow path occurs on a property, the stormwater runoff shall be collected and directed to a legal point of discharge.
- b) The redirection and/or concentration of stormwater flows onto neighbouring properties.

51. Landscaping – Noxious and Environmental Weeds

The planting of plant species listed in the South East Regional Strategic Weed Management Plan 2017 – 2022 is prohibited for the life of the development. No exotic perennial grasses listed on the 'Final Determination of the NSW Scientific Committee for the key threatening process Invasion of native plant communities by exotic perennial grasses' must be sown within the outer protection area or the asset protection zone for the life of the development. Native grasses must be sown in these areas, as this is the interface between disturbed areas and the remaining native vegetation for the life of the development.

PART J: OTHER COUNCIL APPROVALS AND CONSENTS

Consent is given under Section 68 of the Local Government Act 1993 for water supply and sewerage work as detailed in the approved documentation, subject to the following conditions:

1. Approval to Connect to the Reticulated Sewerage System

Approval for Sewerage and Plumbing is granted subject to the following conditions:

- a) All plumbing and drainage work must comply with the Plumbing Code of Australia and AS/NZS 3500.1 Water services– 3500.2 Sanitary Plumbing and Drainage– 3500.4 Heated Water Services.
- b) In accordance with the Plumbing and Drainage Act 2011, plumbers and drainers must submit the following documents to Shoalhaven City Council and to the person for whom the work was carried out.
 - i) Notice of Work no later than two (2) business days prior to the commencement of any work.
 - ii) A Certificate of Compliance for drainage works must be provided within seven days (7) after the external drainage works have been completed.
 - iii) A sewer service diagram, one for each dwelling, must be provided within seven days (7) of the drainage works have been completed.

2. Inspections

Council, as the water authority, must be given at least 24 hours' notice to allow for the inspection of:

Type of Inspection:	Stage of Construction:
Internal Drainage	All internal drainage pipework, including stackwork, installed and under test as per AS 3500.2 Section 15, including any required bedding material as per AS3500.2 Section 5, and prior to any

Determination Notice - Page 14 of 16 - DA21/1834

	backfilling of the drainage lines. All pipework must be visible to the inspector.
Hot and Cold-Water Service (appropriately colour coded or identification markings)	All pipework installed and under hydraulic / pressure test, as per AS 3500.1 Section 18 - 18.3 – 18.3.1 prior to the installation of any insulation or any internal lining. Non – Drinking Water Service – Rainwater Lines to be installed as per AS 3500.1 Section 9.
External Drainage	Pipework installed and under test as per AS 3500.2 Section 15, including any required bedding material as per AS3500.2 Section 5. All pipework must be visible to the inspector.
Final Inspection of Drainage Works	All drainage works, including stormwater installed as per AS 3500.3 where Council is the Principal Certifier, to be completed prior to the issue of an Occupation Certificate.

3. **Before Commencing Construction**

The builder must locate the position and depth of the sewer junction before commencing construction, to ensure that the top of the overflow gully is a minimum of 900mm above the soffit of the sewer main. Copies of sewer main diagrams issued by Council must be treated as a guide only when locating the junction position.

4. **Yard Gully**

Must be installed as per AS3500.2 – Section 4. A minimum height of 150mm must be maintained between the top of the overflow yard gully riser and the lowest fixture connected to the drain. The height must be measured vertically from the overflow level of the gully riser, or from the invert level of the overflow pipe, to the appropriate point given in National Construction Code. The minimum height between the top of the overflow yard gully riser, or the invert of the overflow pipe, and the surrounding ground surface level must be 75mm, except where the gully riser is located in a path or a paved area where it must be finished at a level so as to prevent the ponding and ingress of water into the drainage system.

PART K: REASONS FOR CONDITIONS

The application has been assessed as required by section 4.15 of the *Environmental Planning and Assessment Act 1979* and has been determined by the granting of conditional development consent.

Statutory requirements

The development proposal, subject to the recommended conditions, is consistent with:

- a) the objects of the Environmental Planning and Assessment Act, 1979.
- b) the aims, objectives and provisions of the applicable environmental planning instruments,
- c) the aims, objectives and provisions of Shoalhaven Development Control Plan 2014 (SDCP 2014).
- d) the aims, objectives and provisions of relevant Council policies.

Public notification

The application was publicly notified in accordance with the *Environmental Planning and Assessment Regulation 2000* and Council's Community Consultation Policy for Development Applications (Including Subdivision) and the Formulation of Development Guidelines and Policies (POL 16/230).

Submissions

Any submissions received during the public notification period are available on [DA Tracking](#)

Determination Notice - Page 15 of 16 - DA21/1834

Community views

Issues and concerns raised by the community in submissions have been considered in the assessment of the application and, where appropriate, conditions have been included in the determination to mitigate any impacts.

Suitability of the Site

The application has been approved because the development proposal is considered to be suitable for the site.

The relevant public authorities and the water supply authority have been consulted and their requirements met, or arrangements made for the provision of services to the satisfaction of those authorities.

The increased demand for public amenities and services attributable to the development has been addressed by the requirement to pay contributions in accordance with section 7.11 of the *Environmental Planning and Assessment Act 1979* and Council's Contribution Plan 2019. Contributions under Section 307 of the Water Management Act 2000 have been applied as required.

Impacts of the Development

The application was considered to be suitable for approval. Conditions have been imposed to ensure that:

- a) the development will not result in unacceptable adverse impacts on the natural and built environments.
- b) the amenity and character of land adjoining and in the locality of the development is protected.
- c) any potential adverse environmental, social or economic impacts of the development are minimised.
- d) all traffic, car parking and access arrangements for the development will be satisfactory.
- e) the development does not conflict with the public interest.

PART L: RIGHTS OF REVIEW AND APPEAL

Determination under Environmental Planning and Assessment Act, 1979

Division 8.2 of the EP&A Act, 1979 confers on an applicant who is dissatisfied with the determination a right to request the council to review its determination. The request and determination of the review must be undertaken within the prescribed period.

Division 8.3 of the EP&A Act, 1979 confers on an applicant who is dissatisfied with the determination of a consent authority a right of appeal to the Land and Environment Court which can be exercised within the prescribed period.

An appeal under Division 8.3 of the EP&A Act, 1979 by an objector may be made only within the prescribed period.

Approvals under Local Government Act, 1993

Section 100 of the Local Government Act, 1993 provides that an applicant may request Council to review its determination of an application.

Section 176 of the Local Government Act, 1993 provides that an applicant who is dissatisfied with the determination of the Council may appeal to the Land and Environment Court. The appeal must be made within the prescribed period.

Determination Notice - Page 16 of 16 - DA21/1834

PART M: GENERAL ADVICE

In this consent the term developer means any person or corporation who carries out the development pursuant to that consent.

Disability Discrimination Act 1992

This application has been assessed in accordance with the *Environmental Planning & Assessment Act, 1979*. No guarantee is given that the proposal complies with the *Disability Discrimination Act 1992*.

The applicant/owner is responsible to ensure compliance with this and other anti-discrimination legislation.

The *Disability Discrimination Act 1992* covers disabilities not catered for in the minimum standards called up in the Building Code of Australia which references *AS1428.1 - "Design for Access and Mobility"*.

Disclaimer –Conveyancing Act 1919 – Division 4 – Restrictions on the Use of Land

The applicant should note that there could be covenants in favour of persons other than Council restricting what may be built or done upon the subject land. The applicant is advised to check the position before commencing any work.

Under Clause 1.9A of *Shoalhaven Local Environmental Plan 2014* agreements, covenants or instruments that restrict the carrying out of the proposed development do not apply to the extent necessary to enable the carrying out of that development, other than where the interests of a public authority is involved.

DBYD Enquiry - 'Dial Before You Dig'

In order to avoid risk to life and property it is advisable that an enquiry be made with "Dial Before You Dig" on 1100 or www.dialbeforeyoudig.com.au prior to any excavation works taking place to ascertain the location of underground services. You must also contact your Local Authority for locations of Water and Sewer Mains.

SIGNED on behalf of Shoalhaven City Council:



Address all correspondence to: The Chief Executive Officer,
PO Box 42, Nowra NSW 2541 Australia
shoalhaven.nsw.gov.au/contact | 1300 293 111

shoalhaven.nsw.gov.au     

**NOTICE TO APPLICANT OF DETERMINATION OF DEVELOPMENT APPLICATION
BY WAY OF REFUSAL**

Environmental Planning and Assessment Act, 1979
DA21/1834

TO:

Hotondo South Coast
PO Box 1057
NOWRA NSW 2541

being the applicant(s) for DA21/1834 relating to:

14 Jay St, CULBURRA BEACH - Lot 7 - DP 246986

REFUSED USE AND/OR DEVELOPMENT:

Demolition of existing structures and construction of single storey dwelling and detached shed.

DETERMINATION DATE: **[#Application Date#]**

REFUSAL DATE: **[#Application Date#]**

Pursuant to Section 4.18 of the Act, notice is hereby given that the above application has been determined by **REFUSAL** for the reasons as outlined in Part A:

CL22.194 - Attachment 4

Determination Notice by way of Refusal - Page 2 of 3 - DA21/1834

REASONS FOR REFUSAL

1. The proposed development is inconsistent with the development controls set out in Chapter G12 of Shoalhaven Development Control Plan 2014. (Section 4.15(1)(a)(iii) of Environmental Planning and Assessment Act, 1979)
2. The development application has not adequately demonstrated compliance with the development controls set out in Chapter G2 of Shoalhaven Development Control Plan 2014. (Section 4.15(1)(a)(iii) of Environmental Planning and Assessment Act, 1979)
3. The development application has not adequately demonstrated that the proposed development will not have adverse amenity impacts on the built environment in the locality. (Section 4.15(1)(b)(iii) of Environmental Planning and Assessment Act, 1979)
4. The information submitted with the development application does not satisfactorily demonstrate that the site is suitable for the proposed development. (Section 4.15(1)(c) of Environmental Planning and Assessment Act, 1979)
5. Having regard to the above matters to address the relevant provisions of Environmental Planning and Assessment Act, 1979, the granting of development consent is not considered to be in the public interest. (Section 4.15(1)(e) of Environmental Planning and Assessment Act, 1979)

RIGHTS OF REVIEW AND APPEAL**Determination under Environmental Planning and Assessment Act, 1979**

Division 8.2 of the EP&A Act, 1979 confers on an applicant who is dissatisfied with the determination a right to request the council to review its determination. The request and determination of the review must be undertaken within the prescribed period.

Division 8.3 of the EP&A Act, 1979 confers on an applicant who is dissatisfied with the determination of a consent authority a right of appeal to the Land and Environment Court which can be exercised within the prescribed period.

An appeal under Division 8.3 of the EP&A Act, 1979 by an objector may be made only within the prescribed period.

Approvals under Local Government Act, 1993

Section 100 of the Local Government Act, 1993 provides that an applicant may request Council to review its determination of an application.

Section 176 of the Local Government Act, 1993 provides that an applicant who is dissatisfied with the determination of the Council may appeal to the Land and Environment Court. The appeal must be made within the prescribed period.

GENERAL ADVICE**Privacy Notification**

Determination Notice by way of Refusal - Page 3 of 3 - **DA21/1834**

Personal information contained on this Development Consent and any associated documents will be published on Council's website as required by the Government Information (Public Access) Act 2009 (GIPAA).

SIGNED on behalf of Shoalhaven City Council:

Emily May
Development Planner
City Development

CL22.194 - Attachment 4

CL21.157 Progress / Status Update - Access Areas for Dogs Policy Review

HPERM Ref: D21/179931

Department: Community Planning & Projects
Approver: Jane Lewis, Director - City Lifestyles

Reason for Report

This report is being submitted directly to the Ordinary Meeting as per the resolution from Council's Ordinary meeting on 23 February 2021 (MIN21.92). This report is to provide Council with a status update on the progress of the Access Areas for Dogs Policy review.

Recommendation

That Council:

1. Receive this report as a status update on the progress of the Access Areas for Dogs Policy review for information.
2. Receive a future report on the revised Access Areas for Dogs Policy, which will seek a Council resolution to place a revised draft Access Areas for Dogs Policy document on public exhibition.

Options

1. Adopt the recommendation.

Implications: This is in accordance with Council's resolution (MIN.21.92) as it provides a status report to Council on the Access Areas for Dogs Policy Review. A detailed report will be provided back to Council at such a time the revised Policy and Guide have been drafted, which will seek Council's endorsement to proceed to public exhibition and undertake further community engagement and consultation.

2. Adopt an alternate recommendation.

Implications: This will not be in accordance with past Council resolutions and the community's expectations. Council will need to provide direction on further actions and responsibilities in relation to the Policy Review.

Background

Shoalhaven City Council's Access Areas for Dogs Policy and Dog Off-Leash Guide provides dog owners who utilise the public domain in the Shoalhaven Local Government Area (LGA) with conduct guidelines set out by Council in line with the Companion Animals Act 1998.

The identified purpose of Council's Access Areas for Dogs Policy [POL16/173] is:

"to provide dog owners with public domain conduct guidelines as well as to define off-leash, on-leash and prohibited dogs areas for land and assets within the ownership, management, care and control of Council."

Council's policies are subject to review every four years in line with the Local Government election cycle. With the postponement of the Local Government elections in 2020 due to COVID-19, the comprehensive review of the Access Areas for Dogs Policy is now being undertaken.

At Council's Ordinary Meeting in February 2021 Min21.92 it was adopted:

"That a Preliminary report on the progress of the Access Areas for Dogs Policy review and a status update on progress to be provided to the July Ordinary Meeting of Council".

On 20 May 2021, a Councillor briefing was held in relation to the review of the Access Areas for Dogs Policy. The proposed methodology of the review was presented to the Councillors attending the briefing who provided their support towards the review and the proposed methodology.

The outcome of the revised Policy will aim to improve the overall Policy operation with regard to the approach to dogs in the public domain and encourage greater awareness for our community and visitors of the relevant requirements for dogs that apply to the area which they are using.

Project Team

The Project Team is comprised of staff from Council's Community Planning and Projects Social Infrastructure Planning Team and Ranger Services, as both have responsibilities in the implementation and enforcement of the Policy.

As such, a coordinated approach through a Project Control Group (PCG) has been taken with Social Infrastructure Planners and Rangers collaborating and working in partnership on the Access Areas for Dogs Policy Review.

Preliminary Tasks

The PCG identified preliminary tasks required to be undertaken as part of the Policy Review. To date, the following have been completed:

- Determine a Project Methodology;
- Identification of key objectives, opportunities and considerations;
- Desktop review of current Policy and Guide to identify key issues and inconsistencies;
- Audit of all existing dog signage within Shoalhaven LGA that shows a photograph of the sign along with its location on a map; and
- Engagement of independent consultant to provide professional facilitation and support throughout the initial Community Consultation process for the Access Areas for Dogs Policy Review.

Engagement of Consultant

Due to the high levels of interest and diversity of community views an external independent professional specialising in facilitation was engaged to undertake the community consultation with the focus groups and key stakeholders. This approach was adopted to provide rigour and assurance to the community that an objective and transparent process is being undertaken.

Council's Social Infrastructure Planning Team prepared a Targeted Quotation in accordance with Council's procurement procedures, to engage an experienced and independent professional to undertake the Community Consultation phase of the Policy Review.

It was outlined in the scope of works that the Consultant would provide professional facilitation and support services throughout the Community Consultation phase to ensure

stakeholder concerns are able to be raised and considered and that the engagement sessions are conducted in a respectful and a constructive manner.

Council staff undertook independent research to identify potential candidates that would be well placed and appropriately skilled and experienced to undertake the scope of works as outlined in the brief.

The shortlist of candidates were identified through an assessment on skills, location, and previous experience. At the completion of the process, Council staff reviewed the quotations received with an evaluation considering the following factors:

- Price Score;
- Relevant Experience;
- Understanding the Brief;
- Suitability of Personnel;
- Team Structure and Capacity;
- Proposed Methodology
- Timeframe; and
- Quality Control.

Based on the evaluation undertaken, Gauge Consulting was identified as the preferred consultant. The Project Control Group (PCG) for Council's Access Areas for Dogs Policy Review conducted further reference checks on the preferred consultant, and as a result, Gauge Consulting was engaged to provide professional facilitation and support services throughout the Community Consultation phase of the Policy Review.

Community Engagement

The Policy review involves extensive community engagement which will inform Council's approach to the revised Access Areas for Dogs Policy and Guide. The Policy review process has been designed to offer multiple opportunities for the community to provide feedback.

Varying forms of engagement are being utilised (listed below), with experiences, views and feedback being sought from all who use public space within the City of Shoalhaven.

- Internal Stakeholder Workshop with relevant Council Departments / teams;
- External Stakeholder Workshops with representatives from key government bodies and relevant external agencies;
- Community Working Group Focus Group Workshops;
- Community Survey;
- Public Drop-In Sessions;
- Written Submissions.

Community Engagement Methodology

Council staff and Gauge Consulting worked together to finalise the Community Engagement Methodology for the initial Community Consultation phase. The methodology was designed to provide opportunities for those with diverse views to build empathy and common ground for each other's concerns and constructively discuss possible shared ways forward.

As part of the methodology, all Shoalhaven City Councillors were invited to participate in a one-on-one discussion with the Consultant to share their thoughts and aspirations of the Policy Review. Four (4) Councillors participated in these discussions with the Consultant.

An overview of the Community Consultation phase has been provided below in **Figure 1**.

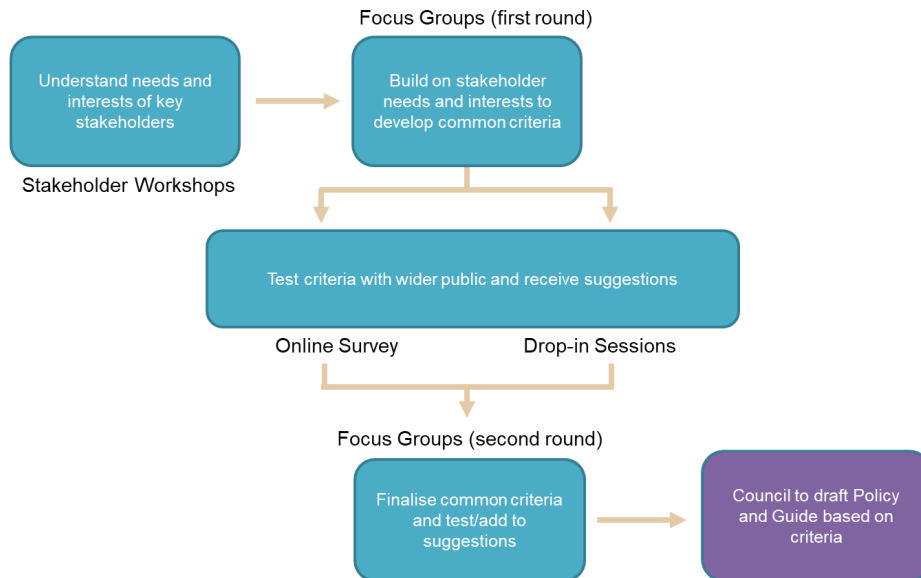


Figure 1 - Initial Community Engagement Overview

The outcomes and feedback received as part of the Community Consultation phase will be analysed by Gauge Consulting and provided to Council in a Community Engagement Summary Report.

The Community Engagement Summary Report will document the various consultation methods, how many people participated, along with a summary of key themes / issues raised throughout the Community Engagement process.

Council's staff will utilise the Community Engagement Summary Report as a key resource to guide reviewing the Policy and Guide.

An overview of the progress of the community engagement is provided in Table 1 below:

Table 1 - Community Engagement Progress Overview

Session	Timeframe
Internal Stakeholder Workshop	Completed 09/06/2021
External Stakeholder Workshop	Completed 09/06/2021
One on one Councillor discussions	Completed in June 2021
Community Working Group Focus Group round 1	Completed throughout June 2021
Community Survey	Currently underway
Public Drop-In Sessions	Currently underway
Community Working Group Focus Group round 2	To be completed in September 2021
Written submissions	Ongoing

Stakeholder Workshops

Two (2) stakeholder workshops of two (2) hours each were conducted on Wednesday 9 June 2021. The stakeholders invited to participate in the workshops were identified to have key interests in dog access areas and its future planning. The workshop format provided opportunity for the stakeholders to discuss their needs and interests and provide direct suggestions regarding responsible dog ownership, signage, access area locations, classifications, infrastructure, and other issues presented.

Table 2 outlines the key internal Council Departments / teams represented at the internal Stakeholder workshop.

Table 2 - Departments represented at Internal Stakeholder Workshop

Ranger Services	Environmental Health
Shoalhaven Animal Shelter	Environmental Services
Tourism	Natural Areas
Engagement	Precincts
Property	Strategic Planning

Table 3 outlines the key external agencies represented at the external Stakeholder workshop.

Table 3 - Agencies represented at External Stakeholder Workshop

NSW Department of Planning, Industry & Environment	Destination Sydney Surrounds South
NSW Department of Primary Industry – Jervis Bay Marine Park	Shoalhaven Tourism Advisory Group
NSW National Parks & Wildlife Service	

The following agencies sent apologies to participating in the workshop, however, will submit input and feedback via other channels:

- Crown Land
- Destination NSW
- NSW Environment Protection Authority

All internal and external stakeholders, whether represented or provided an apology to the workshops will continue to be updated via email at key milestones throughout the Policy Review unless otherwise advised.

Community Working Group

A Community Working Group (CWG) was identified to be established, which would consist of members of the community who represent the diversity of the Shoalhaven community in opinions, experience, and locality.

An Expressions of Interest (EOI) process was established to seek community members who were interested in providing in-depth input into the review of the Policy and Guide. The EOI period was open from 9 December 2020 to Sunday 17 January 2021 inclusive.

Initially, the intent of the CWG was to comprise of seven (7) participants from each of Shoalhaven's three (3) wards, totalling twenty-one (21) participants. However, upon reviewing the EOIs, it was decided that all those who submitted an EOI would form part of

the CWG, through allocation into one of five (5) smaller focus groups with a diverse mix of perspectives with a workable number of participants to allow for productive discussion.

A total of 132 EOIs were received from community members, representative of 40 towns and villages within the Shoalhaven. One (1) expression was received from a resident outside the City of Shoalhaven, who has since withdrawn their submission once aware the Policy Review was Shoalhaven specific.

The following strategy was adopted to allocate the CWG into Focus Groups to provide an even distribution of participants and diversity of opinions:

1. Determining how many participants would result in equal numbers per focus group (approximately 26);
2. Identifying a variety of groups represented by the CWG and experiences provided;
3. Identifying the geographical locations of the CWG by Shoalhaven Council Wards;
4. Note: Due to the size of Ward 3 – Ward 3 was divided into North (Tomerong and surrounds), Central (Milton/Ulladulla and surrounds) and South (Termeil / Bawley Point and surrounds);
5. Allocation of EOIs to one (1) of five (5) focus groups by:
 - a. Groups represented in order of randomised list layout;
 - b. Relevant experiences with access areas for dogs;
 - c. Geographic locations of members.

Table 4 provides an overview of CWG participants and localities represented.

Table 4 - Localities and wards of Community Working Group Participants

Ward	Town/Village	EOIs Received
Ward 1	Berry, Bomaderry, Cambewarra, Kangaroo Valley, Merro Meadow, Nowra, North Nowra, Shoalhaven Heads, West Nowra.	17
Ward 2	Callala Bay, Callala Beach, Culburra Beach, Currarong, Falls Creek, Huskisson, Hyams Beach, Old Errol Bay, Orient Point, Sanctuary Point, Vincentia, Woollamia, Worrigee.	68
Ward 3	Basin View, Bawley Point, Bendalong, Burrill Lake, Cunjurong Point, Cudmirrah, Dolphin Point, Lake Conjola, Lake Tabourie, Milton, Mollymook Beach, Mollymook, Narrawallee, St Georges Basin, Sussex Inlet, Termeil, Tomerong, Ulladulla.	47

The Community Consultation process identifies the two rounds of CWG Focus Groups as key to developing and testing the criteria, to produce outputs for consideration. Council will utilise the outputs of the Focus Groups to guide the revision of the new draft Access Areas for Dogs Policy and associated Dog Off-leash Guide.

The first round of Focus Group Workshops have been held, where participants were provided the key outputs of the Stakeholder Workshops to guide discussion and

development of criteria and suggestions for consideration for the revised draft Policy and Guide.

Emails were sent to the CWG advising of their Focus Group allocation, along with the date, time, and location of their Workshop. Of the 132 invitations sent a total of 94 responses were received with 76 confirmed attendees, 18 apologies and no responses received from 38 who provided EOIs.

Those who provided apologies were advised of other opportunities to provide feedback through the Community Survey and public drop-in sessions. They were also advised that their inability to attend the first round of Focus Group Workshops would not negate their invitation and participation in the second round of Focus Group Workshops.

Table 5 details the first round of CWG Focus Groups which were held over two (2) hours each.

Table 5 - Details of first round of Focus Group Workshops

Focus Group	Date	Time	Venue	Participants
1	Wednesday 16 June 2021	9am-11am	Nowra Showground Committee Room	12
2	Wednesday 16 June 2021	5:30pm-7:30pm	Nowra Showground Committee Room	11
3	Friday 18 June 2021	5:30pm-7:30pm	Vincentia Public Hall	22*
4	Thursday 17 June 2021	9am-11am	Ulladulla Civic Centre	10
5	Thursday 17 June 2021	1pm-3pm	Ulladulla Civic Centre	14

*Note: 14 community members who did not provide an EOI during the submission period attended the workshop on Friday 18 June.

The CWG members were provided the option by Gauge Consulting that upon general agreement, the non-registered community members would be allowed to observe the Focus Group but not participate, and any suggestions made by those non-registered would be taken as submissions.

The outputs from the first round of Focus Group Workshops were analysed and formed the basis for design of the Community Survey. Upon closure of the Community Survey (26 July 2021), the feedback and outputs received will be analysed and provided to the second round of Focus Group Workshops for their considerations, review and to make additional suggestions prior to the drafting of the revised Policy documents.

The second round of Focus Group Workshops are anticipated to be held in September.

Community Survey

The Community Survey was designed to test the draft criteria obtained from the outputs of the Stakeholder Workshops and the first round of CWG Focus Group Workshops with the wider public.

The questions reflect opportunities and considerations suggested by the CWG and allows the opportunity for the respondents to identify and prioritise their needs and interests based on the criteria provided, while allowing for additional suggestions through open text boxes.

The Community Survey was made available on Friday, 25 June 2021 on Council's Get Involved page and will close at midnight on Monday, 26 July 2021. The current NSW Covid-

19 restrictions have not impacted the survey timeframe. The Community Survey has been advertised through the following methods:

- Council's Get Involved Page for the Access Areas for Dogs Policy Review;
- Council's Get Involved Page for Dogs in the Public Domain - Investigations, Trials and Projects;
- Email to all Internal and External Stakeholder Workshop participants, inclusive of apologies;
- Email to all relevant Council Managers, Community Working Group Members, Community Consultative Bodies with links to the Get Involved webpage and Survey for completion, and distribution through their networks;
- Email to all community members who had provided a submission or any correspondence to Council in relation to dogs (over 500 email addresses);
- Social Media posts on Facebook linking to the Online Survey; and
- Media release.

Public Drop-in Sessions

The public drop-in sessions will provide additional opportunities for the wider public to speak with Council staff and Gauge Consulting about the Policy review, assist in providing instructions on how to complete the survey or provide a submission. Five (5) drop-in sessions were scheduled at various locations throughout the Shoalhaven from North to South in concurrence with the Community Survey period.

On 29 June 2021, an update was provided on Council's Get Involved page, and via email in response to the NSW Government restrictions relating to the rising number of COVID-19 cases.

The update advised the decision of Council staff to postpone the scheduled drop-in sessions at Berry and Nowra that were to be held on Sunday, 4 July 2021 (Berry Markets – which were cancelled) and Monday, 5 July 2021 (Nowra). These drop-in sessions have since been rescheduled, and the current details are provided in Table 6.

The drop-in session schedule is provided in Table 6.

Table 6 - Schedule of public drop-in sessions

Date	Time	Location
Friday 16 July 2021	7am-10am	Plantation Point Reserve (near toilet block)
Friday 16 July 2021	1:30pm-4:30pm	Mollymook Beach (intersection of Donlan Rd south with Mitchell Parade)
Saturday 17 July 2021	9am – 12pm	Broughton Court - Berry
Monday 19 July 2021	10:30am–1:30pm	Nowra – Jellybean Park (Egans Lane)
Saturday 24 July 2021	10am-1pm	Ulladulla Civic Centre (grassed area outside Centre)

General Submissions

Since the announcement of the Community Working Group for the current Policy Review on 8 December 2020, Council's Social Infrastructure Planning Team have received and reviewed 95 submissions from the community in relation to dogs in the public domain at time of preparing this report.

The submissions received to date have been in written form, being either emails or provided to Council in person at the Focus Group Workshop on 18 June 2021. The submissions received have been reviewed and responded to where appropriate. A copy of each submission will be included as an attachment as part of the final report to Council later this year.

The main key themes of submissions received are listed below:

- General community confusion with Policy and Off-Leash Guide;
- Signage being inconsistent, confusing and hard to read and/or locate;
- Dogs not under effective control in public spaces, affecting safe shared use of space;
- Lack of Ranger patrols / zero tolerance approach to dog offences;
- Environmental factors such as tidal fluctuations, coastal erosion and shifting dunes affecting boundaries and access to areas;
- Impact on endangered shorebird recovery and nesting locations, native flora and fauna;
- Lack of access and infrastructure to existing off-leash areas;
- Confusion and conflict at timed / restricted dog off-leash areas;
- Tourism implications with the Shoalhaven being promoted as dog-friendly;
- Concern that revised Policy will reduce existing off-leash areas resulting in Shoalhaven viewed as anti-dogs;
- Jurisdictions and boundaries with other land managers / owners such as Crown Lands, NSW National Parks & Commonwealth lands.
- Site / locality specific suggestions for additional dog off-leash areas.

Public Exhibition

The revised draft Policy and Guide will be on public exhibition for a minimum of four (4) weeks once endorsed by Council, anticipated in late 2021. The wider public will have the opportunity to provide feedback on the draft documents via a link on Council's Get Involved page for the Policy review.

Next Steps

Pending Council's resolution after receiving this Report, the following table provides an overview of tasks to be undertaken with anticipated timing for completion.

Task	Anticipated Timing
Continuation and completion of Community Consultation Phase – Including the Community Survey, Drop-In sessions, and the second round of Focus Groups. A summary of feedback from Gauge Consulting will be provided in a Community Engagement Summary Report	July – September 2021
Briefing to Council on the outcome of the Community Consultation and preparation of the revised draft Policy and Guide	October 2021
Report to Council to seek endorsement of revised draft Policy and Guide, and to place documents on public exhibition	November 2021
Public Exhibition of documents in concurrence with submissions	December 2021 /

accepted, feedback on revised draft Policy and Guide and public drop-in sessions	January 2022
Collation of feedback received during public exhibition, update of draft Policy and Guide in accordance with feedback received	February 2022
Report to Council with final draft Policy and Guide to seek endorsement	March 2022
Pending Council's resolution, implementation of new Policy and Guide along with erection and installation of associated infrastructure.	April 2022

Policy Implications

Council's Access Areas for Dogs Policy was last reviewed in 2017. This report provides a status update on Council's current comprehensive review of the Access Areas for Dogs Policy and associated Dog Off-Leash Guide, which will result in a revised Policy and Guide.

Updates to the draft Policy are likely to be required once comments are reviewed following the public exhibition of the document. The comments received and proposed changes to the final draft Policy will be reported to Council for adoption. Once adopted there will be a number of actions flowing on from this to be implemented which will include:

- Council's website to include updated Policy and Guide with better interface, including Ranger enforcement and incident reporting;
- New signage in accordance with updated Policy and Guide, in line with Companion Animals Act 1998; and
- Infrastructure associated with off-leash areas which may include dog waste dispensers, water fountains, shade, seating and fencing.

Financial Implications

The budget for the Access Areas for Dogs Policy Review is being sourced from Council's Community Planning & Projects operational funds. This budget includes the engagement of Gauge Consulting to provide professional facilitation and support services throughout the Community Consultation phase of the Policy Review and costs associated with venue hire for workshops.

Council annually allocates \$70,000 for embellishment of dog related facilities and these funds will be utilised to progressively implement actions arising from the Policy review. Should further funding be required, this will be reported as part of an overall implementation strategy to Council for funding consideration as part of the budget process.

Risk Implications

Council has a responsibility that public space in its care and management provides for safe shared use of space between all who interact with the space, whether human, flora, or fauna, native or domestic.

Dog ownership is increasing in the Shoalhaven LGA and with the growing number of dogs there may be conflict in land use.

Council policies and plans must be in line with the relevant legislation, in particular the *Companion Animals Act 1998*, which governs the effective and responsible care of companion animals.

Council signage needs to reflect the Companion Animals Act and the Policy to enable any potential infringements to be appropriately managed by Ranger Services.



Shoalhaven City Council
Access Areas for Dogs Policy Review
Community Engagement Summary Report
7 December 2021

Table of Contents

Section 1: Executive Summary.....	4
1.1 Engagement purpose, approach and participation.....	4
1.2 Key insights	5
1.3 Next steps	8
Section 2: Introduction.....	9
2.1 Engagement purpose.....	9
2.2 Engagement approach	9
2.3 Who was engaged	10
2.4 Potential process limitation	11
Section 3: Stakeholder internal workshop.....	12
3.1 Needs and interests.....	12
3.2 Suggestions.....	12
Section 4: Stakeholder external workshop.....	14
4.1 Needs and interests.....	14
4.2 Suggestions	14
Section 5: Focus Group workshops – round 1	16
5.1 Introduction	16
5.2 Needs and interests.....	16
5.3 Shared criteria for success	17
Section 6: Drop-in sessions	19
6.1 Introduction (provided by Council).....	19

6.2 Key themes (provided by Council)	19
Section 7: Online survey.....	24
7.1 Who responded.....	24
7.2 Summary results	25
Section 8: Focus Group workshops – round 2	28
8.1 Introduction	28
8.2 Access Areas	28
8.3 Resourcing	30
8.4 Education and enforcement.....	32
Section 9: Next steps.....	34
Appendices.....	35
Appendix 1. Summary of additional submissions (provided by Council)	35
Appendix 2. Drop-in session theme frequency (provided by Council)	46
Appendix 3. Survey questions.....	50
Appendix 4. Location-specific survey suggestions.....	57

Section 1: Executive Summary

1.1 Engagement purpose, approach and participation

Shoalhaven City Council is undertaking a comprehensive review of its Access Areas for Dogs Policy and Dog Off-Leash Guide. It is important that the community and relevant stakeholders have the opportunity to share their views on the review of the Policy, Guide and its implementation approach. Council and Gauge Consulting conducted a comprehensive engagement process to gather community and stakeholder input, including:

	Stakeholder Workshops	Community Working Groups	Online Survey / Drop-In Sessions	Council Submissions
Approach	Internal Council Staff and relevant external stakeholders met to share their team's needs and interests in relation to the Access Areas for Dogs Policy Review, as well as suggestions.	All 123 self-nominated community members of the Community Working Group were invited to join one of five focus groups, which each met twice to share their needs and interests, propose shared criteria for success and share their preferences for (i) different access areas, (ii) the allocation of funds for the Policy and (iii) off-leash area messaging.	Council distributed an online survey covering the Community Working Group's draft criteria, the timing and location of access areas, signage, amenities, information initiatives, enforcement and more. Council also held five public drop-in sessions to answer community questions and hear their views.	The community was also welcome to make direct submissions to Council throughout the process. Council will consider these alongside Gauge's Summary Outcomes Report.
Who was engaged	Representatives from various Council teams attended the Internal Workshop. The External Workshop was attended by NSW Government Departments, National Parks & Wildlife and local tourism bodies.	The 123 community working group members included people from a range of demographics reflecting the make-up of the Shoalhaven community, including: <ul style="list-style-type: none"> • Dog Owners • Non-Dog Owners • Members of CCBs • Dog Trainers • Business Operators • People living with disability • Shorebird Rescue 	Of the 1396 survey respondents: <ul style="list-style-type: none"> • 80.6% were residents, 14.6% ratepayers (but not full time residents) and 4.8% were visitors • 84% were dog owners or carers of some description and 16% did not own a dog • 58% were aged between 50-69 years, with all age brackets (from 0-18yrs up to 85yrs+) represented to some degree A total of 216 community members were engaged at the five public drop-in sessions.	Council received 108 submissions from residents, visitors and community groups from the commencement of the Policy review project and throughout the wider community engagement period.

1.2 Key insights

The outputs of these community engagement activities are summarised in this report. The following table highlights 39 particularly useful findings for Council to consider during the review process and the development of the revised Policy. Gauge strongly recommends reading the entirety of this report for a full appreciation of community and stakeholder contributions.

Shared criteria for success	<p>1. The Community Working Group developed a shared criteria for Council to use as the basis for assessing possible allocations of spaces and deciding on approaches to implementing the revised Policy. This criteria was further refined following survey feedback. It is displayed here in order of overall importance to survey respondents:</p> <ul style="list-style-type: none"> a. The revised policy provides accessible dog-friendly spaces and facilities that support the health and wellbeing of dogs and their owners b. The revised policy supports the safe and satisfactory co-existence of dogs with other users of the space (e.g. families, sportspeople), as well as providing dog-free public and natural spaces c. The revised policy helps to protect the natural environment, especially threatened and endangered wildlife (e.g. shorebirds) d. The revised policy is simple and logical, aligned with best practice, and based on research and consultation e. The revised policy sets owners up for success, with effective education and amenities provided to give owners every chance to do the right thing f. The revised policy enables effective enforcement when people don't do the right thing, especially to help keep people and dogs safe g. The revised policy supports local tourism (recognising visitors are attracted by the natural beauty and the dog-friendliness of the area) h. The revised policy provides consistent, positive messaging – including signage – that is easy to find and that clearly explains the 'why' behind dog access or prohibited areas i. The revised policy includes the resources to support ongoing implementation of the policy j. The revised policy is compliant with all relevant State legislation k. The revised policy includes collaborative efforts and input from Council teams, State Government agencies and industry or volunteer organisations
Spending priorities	<p>2. Council used the above criteria to prepare potential spending categories for the implementation of the Policy. The Community Working Group ranked these categories to indicate which they believed were most important to direct funds towards. Overall, they were ranked as follows:</p> <ul style="list-style-type: none"> a. Clearly communicated – Spending on signage and other communications b. Environmentally-friendly (protection) – Spending on environmental assessments, impact mitigation and protection

	<ul style="list-style-type: none"> c. Dog-friendly (spaces) – Spending on additional or expanded access areas d. Dog-friendly (infrastructure) – Spending on improved infrastructure at existing access areas e. People-friendly (well-enforced) – Spending on enforcement of the Policy f. People-friendly (preventative) – Spending on education for dog owners and general users g. Logical and collaborative – Spending on Policy satisfaction, engagement with key agencies and research for continual improvement
Clearly communicated	<p>Suggestions for communications and signage, gathered through the engagement, can be summarised as follows:</p> <ul style="list-style-type: none"> 3. Provide accurate and consistent information – including consistency across the local government area (LGA) and with state agencies – so the Policy is easy to understand, follow and enforce 4. Improve signage, including by better positioning them (i.e. at entrances and transition points) and using messaging on owner responsibilities and the importance of all community members being considerate of others using the area 5. Support signage with a mix of other resources (e.g. widely distributed print materials, letters to dog owners and/or in-depth online resources) and the exploration of new technologies and channels (e.g. QR codes, video, social media campaigns and search engine optimisation), including by partnering with other agencies to deliver 6. Use positive messaging that explains the ‘why’ behind access area allocations and restrictions, including to help build community understanding and tolerance of other users 7. Make it easy for people to find and identify access areas on maps, including with interactive versions (e.g. a mobile/web app) 8. When communicating expectations for the control of dogs in off-leash areas, use succinct and plain English that puts the onus on the owner and provide a clear description and/or examples of what ‘effective control’ means
Environmentally-friendly	<p>Suggestions for environmental protection, gathered through the engagement, can be summarised as follows:</p> <ul style="list-style-type: none"> 9. Assess potential environmental impacts before allocating dog access areas, including with consideration for impacts on flora and fauna (especially shorebird nesting sites) and to meet legislative requirements 10. Direct Ranger efforts towards environmental protection 11. Alert area users of any sensitivities and what actions they can take to protect the environment
Dog-friendly (spaces)	<p>Findings related to the location and timing of access areas, gathered through the engagement, can be summarised as follows:</p> <ul style="list-style-type: none"> 12. Overall, survey respondents were mostly supportive of <i>more</i> of all types of off-leash areas 13. Most non-dog-owning survey respondents (56%) wanted less off-leash areas overall, and less off-leash beach areas (75% votes for less) 14. Non-dog-owning survey respondents’ views on non-beach areas were mixed but they were more supportive of off-leash fenced areas (66% voted for more of these)

	<p>15. The majority of dog owners or carers who completed the survey preferred to exercise their dogs between 8-10am and 4-6pm, with the next popular timeslots falling just before these at <i>pre-8am</i> and between 2-4pm. The middle of the day, between 12-2pm, was the least popular timeslot</p> <p>16. Respondents generally opposed removing timed access to allow for a simpler allocation of 24/7 or no dog access, mainly because they would not tolerate the potential, slight reduction of off-leash areas that could result from this change</p> <p>17. When presented with potential improvements to the location and timing of areas, the most popular among survey respondents (aided by a strong push by dog owners) was <i>increased off-leash access during quiet times of year</i>, followed by <i>use of vacant/unused land</i> (which received strong support from both dog owners and non-dog owners)</p> <p>18. Participants encouraged Council to consider the accessibility of areas, particularly in terms of proximity to residents and tourists</p> <p>19. The following percentages indicate which of the following options Community Working Group members preferred or thought were more appropriate when the proximity of access areas was taken into account:</p> <ul style="list-style-type: none"> a. A short walk from home to a <i>non-beach</i> dog access area (52% of the vote) vs a short drive to a <i>beach</i> access area (48%) b. A short walk to a <i>timed</i> area (50%) vs a short drive to a 24/7 area (50%) c. A short walk to an <i>on-leash</i> area (35%) vs a short drive to an <i>off-leash</i> area (65%) d. A short walk to an area <i>without amenities</i> (60%) vs a short drive to an area <i>with amenities</i> (40%) <p>20. Participants expressed mixed views on whether Council should use communication and education initiatives to improve people's respect for/ tolerance of other users of the same space or whether it should aim to avoid allocating dog access areas in spaces with many other users or uses</p>
Dog-friendly (infrastructure)	<p>Findings related to the infrastructure/amenities in access areas, gathered through the engagement, can be summarised as follows:</p> <p>21. <i>Dog waste bags and bins</i> were by far the most popular of the access area amenities presented in the survey, followed by <i>drinking water for dogs, fencing or suitable distance from roads, and greater accessibility for people of all abilities</i></p> <p>22. More Community Working Group members indicated that they preferred (or thought it more appropriate to) take a short walk from home to a dog access area <i>without amenities</i> (60%) than a short drive to an area <i>with amenities</i> (40%). Many participants suggested dog owners could provide their own poo bags and water and that people were more likely to be persuaded to drive to an area if its amenities were unique (e.g. a natural environment, agility equipment, separate spaces for small and large dogs)</p> <p>23. Community Working Group members advised that community associations or clubs would likely be able to help monitor and restock local poo bag dispensers if the dispensers and bags (ideally biodegradable) were supplied by Council</p>
People-friendly (well-enforced)	<p>Suggestions for enforcement, gathered through the engagement, can be summarised as follows:</p> <p>24. Use enforcement methods as an effective and accepted part of the policy but as a last resort</p> <p>25. The highest ranked enforcement initiative in the survey (aided by a strong push from dog owners) was for '<i>rangers to educate dog owners in the first instance</i>', while non-dog owners ranked '<i>improved ranger visibility</i>' the highest</p>

	<p>26. Views in survey responses were mixed as to whether rangers should take a <i>friendlier</i> approach (e.g. seeking to educate owners, weighing up circumstances or giving warnings before fining) or a <i>firmer</i> one (e.g. issuing consistent and heavy fines)</p> <p>27. Ranger resources should be most focused on protecting the community from dangerous dogs</p> <p>28. A channel should be available for the community to report non-compliance</p>
People-friendly (preventative)	<p>Suggestions for preventative educative approaches, gathered through the engagement, can be summarised as follows:</p> <p>29. Educate dog owners and non-dog owners on the Policy, the reason for area allocations and requirements for users in each area</p> <p>30. Use ranger interactions and ‘pop up tents’ or similar to educate the users of an area, especially during busy periods</p> <p>31. Leverage education opportunities at key points in the pet ownership journey (e.g. dog registration, vet visits, pet stores, kennels)</p> <p>32. Provide information for the tourism industry to share (e.g. social media posts, website information, ‘Holidaying with Pets’ packs)</p> <p>33. Coordinate and provide materials for community champions, volunteer groups and/or schools to promote positive ‘pet culture’ to residents and visitors</p>
Logical and collaborative	<p>Suggestions for logical and collaborative decision-making and implementation, gathered through the engagement, can be summarised as follows:</p> <p>34. Consistently apply a clear criteria for the strategic allocation of access areas across the LGA</p> <p>35. Transparently explain to Councillors and the community how engagement outputs and other evidence informed Council’s final recommendations</p> <p>36. Simplify the Policy where possible (e.g. avoiding different rules in parts of the same area)</p> <p>37. Incorporate data in decision-making, including population density and trends, the rate and growth of dog ownership, current area usage and baselines for access based on similar LGAs</p> <p>38. Collaborate with relevant state agencies and organisations to share insights, align maps and messaging, and prepare joint communications materials or campaigns</p> <p>39. Incorporate the revised Policy in Council’s strategic planning documentation and design a process for formally evaluating and reviewing the Policy (with the help of the community) once it is implemented</p>

1.3 Next steps

Gauge Consulting’s Summary Outcomes Report (this document) will inform Council’s review of its Access Areas for Dogs Policy and the development of the revised Policy. It will be tabled along with Council’s own report at a Council meeting in early 2022. Council’s report will cover the outputs of the community engagement, as well as a recommended way forward for the Policy.

Section 2: Introduction

2.1 Engagement purpose

Shoalhaven City Council is undertaking a comprehensive review of Council's Access Areas for Dogs Policy and Guide. These documents provide important information on the location and community use requirements of off-leash dog areas, as well as dog owner responsibilities across the Shoalhaven Local Government Area.

It is important that the community and relevant stakeholders have the opportunity to share their views on the review of the Access Areas Dogs Policy, Guide and implementation approach. Council and Gauge have conducted a comprehensive engagement process to gather stakeholder and community input, which is summarised in this report and will be used as an input into Council's review and policy development.

2.2 Engagement approach

The following table outlines the series of engagement activities.

Stakeholder Workshops (Internal & External)	Community Working Group (First Round)	Online Survey & Drop-In Sessions	Community Working Group (Second Round)	Council Submissions
Internal Council Staff and relevant external stakeholders met to share their team's needs and interests in relation to the Access Areas for Dogs Policy Review, as well as suggestions.	<p>The Community Working Group was a pool of 123 people who submitted an expression of interest to Council's Get Involved page.</p> <p>Each member was invited to one of five focus groups to share their needs and interests and propose shared criteria for success.</p>	<p>Council received 1396 responses to an online survey covering the Community Working Group's draft criteria, the timing and location of access areas, signage, amenities, information initiatives, enforcement and more.</p> <p>At the same time, a total of 216 community members were engaged at the five public drop-in sessions held by Council staff. The public asked questions of the team and shared their views on the Policy Review. Gauge did not attend these drop-ins due to COVID-19 restrictions and so the themes from these sessions have been provided by Council.</p>	The Community Working Group members were again invited to one of five groups, this time to share their preferences for (i) different access areas, (ii) for the allocation of funds for the Policy and (iii) for off-leash area messaging.	<p>The community was also welcome to make direct submissions to Council throughout the process. A summary of these submissions has been provided by Council for the appendices of this report (see Appendix 1).</p> <p>Council will consider these alongside Gauge's Summary Outcomes Report.</p>

2.3 Who was engaged

The following table provides an overview of who was engaged through each activity.

Stakeholder Workshops (Internal & External)	Community Working Group	Online Survey & Drop-In Sessions	Council Submissions
<p>Representatives from various Council teams attended the Internal Workshop, including:</p> <ul style="list-style-type: none"> • Ranger Services • Shoalhaven Animal Shelter • Tourism • Community Engagement • Strategic Planning • Property • Environmental Services • Precincts <p>The External Workshop was attended by the:</p> <ul style="list-style-type: none"> • Jervis Bay Marine Park / Department of Primary Industry • Department of Planning, Industry & Environment • National Parks & Wildlife • Destination NSW • Destination Sydney Surrounds South • Shoalhaven Tourism Advisory Group 	<p>The pool of 123 Community Working Group members included people from a range of demographics and perspectives, reflecting the make-up of the Shoalhaven community, including:</p> <ul style="list-style-type: none"> • Dog Owners • Non-Dog Owners • Members of Community Consultative Bodies (CCBs) • Dog Trainers • Business Operators • People living with disability • Shorebird Rescue <p>All members were invited to both rounds of focus groups. Round 1 of the focus groups was attended by 69 participants. Round 2 of the focus groups was attended by 51 participants.</p>	<p>Of the 1396 survey respondents:</p> <ul style="list-style-type: none"> • 80.6% were residents, 14.6% ratepayers (but not full time residents) and 4.8% were visitors • 84% were dog owners or carers of some description and 16% did not own a dog • 58% were aged between 50-69 years, with all age brackets (from 0-18yrs up to 85yrs+) represented to some degree <p>216 community members visited one of the five Council-hosted drop-in sessions.</p>	<p>Council received 108 submissions from residents, visitors and community groups from the commencement of the Policy review project and throughout the wider community engagement period.</p>

In addition to the above, Councillors John Levett, Patricia White, Mark Kitchener and Amanda Findley (Mayor) also chose to meet one-on-one with Gauge Consulting to share a number of themes they believed should be considered during the process, including safety and impacts on other users of a space, environmental protection, dog owner responsibilities and enforcement, signage and other communications, area amenities, and the timing and location of access areas. They also emphasised the benefits of detailed analysis and broad stakeholder and community engagement for logically determining access areas.

2.4 Potential process limitation

Gauge acknowledges that Council opted to not require respondents to complete a registration process or provide personal details prior to completing the survey, which means it was technically possible for the survey to be completed by the same person multiple times.

It is understood that Council's decision was based on the following logic:

1. The registration process is a well-known barrier for participation as it requires the user to have a higher level of motivation to complete the survey. Similarly, not allowing respondents sufficient anonymity can deter respondents from answering honestly
2. While the registration process may have helped deter users from making repeat entries, the engagement platform (<https://www.bangthetable.com/engagementhq-community-software>) would not have stopped users from creating multiple accounts

The survey data suggests that the 1,396 survey responses were received from 1,349 devices. These 47 duplicates may have been attempts by individuals to complete the survey multiple times or may be from other members of the household legitimately completing it for themselves.

Due to this potential limitation, Gauge recommends that raw survey numbers are not used as the sole basis for decision-making. Gauge has broken down survey responses by different perspectives (e.g. dog owner, non-dog owner) to assist Council in understanding the unique needs and interests of different community members. The focus groups also enabled Council to further understand the nuances in the full range of community views. The shared criteria for success, prepared in these focus groups, should be used as the primary basis for decision-making.

Section 3: Stakeholder internal workshop

3.1 Needs and interests

The following are a summary of the needs and interests proposed by Council staff at the internal stakeholder workshop:

- Simple, clear, logical policy that we stick to (including criteria for strategic allocation of access areas)
- Consistent information sharing, including to support enforceability
- Strategic and effective education on the Policy
- Environmental protection, particularly native fauna
- Safe and satisfactory co-existence with other space users
- Dog-friendly and accessible options for the health and wellbeing of dogs and their owners, as well as to support local tourism
- Coordinated Council efforts (e.g. on rationalising asset tracks, the Local Strategic Planning Statement and property legalities)
- Ongoing budget allocated to support the Policy

3.2 Suggestions

The group identified a number of challenges for the implementation of the Policy, along with suggestions for how these might be addressed:

Challenge	Suggestions
What criteria might we use for assigning access areas?	<ul style="list-style-type: none"> • Establish a checklist for assessment prior to assigning (e.g. considering potential for conflict with other users, environmental impacts, adjoining supporting assets, water sources etc.) • Consider the Native Title and the Crown Land Management Act • Consider proximity to urban areas and tourist precincts or businesses • Strategically consider environmental factors and impacts, including proximity of an area to sensitive environments or fauna (e.g. nesting sites) • Simplify area allocation (e.g. to avoid differing rules in parts of a given area) • Factor in population density
How might signage be more effective?	<ul style="list-style-type: none"> • Create signage that is: <ul style="list-style-type: none"> ○ Clear, engaging and easy to understand ○ Consistent and in line with legislative requirements ○ Highly visual, including for users from different language groups

	<ul style="list-style-type: none"> ○ Appropriately placed • Support signage with a mix of other resources (e.g. online, print, QR codes)
How might we consistently and effectively educate dog owners (and other users)?	<ul style="list-style-type: none"> • Use QR codes or similar to easily link people to educative materials (e.g. Council's website) • Leverage education opportunities at key points (e.g. dog registration, vet visits, pet stores, kennels) • Leverage tourism industry support (e.g. social media, websites) • Leverage schools to empower kids to educate their parents • Leverage ranger presence as an opportunity to educate (e.g. pop up tents) • Targeted social media campaigns or events
How might Council work effectively with Councillors to develop and implement an enduring Policy and approach?	<ul style="list-style-type: none"> • Engage Councillors in the Review process • Conduct comprehensive community and stakeholder engagement and share these insights with Councillors, along with how they have led to the revised Policy • Seek agreement on a process and timing for formal reviews of the Policy
How might we support safe, shared spaces and mitigate environmental impacts?	<ul style="list-style-type: none"> • Conduct proper assessments to meet legislative requirements • Support improved understanding among stakeholders of their diverse needs and the sharing of resources • Take a holistic approach to land use / precinct planning

Section 4: Stakeholder external workshop

4.1 Needs and interests

The following are a summary of the needs and interests proposed by stakeholder representatives at the external stakeholder workshop:

- Easy-to-find, user-friendly dog access areas and facilities, including to support local tourism
- Responsible dog ownership and avoidance of shorebird sites or other environmental no-go areas
- Inter-organisation collaboration to support consistent approaches and messaging (including signage) and compliance (i.e. preventative approaches)
- Positively-framed messaging that explains clear and strategic ‘why’ behind Policy elements
- Improved approach to providing and maintaining ‘dog infrastructure’ and facilities

4.2 Suggestions

The group identified a number of challenges for the implementation of the Policy, along with suggestions for how these might be addressed:

Challenge	Suggestions
<p>How might external organisations collaborate to support:</p> <ul style="list-style-type: none"> • Shared mapping • Signage • Messaging • Collateral/ tools for communicating access areas and responsibilities • Compliance (i.e. preventative measures)? 	<ul style="list-style-type: none"> • <i>Improved collaboration</i> – via nominated go-to staff members and improved inter-organisation information sharing tools • <i>Better alignment</i> – including of mapping overlays, key messages, media campaigns and shared signage solutions (that cater for multiple language groups) • <i>Sharing of relevant strategies, action plans and insights</i> – e.g. Bega Valley Shorebird draft action plan and effective signage used elsewhere • <i>Establishing community champions of positive ‘pet culture’</i> – e.g. pet ambassadors, community club leaders and schools • <i>Leveraging new channels</i> – e.g. tourism applications, Google adverts, video, TikTok, Instagram and augmented reality
<p>How might we overcome the challenge of ‘invisible’ boundaries between organisation ‘jurisdictions’</p>	<ul style="list-style-type: none"> • Identify challenging boundaries • Provide clear, positive signage and messaging to make boundaries easy to understand (e.g. with the help of applications similar to the DPI FishSmart app)

How might we positively frame dog access and responsibilities, including alongside information for locals and visitors?	<ul style="list-style-type: none">• Use positive, inclusive messaging (e.g. 'Sharing the Shore')• Provide content that is easy for tourism operators and others to share with patrons (e.g. 'Holidaying with Pets' pack for accommodation providers and residents)• Improve search engine optimisation for online information and leverage existing platforms• Identify Dog Ambassadors and Champions
--	--

Section 5: Focus Group workshops – round 1

5.1 Introduction

Each focus group began with participants sharing their different experiences and perspectives and identifying the key needs and interests they brought to the process. With these needs and interests in mind, the groups then prepared a criteria against which options for the future Access Areas Policy, Guide and implementation should be tested.

As a starting point, the first group was presented with some initial draft criteria that emerged from the stakeholder workshops and were invited to add their suggestions underneath these or propose entire additional criteria. These refined criteria was then presented to the next group as a starting point, and so on, until the last group arrived at a final version.

5.2 Needs and interests

The following are a summary of the needs and interests raised by community members across the five focus groups:

- Finding an appropriate compromise that supports wellbeing of current and projected populations of dog owners, dogs and other users
- Protecting the environment, including flora and fauna
- Arriving at a simple, easy-to-understand policy that is logically/consistently applied across the local government area
- Encouraging tolerance for other users to improve safety for people and dogs and reduce conflict between users
- Supporting the community and tourism sector to act responsibly (e.g. by providing amenities and information)
- Educating dog owners and non-dog owners on the reason for access area allocations, as well as the requirements for users in each area
- Improving communications, including signage and other channels
- Using enforcement methods as an effective and accepted part of the policy but as a last resort
- Improving data capture and the complaints process to inform future decision-making
- Transparent and accountable decision-making process, including communication of how engagement outputs informed the final decision and incorporation of the revised Policy in Council's strategic planning documentation

5.3 Shared criteria for success

Over the five focus groups, participants used their needs and interests as the basis for developing the following shared criteria for success:

- The revised policy is **simple and logical**
- The revised policy provides **dog-friendly spaces and facilities** that support the health and wellbeing of dogs and their owners
- The revised policy supports the **safe and satisfactory co-existence** of dogs with other users of the space (e.g. families, sportspeople)
- The revised policy helps to **protect the natural environment**, especially native fauna such as endangered shorebirds
- The revised policy **supports local tourism** (recognising visitors are attracted by the natural beauty and the dog-friendliness of the area)
- The revised policy **sets owners up for success**, with effective education and amenities provided to give owners every chance to do the right thing
- The revised policy **enables effective enforcement** when people don't do the right thing
- The revised policy **provides consistent, positive messaging** that is easy to find and that clearly explains the 'why' behind dog access or prohibited areas
- The revised policy **includes collaborative efforts** and input from Council teams, State Government agencies and industry or volunteer organisations
- The revised policy includes the **resources to support** ongoing implementation of the policy
- The revised policy is **compliant** with all relevant State legislation

Some groups also discussed how they felt these criteria were or were not currently being met. Their suggestions are summarised below.

How they are being met	How they are NOT being met
<ul style="list-style-type: none"> • <i>Area locations</i> – Current existence of off-leash areas (e.g. beaches, fenced) with areas plentiful in some parts of the LGA • <i>Area timings</i> – Some access areas provide dog owners and other users with their own times or space • <i>Communications and signage</i> – Some good signage and information on Council's website • <i>Amenities</i> – Good amenities in some areas, including enclosed spaces and areas with poo bag dispensers • <i>Enforcement</i> – Rangers taking a sensible approach in 'grey' Policy areas and doing well with limited resources 	<ul style="list-style-type: none"> • <i>Area locations, timing and accessibility</i> – Mixed views on whether off-leash area spaces or timing were insufficient and/or whether some areas included too many competing uses (e.g. popular, crowded beaches) • <i>Communications and signage</i> – Need for more consistent messaging and communication methods, better signage and clearer transition points between areas • <i>Irresponsible dog ownership</i> – Some dog owners not adhering to the Policy or showing consideration for other users

How they are being met	How they are NOT being met
<ul style="list-style-type: none"> • <i>Responsible ownership</i> – Most dog owners doing the right thing, with many in the community supporting each other to adhere to the Policy and show consideration for other users • <i>Review process</i> – Willingness by Council to consult and improve the Policy 	<ul style="list-style-type: none"> • <i>Enforcement</i> – Improved enforcement needed, including to tackle irresponsible dog ownership, increase safety and deal with dangerous breeds • <i>Amenities</i> – Need for safer on-lead areas for walking dogs • <i>Resourcing</i> – More resourcing needed • <i>Welcoming</i> – A more welcoming approach to implementing the Policy with dog owners • <i>Responsible tourism industry</i> – Opportunity for the tourist industry to play a greater role in supporting responsible dog ownership

Section 6: Drop-in sessions

6.1 Introduction (provided by Council)

Council hosted the following community-drop in sessions while the online survey was live. The Policy, Guide and project information were displayed at each session and Council staff were present to hear community views and answer questions about the project. Attendees were encouraged to complete the online survey, though hardcopy submission forms were also available.

Location	Date and time	People engaged
Plantation Point Reserve, Vincentia	7.00am – 10.00am, Friday 16 July 2021	62
Mollymook Beach, Mollymook	1.30pm – 4.30pm, Friday 16 July 2021	40
Broughton Court, Berry	9.00am – 12.00pm, Saturday 17 July 2021	38
Jellybean Park, Nowra	10.30am – 1.30pm, Monday 19 July 2021	10
Outside Ulladulla Civic Centre, Ulladulla	10.00am – 1.00pm, Saturday 24 July 2021	66

6.2 Key themes (provided by Council)

Council has provided for this Report the following summary of key themes raised by drop-in session attendees.

Topic	Key themes
Signage	<ul style="list-style-type: none"> • Location of signage • Signage clearly indicating area with explanation of "why" categorisation • Importance of defining "invisible boundaries" • Language barrier of signage • Simple signage • Signage to include fines / offences • Lack of signage • Signage to set people up for success
Education	<ul style="list-style-type: none"> • Shoalhaven marketing as a dog-friendly destination however rules do not reflect that • Responsibility of Pet-Friendly Tourism Operators

	<ul style="list-style-type: none"> • Local community having to live with changes when visitors are culprits • Locals doing the wrong thing by not adhering to area categorisation or signage • Responsibility of pet shops / vets to hand out information • Training provided on beaches • Less enforcement, more education • Why specific areas are categorised a particular way (i.e. off-leash or prohibited) • Tourists doing the wrong thing as they are not aware of the Policy
Access Areas	<ul style="list-style-type: none"> • No additional dog areas • More off-leash dog areas • More beaches for dogs • More 24 hour access • Larger dog off-leash areas • All beaches should be dog on-leash • Explanation and reasoning behind categorisation of areas • Better accessibility for people and dogs of all ages and abilities • Infrastructure and access needs to be continually maintained • Parking required • Better distribution of beaches/areas throughout the Shoalhaven to alleviate concentration of dogs • Supportive of times / restricted use as separates users - shared space • Times / restrictions to reflect busy and quiet periods • Remove timed areas • Dog access areas should not be popular / highly utilised areas • Less popular / underutilised beaches should be made dog off-leash • Less popular / underutilised areas should be made dog off-leash (i.e. Sportsgrounds) • Safe for dogs - away from roads • Mixed used public spaces do not work (i.e. Children's playgrounds and dogs) • Off-leash areas need to be fenced • Fenced dog off-leash areas do not work (lots of contained dogs) • Differentiation / provision for large and small dogs • Natural elements / features to assist in identifying boundaries of designated areas • Provision of bins and dog bag dispensers

Environment	<ul style="list-style-type: none"> • Tidal fluctuations / environmental changes resulting in changes to area • Endangered Shorebirds • Consideration of NPWS
Behaviour	<ul style="list-style-type: none"> • Importance of responsible dog ownership • Dogs are frequently taken onto prohibited beaches / areas • Dogs not under effective control • Tourists flouting rules • Requirements for dog training • Owners not picking up faeces • Locals picking up after tourists • Owners not reading / following signage • Owners not following times / restrictions • Owners not able to control their dog or dogs • More enforcement required
Benefits	<ul style="list-style-type: none"> • Overall public health benefits • Overall health and wellbeing benefits • Mental health benefits for humans • Mental health benefits for dogs • Physical health benefits for humans • Physical health benefits for dogs • Socialisation for humans • Socialisation for dogs • People with dogs are very happy people • Dogs as part of the family
Policy	<ul style="list-style-type: none"> • Needs clear strategic direction • Needs to be clear • Council politics

General	<ul style="list-style-type: none"> • Safety of community (in particular disabled/elderly/children) • Abuse from asking people to do the right thing • People who don't own dogs are rude and aggressive • Requirement of better awareness • Location chosen for drop-in not key entry point to off-leash area • Vexatious anti-dog complainants • Other Councils less restrictive • Policy that benefits dogs and their owners • Rangers waiting to fine offenders • Council listening to anti-dog comments • Exemption when disability
Survey	<ul style="list-style-type: none"> • Survey too complex • Questions are guiding • Survey can be completed multiple times • Survey did not focus on coastal topography of Shoalhaven
Proposed dog access areas	<ul style="list-style-type: none"> • Collingwood Beach • Sand flat at Burrill Lake • Fire break between bush and houses at Shoalhaven Heads • Camp quality rock Reserve • North of Boongaree and creek • Whole of Narrawallee Beach to be off-leash • Mollymook River Inlet to be made off-leash • "Julie's Corner" - old caravan park • Land on corner of headland at Dolphin Point to be fenced off-leash
Specific comments	<ul style="list-style-type: none"> • Friend was killed on Collingwood Beach • Council needs to come up with a "position"/"strategic direction" - whether Council is 'pro off-leash or not' - including beaches • Unreasonable to have dogs on-leash at all times • Collers Beach too small • More of Narrawallee Beach to be off-leash • Prohibit all dogs on Narrawallee

	<ul style="list-style-type: none"> • Path from Surfers Avenue to off-leash area at Narrawallee is narrow, and poses trip hazard • Suggestion of main thoroughfare having two sets of stairs - one for dog owners and dogs, one for other users • CCBs to provide doggy bags • Existing dog agility park at Nowra Showground too small • Google reporting / stating off-leash areas when they are not • Bomaderry High School dogs being taken onto sports oval out of school hours • South of Ulladulla - lots of "civilised" dog owners • People who walk on Narrawallee don't control their dogs • Different dog behaviour at different beaches - chooses not to go to Narrawallee because of owner behaviour • Children causing issues more than dogs • Suggestion to put railing down both sides of Victor Ave stairs at Narrawallee • Does not believe in off-leash at all • Footpaths to indicate walking directions - response to COVID • Look at Eurobodalla Council's approach
--	---

A full breakdown of the frequency with which each theme was raised can be found at Appendix 2.

Section 7: Online survey

7.1 Who responded

Council received 1396 responses to the survey from across the LGA. Of those:

- 80.6% were residents, 14.6% ratepayers (but not full time residents) and 4.8% were visitors
- 84% were dog owners or carers of some description and 16% did not own a dog
- 58% were aged between 50-69 years, with all age brackets represented (see Figure 1)

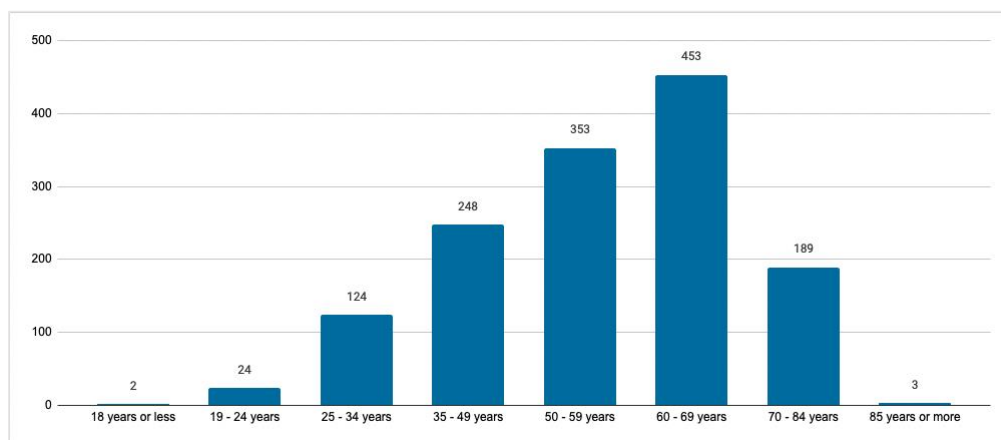


Figure 1. Age breakdown of responses

Figure 2 displays the geographic breakdown of responses, by Council 'planning area'. You can find out more about these planning areas and which suburbs they include at <https://bit.ly/planningareas>.

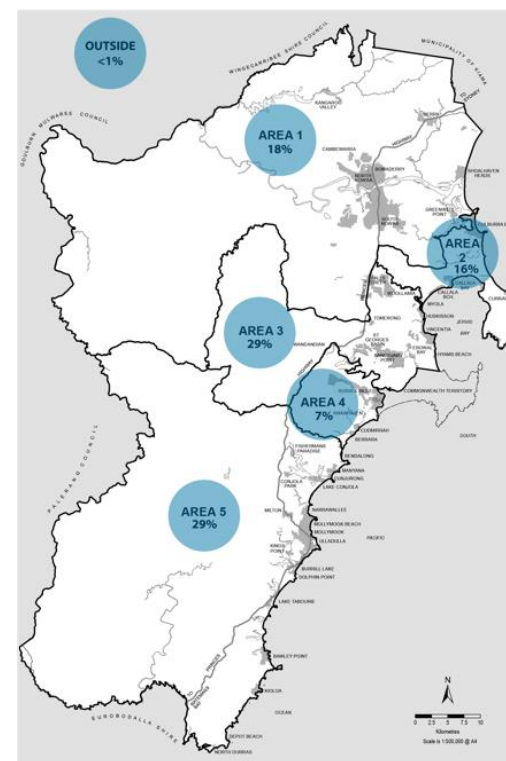


Figure 2. Geographic breakdown of responses

7.2 Summary results

The key insights from the survey are summarised in the following table. A full list of the survey questions is available at Appendix 3.

Preferred dog exercise times	<ul style="list-style-type: none"> The majority of dog owners or carers prefer to exercise their dogs between 8-10am and 4-6pm, with the next popular timeslots falling just before these at pre-8am and between 2-4pm. The middle of the day, between 12-2pm, was the least popular timeslot.
Awareness of the Act, Policy and Guide	<ul style="list-style-type: none"> 86% self-reported as being <i>completely across</i> or having a <i>reasonable idea</i> of the Companion Animals Act 1998, upon which Council's Policy is based 55% have read the Policy and 67% have read Council's Dog Off-Leash Guide
Criteria for Policy update	<ul style="list-style-type: none"> It was most important to respondents that the revised policy <i>provided dog-friendly spaces and facilities, supported safe and satisfactory co-existence of users and helped to protect the natural environment</i> It was most important to non-dog owners that the policy <i>enables effective enforcement when people don't do the right thing</i> Respondents offered minor critiques of some criteria, which would be addressed by making the following changes (in blue): <ul style="list-style-type: none"> The revised policy is simple and logical, <i>aligned with best practice, and based on research and consultation</i> The revised policy provides <i>accessible</i> dog-friendly spaces and facilities that support the health and wellbeing of dogs and their owners The revised policy supports the safe and satisfactory co-existence of dogs with other users of the space (e.g. families, sportspeople), <i>as well as providing dog-free public and natural spaces</i> The revised policy helps to protect the natural environment, <i>especially threatened and endangered wildlife (e.g. shorebirds)</i> The revised policy enables effective enforcement when people don't do the right thing, <i>especially to help keep people and dogs safe</i> The revised policy provides consistent, positive messaging – <i>including signage</i> – that is easy to find and that clearly explains the 'why' behind dog access or prohibited areas
Satisfaction with current access	<ul style="list-style-type: none"> Respondents were generally dissatisfied with the <i>timing</i> of access, especially in Planning Area 4 Respondents were generally dissatisfied with the <i>categorisation</i> of access, especially in Areas 4 and 5 Respondents were generally dissatisfied with the <i>location</i> of access, especially in Areas 4 and 5
Area types	<ul style="list-style-type: none"> Overall, respondents were mostly supportive of <i>more</i> of all types of off-leash areas Most non-dog owners (56%) wanted less off-leash areas overall, and less off-leash beach areas (75% votes for less)

	<ul style="list-style-type: none"> Non-dog owner views on non-beach areas were mixed but they were more supportive of off-leash fenced areas (<i>66% voted for more of these</i>)
Location and timing improvements	<ul style="list-style-type: none"> Respondents generally opposed removing timed access to allow for a simpler allocation of 24/7 or <i>no dog</i> access, mainly because they would not support the potential, slight reduction of off-leash areas that could result from this change When presented with potential improvements, the most popular (aided by a strong push by dog owners) was <i>increased off-leash access during quiet times of year</i>, followed by <i>use of vacant/unused land</i> (which received strong support from both dog owners and non-dog owners) Most additional responses advocated for more or less access to a specific type of space, with the majority of these calling for more access (particularly to beaches), be it increased area or time. Other qualitative themes not already covered in other survey questions included the importance of assessing the suitability of an area (e.g. current usage, accessibility, proximity to residents, safety, environmental impacts) before designating for dog access
Dog owner behaviour	<ul style="list-style-type: none"> Overall, more respondents were satisfied than dissatisfied with dog owner behaviour. Views differed greatly between dog owners (<i>66% were satisfied or very satisfied</i>) and non-dog owners (<i>74% were dissatisfied or very dissatisfied</i>)
Signage	<ul style="list-style-type: none"> Respondents suggested better <i>positioning of signage</i> would lead to the greatest improvement to shared use of space, with many additional responses stressing the need for more signs at entrance and transition points Other qualitative themes not already covered in other survey questions included the need for accurate and consistent signage and messaging on owner responsibilities and the importance of being considerate of others using the area
Amenities	<ul style="list-style-type: none"> <i>Dog waste bags and bins</i> were by far the most popular of the presented amenities for dog access areas, followed by <i>drinking water for dogs, fencing or suitable distance from roads, and greater accessibility for people of all abilities</i>
Information initiatives	<ul style="list-style-type: none"> Overall, respondents believed the best information initiative for improving shared use of space was <i>a mobile app or similar for users to easily find dog off-leash / prohibited areas near them</i>, followed by <i>consistent signage</i>. The next most popular initiatives were <i>simpler identification of access areas on maps</i> and <i>clear messaging on effective control</i> (with more non-dog owners voting for the latter than for any other initiative) Other qualitative comments suggested messaging (e.g. on space allocation, the reason for restrictions, owner responsibilities and how non-dog owners can support positive shared use) and additional channels (e.g. Council's website, letter to dog owners, social media and Ranger educative conversations)

Enforcement	<ul style="list-style-type: none"> In each Planning Area, the number of people <i>satisfied</i> or <i>very satisfied</i> with enforcement of the policy was low, ranging between 24-33%. Non-dog owners were much less satisfied than dog owners, with 79% of non-dog owners <i>dissatisfied</i> or <i>very dissatisfied</i> with current enforcement The highest ranked enforcement initiative (aided by a strong push from dog owners) was for '<i>rangers to educate dog owners in the first instance</i>'. Non-dog owners ranked '<i>improved ranger visibility</i>' the highest Many additional responses advocated for either a more <i>friendly</i> approach by rangers (e.g. seeking to educate owners, weigh up circumstances or give warnings before fining) or for a <i>firmer</i> approach (e.g. with consistent and heavy fines). Others suggested ranger resources should be most focused on protecting the community from dangerous dogs. Some recommended a channel for the community to report non-compliance
Local opportunities	<ul style="list-style-type: none"> In addition to themes already covered in previous questions, respondents suggested shared use of public space in their area would improve if: <ul style="list-style-type: none"> Owners took greater responsibility for their dogs (including residents and tourists) All users showing greater tolerance and respect for each other (though some instead suggested clearly allocating separated spaces) Council arrived at a fair outcome, with some suggesting that meant distinguishing between majority and minority views Respondents also provided specific suggestions for changing, expanding on or adding access areas in their local community, all of which have been provided to Council for consideration as part of the review process (see Appendix 4)
Final considerations	<ul style="list-style-type: none"> In addition to themes already covered in previous questions, respondents suggested Council should consider: <ul style="list-style-type: none"> The large and growing rate of dog ownership and the benefits it brings to health and sense of community Human safety as a priority, especially in relation to dangerous dogs Potential impacts on the environment, especially endangered shorebirds The need for clear rules that are well communicated The importance of dog access for attracting people to the area but also the responsibilities of visiting dog-owners The need for engagement-led decision-making Best practice policies and implementation elsewhere (e.g. Eurobodalla Shire Council, City of Sydney)

Section 8: Focus Group workshops – round 2

8.1 Introduction

During the second round of focus groups – conducted online due to COVID – participants received a brief report-back on key findings from the online survey and used interactive tool GroupMap (www.groupmap.com) to indicate and discuss:

1. Their preferred types of access areas when considering proximity as part of the equation
2. Where they would like to see Council prioritise their spending when implementing the Policy
3. The messaging they felt best reflected their expectations for the control of dogs in off-leash areas

8.2 Access Areas

Participants were asked to answer the following four questions to assist Council in determining the nature and location of access areas. Those who owned dogs were advised to indicate which action they would be more likely to take while those who did not own dogs were encouraged to select the option they believed was most appropriate for Council to provide. The following table indicates the number of participants who selected either Option A or Option B for each question, along with a summary of their top reasons for doing so.

Option A	Would you take a short walk from home to a non-beach dog access area OR...	Would you take a short walk from home to a timed dog access area OR...	Would you take a short walk from home to an on-leash dog access area OR...	Would you take a short walk from home to a dog access area without amenities OR...
	52% chose this option. Common reasons: <ul style="list-style-type: none"> • General preference for walking • Convenience – it is a hassle to transport their dog by car • More efficient way to exercise, including when busy during the week • More environmentally-friendly than driving 	50% chose this option. Common reasons: <ul style="list-style-type: none"> • You can plan your day around timed access (if they are reasonable) • Timed spaces are important to enable other users to visit when dogs are not off-leash • More environmentally-friendly than driving • Tourists will not drive so need spaces within walking distance 	35% chose this option. Common reasons: <ul style="list-style-type: none"> • Walking to the beach is part of the local lifestyle • On-leash beaches often have less 'dog traffic' • On-leash is safer for kids 	60% chose this option. Common reasons: <ul style="list-style-type: none"> • Can provide own dog bags and water – no need for amenities

Option B	...Take a short drive to a beach dog access area?	...Take a short drive to a 24/7 dog access area?	...Take a short drive to an off-leash dog access area?	...Take a short drive to a dog access area with amenities ?
	<p>48% chose this option.</p> <p>Common reasons:</p> <ul style="list-style-type: none"> For variety or if also going for own leisure (e.g. with family or on weekends) To meet up with other dog owners in popular dog access areas To offer more stimulus, space and water to tire dogs out 	<p>50% chose this option.</p> <p>Common reasons:</p> <ul style="list-style-type: none"> To avoid worrying whether you are in or out of allowed times If you needed to walk dog outside of the times available in walking distance (or in warmer hours during Winter) If you wanted to walk with less 'dog traffic' 	<p>65% chose this option.</p> <p>Common reasons:</p> <ul style="list-style-type: none"> Not worth going to on-leash destination since you can walk dogs on-leash most places Potentially reduces user conflict if owners travel further for a dog access area 	<p>40% chose this option.</p> <p>Common reasons:</p> <ul style="list-style-type: none"> To have access to the amenities that enable you to do the right thing It would be worth the trip if the area offered a unique attraction for dogs and people (e.g. natural environment, agility equipment, separate spaces for small and large dogs)

Participants and Council also fully acknowledged that driving is not always an option for all members of the community, including because of varying levels of mobility or other health considerations.

8.3 Resourcing

Participants were asked to rank different spending categories to indicate which they believed were most important for Council to prioritise when funding the Policy. These categories are displayed below in order of overall participant scores, along with some of the arguments different participants put forward for why each category should be a high or a low priority.

Score	Spending category	Arguments for high priority	Arguments for low priority
5.37	Clearly Communicated <i>Spending on signage and other communications</i>	<ul style="list-style-type: none"> Preventative efforts are more effective and cost-efficient and lead to a better experience for dog owners/other users Improved signage will improve the experience for different users of the same space Clear and consistent communications make it easier for people to do the right thing and give the community and rangers certainty to alert others that they are doing the wrong thing If people understand why rules are in place, it will improve their willingness to follow them 	<ul style="list-style-type: none"> None specified
4.77	Environmentally-Friendly (Protection) <i>Spending on environmental assessments, impact mitigation and protection</i>	<ul style="list-style-type: none"> Environmental protection is a 'non-negotiable' Our natural environment is part of what makes Shoalhaven so unique Ranger efforts should be focused on environmental protection (i.e. shorebirds) 	<ul style="list-style-type: none"> Appropriate allocation of spaces should reduce ongoing spending required on protecting the environment Spending on environmental assessments would be better directed to communications and signage to influence people's behaviour and encourage them to do the right thing for the environment
4.51	Dog-Friendly (Spaces) <i>Spending on additional or expanded access areas</i>	<ul style="list-style-type: none"> Some suburbs have below-average access to dog areas and so these should be provided as a priority If Council provide the right spaces, people will "do the right thing" Improved timing will improve the experience for different users of the same space 	<ul style="list-style-type: none"> The quality of current areas should be improved before adding to or expanding them

3.85	Dog-Friendly (Infrastructure) <i>Spending on improved infrastructure at existing access areas</i>	<ul style="list-style-type: none"> The quality of current areas should be improved before adding to or expanding them Good amenities draw people to a space and make it easier to spend more time there with others Good amenities enable people to do the right thing 	<ul style="list-style-type: none"> Some suburbs have below-average access to dog areas and so these should be provided before improving infrastructure Rather than spending on infrastructure specific to dog access areas, these areas could be positioned next to other existing public amenities <i>Note – Highly divergent views on whether a user pay or levy system could be used</i>
3.51	People-Friendly (Well-Enforced) <i>Spending on enforcement of the Policy</i>	<ul style="list-style-type: none"> Enforcement will be important for keeping people and dogs safe and for helping protect the environment 	<ul style="list-style-type: none"> Enforcement only applies to the small percentage of people not complying with the Policy Rangers have a role to play in communication and education, not just enforcement
3.35	People-Friendly (Preventative) <i>Spending on education for dog owners and general users</i>	<ul style="list-style-type: none"> Education is more effective than punitive measures because “people generally don’t want to do the wrong thing” Rangers have a key role to play in education 	<ul style="list-style-type: none"> This preventative, educative approach is more effectively captured by the ‘Clearly Communicated’ category Third parties like tourist operators, holiday home owners and booking agents need to play their part to educate
3.21	Logical And Collaborative <i>Spending on Policy satisfaction, engagement with key agencies and research for continual improvement</i>	<ul style="list-style-type: none"> Rules need to be logical and make sense so people are less likely to ignore them Council needs to “bring people along on the journey” so it is important to check in and provide ongoing opportunities for input “Logical” needs to extend to using clear data to understand population and dog ownership trends and to establish a reasonable baseline of access based on other similar local government areas 	<ul style="list-style-type: none"> None specified

In relation to dog-friendly infrastructure, Council resolved MIN21.657 at its Ordinary Meeting on 28 September 2021 that:

1. *As part of the Review of Access Areas for Dogs Policy and Guidelines the Community Working Group looks at the adequacy of the network of dispensers for dog waste bags and considers the feasibility of Council taking control of the purchase and supply of bags and dispensers across the Shoalhaven.*
2. *Council also look at types of biodegradable disposable dog waste bags.*

As a result of Council's resolution – and given the importance survey respondents placed on dog poo bags in the survey – all community working group focus groups were also asked whether they had witnessed examples of bag dispensers working well and whether they expected their communities would be willing to help monitor and restock dispensers if Council were to supply the dispensers and bags.

Various participants suggested dispensers were working well in places such as Callala Bay, Huskisson and Shoalhaven Heads. Typically, the local community group had taken responsibility of monitoring and restocking these dispensers and so it was generally suggested that a similar model would likely work in other areas. Some individuals were also willing to restock in more isolated areas. It was noted that dispensers need to be stocked more often during holiday periods.

One group suggested that dog owners should be bringing their own bags while the other groups suggested the dispensers are useful if people forget. It was very important to people that dispensers are accompanied by bins, with one group suggesting funds should just be directed at bins, not bags. Two participants also suggested first testing whether dispensers in fact resulted in markedly cleaner areas. Other suggestions included using biodegradable bags and installing dispensers that made it difficult for people to extract more than one at a time.

A number of groups suggested communities could play other roles, too, including educating visitors on Policy requirements (if Council could help coordinate and provide communications materials to such volunteer groups).

8.4 Education and enforcement

It is important that the community's expectations for effective control of dogs in off-leash access areas are clear. To assist Council in communicating these expectations, the focus groups critiqued four selected examples of wording used by other NSW councils in their relevant dog policy, plan or strategy and were asked to vote on the one they preferred. The four select councils and the relevant documents are listed below:

- Wollongong City Council – Dogs on Beaches and Parks Policy (adopted July 2019)
- Byron Shire Council – Companion Animal Exercise Areas (last reviewed January 2019)

- City of Sydney – Companion Animals Policy (last reviewed April 2021)
- City of Newcastle – Dogs in Open Space Plan (adopted March 2019) and associated Leash Free brochure

The table below displays the wording from these other Council documents along with the number of votes participants gave each and their comments on what about them they liked or disliked.

Council	Wollongong City Council	Byron Shire Council	City of Sydney	City of Newcastle
Votes	24 votes	17 votes	5 votes	3 votes
Wording	<i>"In leash-free areas the person with the dog is still required to ensure that the dog does not attack, harass or chase any person or animal. This means that the dog must be controlled so that other users of the area are not affected"</i>	<i>"The owner of a Companion animal shall ensure that a responsible person has care and control over the animal and does not allow the unrestrained animal to menace any person or child, or other species of animals while being exercised in any of the defined 'off-lead' areas"</i>	<i>"Dogs must always be under the effective control of their owners, including when they are let off the leash in designated off-leash areas"</i>	<i>"All dogs using the area must be able to be controlled without a leash, e.g. Return to handler on command"</i>
Positives	<ul style="list-style-type: none"> • Clearly outlines what 'effective control' means • "Does not attack, harass or chase" is less open to interpretation than others • Puts onus on dog owner rather than the dog • Uses plain English 	<ul style="list-style-type: none"> • Puts onus on dog owner rather than the dog • "Other species" extends consideration to native fauna 	<ul style="list-style-type: none"> • Simple and succinct • Puts onus on dog owner rather than the dog 	<ul style="list-style-type: none"> • Example makes it clearer what 'effective control' means
Negatives	<ul style="list-style-type: none"> • More objective examples needed to further clarify what is meant by 'attack', 'harass' and 'chase' • Not appropriate because dogs should be able to chase each other • Too lengthy 	<ul style="list-style-type: none"> • The term 'menace' is open to interpretation • Needs to also rule out dogs menacing <i>other</i> dogs • "Companion animal" is not plain English 	<ul style="list-style-type: none"> • None specified 	<ul style="list-style-type: none"> • The example is not appropriate as there are other ways to maintain 'control' (e.g. seeking approval from other owner before enabling dogs to play)

Section 9: Next steps

Gauge Consulting's Summary Outcomes Report (this document) will inform Council's review of the Access Areas for Dogs Policy and associated Dog Off-Leash Guide.

Council will table its own report at a Council meeting in early 2022, which will cover the outputs of the community engagement and a recommended way forward for the Policy review. An update will be posted to Council's Get Involved page and emails will be sent to focus group participants and stakeholders to advise when this will occur.

This document will be included as an attachment to the report to Council so the community will also have the opportunity to review Gauge Consulting's findings.

Appendices

Appendix 1. Summary of additional submissions (provided by Council)

Introduction

A total of 108 submissions were received from 8 December 2020 to 27 July 2021 on the Access Areas for Dogs Policy review. These dates coincide with the beginning of the Policy review opening of Expressions of Interest for the Community Working Group on 8 December to the closing of the Community Survey on 27 July 2021.

After detailed review of each submission and analysis, it was identified that 52 submissions had concerns related to the Policy and Guide, 20 submissions in relation to the Policy review process and existing Policy and Guide and 8 submissions were related to the survey only.

Submissions and Participation Process

A total of 108 Submissions were received to 27 July 2021 on the Access Areas for Dogs Policy review. Submissions considered under this Report formally closed on 27 July 2021, as such submissions received after this date will be considered as feedback received as part of the public exhibition of the draft documents after endorsement from Council.

The submissions ranged from form letters and emails to very detailed submissions. Each submission was registered, reviewed twice and entered into a spreadsheet to capture the details of the person or group making the submission and the key issues raised.

Table 1 below provides a breakdown of self-identified perspectives provided in the submissions.

Identifier	Submissions
Dog Owner	7
Non-Dog Owner	3
Pro Dogs Off-Leash	3
Non-Identified	95

Table 2 below provides an overview of additional stakeholder identifier provided in the submissions.

Identifier	Submissions
Resident	44
Visitor	3
Regular Visitor	4
Community Consultative Body	6
Community Group	6
Other	3
Non-Identified	42

Table 3 below outlines the general location of the submissions or key concern communicated:

Subject / Location	Submissions
Planning Area 1	3
Planning Area 2	14
Planning Area 3	9
Planning Area 4	7
Planning Area 5	31
LGA Wide	35
Out of LGA	1
Survey Only Concerns	8

Key Issues

The issues raised in the submissions can be categorised under the following themes:

- Dog Access Area Opinions and Suggestions
- Timing Suggestions
- Signage Suggestions
- Amenities and Infrastructure Suggestions
- Enforcement Suggestions

- Owner Behaviour and Responsibilities
- Environmental Impacts
- Safety Considerations
- Health and Wellbeing Benefits
- Economic Considerations
- Process Suggestions
- Process Critiques

The submissions raised a variety of different views on a range of topics included across the themes. Each theme is explored in more detail under the following headings.

Dog Access Areas

The most common issue addressed in 48 per cent of submissions were opinions on Council's existing access areas for dogs and suggestions for potential improvements. Comments reflected the following:

- A right to safe shared use of public space;
- Adequate dog access areas provided;
- Off-leash dogs frequently encountered in on-leash and/or dog prohibited areas;
- Inability to identify land management and access area boundary;
- More off-leash areas in the Shoalhaven;
- More beaches to be available for dog access;
- More dog fenced off-leash areas (FOLAs);
- The increase in dog ownership needing to be reflected by increase in dog off-leash areas; and
- Better distribution of dog off-leash areas in the Local Government Area (LGA).

Inequal distribution of dog off-leash areas within the Shoalhaven was identified as a key concern followed by expressions that all persons had a right be able to enjoy and use public space safely, whether dog owner or non-dog owner. More beach access for dogs was another popular opinion conveyed in submissions received.

Timing Suggestions

14 per cent of submissions provided suggestions for improvement in relation to existing dog off-leash area timed access arrangements such as:

- Extended hours for off-leash dog access;

- Consistent timed hours for off-leash dog access across the LGA; and
- Timing to be in-line with daylight savings to allow maximum utilisation of daylight throughout the year.

Signage Suggestions

19 per cent of submissions addressed issues with dog signage, providing recommendations such as:

- More signs required;
- Signs need to be clear and visible;
- Larger signs required for legibility;
- Signs to be erected at key accessways to areas regardless of categorisation;
- Location specific information provided on signs;
- Council to collaborate with key agencies and adjacent land managers to define land boundaries and changes in categorisation;
- Fines for offences noted on signs; and
- Signage to be consistent with the Policy.

Confusing and inconsistent dog signage is a well-known issue which has been communicated to Council regularly.

Amenities and Infrastructure Suggestions

19 per cent of submissions provided suggestions and requests improve amenity at dog access areas including the provision of:

- Bins for waste disposal;
- Dog bag dispensers and bags;
- Water fountains for dogs and their owners;
- Seating;
- Shade; and
- Separate fenced areas at FOLAs to accommodate different sized dogs.

A key concern raised was the importance for equal access to dog access areas for people and dogs of all abilities with consideration be required for available parking and topography of the area.

Information Initiatives

16 per cent of submissions proposed improvements to communication and distribution of information such as:

- Tourism providers playing an active role to inform visitors of the rules relating to dogs in the Shoalhaven;

- Community education and awareness campaigns;
- Provision of reasons to explain specific area categorisations; and
- Easier interpretation of documents.

Enforcement Suggestions

21 per cent of submissions were supportive of increased enforcement measures with the following recommendations made:

- More Ranger patrols;
- Increased Ranger presence during peak periods and holiday season;
- Increased penalties for offences;
- Zero tolerance for offences; and
- Impounding of aggressive animals.

In comparison the above, a number of submissions suggested education alternatives to fines.

Owner Behaviour and Responsibilities

32 per cent of submissions raised issues with the behaviours of dog owners, most notably:

- Owners not following the rules of the area they are using;
- Owners not picking up dog faeces; and
- Not having control of their dog at all times with inability to physically control if required.

Environmental Impacts

30 per cent of submissions identified impacts to the environment inclusive of both flora and fauna and environmental fluctuations affecting use of areas. There were particular concerns relating to:

- Dogs having negative impacts on the natural environment;
- Dogs having negative impacts on wildlife such as endangered shorebirds;
- Noise pollution from dogs barking;
- Concerns with dog waste on the ecosystem and humans unknowingly coming into contact with dog faeces; and
- Tidal fluctuations affecting access to dog access areas and boundaries.

Comments also related to emissions released by dog owners who have to drive to access dog off-leash areas due to lack of areas in their locality.

Safety Considerations

24 per cent of submissions expressed concerns with dogs in off-leash areas and certain situations that may arise such as:

- Potential for a dog attack on humans or other dogs;
- Individuals having a fear of dogs regardless of dog or their temperament;
- Vulnerable persons such as children or the elderly being at risk of harm from incidents with off-leash dogs; and
- Dogs unsecured at private properties which roam neighbourhoods unsupervised.

In addition to the concerns noted above, a number of submissions specifically referenced witnessing or being subject to a dog attack themselves.

Health and Wellbeing Benefits

24 per cent of submissions recognised a number of health and wellbeing benefits of dog ownership and dogs allowed off-leash:

- Interaction with beach environments as beneficial for dogs;
- Socialisation for dogs in off-leash areas;
- General human and dog wellbeing benefits with use of off-leash areas;
- Increased overall wellbeing due to dog ownership;
- Social interaction with like-minded community;
- Good physical exercise for both owner and dog; and
- Mental health benefits.

Economic Considerations

14 per cent of submissions commented on economic considerations of dogs within the Shoalhaven and visitation to the LGA:

- Dogs as a revenue creator and beneficial to local economy; and
- Restriction of dog off-leash areas to result in tourism implications.

Process Suggestions

19 per cent of submissions provided comment on the Policy review process specifically in relation to:

- Council needing a more consultative approach;
- Decisions and outcomes to reflect majority of views of residents, ratepayers and visitors; and
- Allocation of enough resourcing and budget to deliver to community expectations.

A number of submissions also suggested complaints to Council were only typically made from a vocal minority.

Community Survey Critique

8 submissions were received which addressed concerns with the Policy review process, in particular the Community Survey.

Feedback received included comments relating to:

- Lack of requirement for the identification of respondent leading to potential for multiple responses from the same individual;
- Skewed results due to lack of data integrity; and
- Leading questions showing prejudice against dog ownership and demonstration of bias.

Location Specific Concerns

37 submissions noted location specific suggestions including, but not limited to amendments to area boundaries, adjustments to time restrictions, provision of additional infrastructure and identification of areas for potential dog access categorisation. These are provided in Attachment A.

Additional General Comments

22 submissions raised additional comments which did not apply to any of the existing themes and key issues. These are noted in Attachment B.

Best Practice Examples

8 submissions identified certain locations within New South Wales as best practice examples for a variety of matters such as strategic locations of dog access areas, approach to dogs in the public domain and infrastructure provision. These locations are listed below along with the number of times mentioned in brackets.

- Eurobodalla Shire (3)
- City of Sydney (1)
- Ku-ring-gai (1)
- Canada Bay (1)
- Byron Shire (1)
- Neighbouring regions (1)
- Every other Council on the south coast beyond Shoalhaven (1)

Conclusion

The overarching areas of support and concern identified in the analysis of the submissions are summarised below:

- Support for more off-leash areas
- Support for better distribution of areas within LGA
- Support for off-leash areas to reflect increase in dog ownership
- Concerns related to control of dogs by owners and adhering to rules
- Concerns and impacts of dogs on natural flora and fauna
- Concerns related to current safe shared use of public space.

The review and analysis of the submissions was undertaken by Council, with this summary considered by Gauge Consulting in the preparation of the Consultation Summary Outcomes Report.

Submissions received after 27 July 2021 will be considered alongside feedback received for the draft Policy and Guide once placed on public exhibition.

Attachment A – Location Specific Suggestions

- Suburb-wide investigation in Old Erowal Bay of aggressive dogs and neglectful owners
- Area around Manyana Public Hall to be prohibited
- Bosom Beach to be timed off-leash
- Plutus to Hammerhead to be off-leash
- FOLA near skate park at Currarong
- Kioloa and Merry Beaches to remain on-leash
- Tilbury Cove to the Eastwood Street entrance to be dog on-leash area at all times
- Eastwood street entrance to Crookhaven to be a dog off-leash area at all times
- Sussex Inlet Surf Beach to timed off-leash
- More off-leash beaches in Huskisson area
- 24 hour off-leash area at Wiliam Mulligan Reserve
- Callala Beach off-leash time changes to 5pm-10am
- Burrill Lake Lions Park FOLA to cover whole area south of the fig tree
- Extend off-leash area from Currarong to Hammerhead
- 24 hour off-leash from Peel St to Hammerhead
- Extend off-leash area from Currarong to Windy Gully or Hammerhead
- Bosom Beach to timed or 24 hour off-leash

- Part of any beach in Sussex Inlet locality for timed off-leash area
- Huskisson beach as off-leash
- Sporting fields to be dog prohibited
- Better signage at Berrara Lagoon
- Off-leash extended from Tilbury Cove to Crookhaven Heads
- Sand spit along the ocean shore between Lake Wollumboola and ocean to be off-leash, only the sand spit needs to be prohibited.
- FOLA near the skate park at Currarong
- Extend off-leash times at Bosom Beach and west of Plutus
- Merry and Kioloa Beaches as on-leash
- North corner of Kioloa Beach caravan park as FOLA
- South Beach to be off-leash area south of bird nesting area
- Milton Showground to be off-leash except for organised events
- Butlers Creek reserve in Bawley Point/Kioloa for off-leash agility park
- Extension of Nelsons Beach, Vincentia off-leash times
- Decision needs to be made about Narrawallee no more trial
- Victor Avenue Stairs to remain open for dog owners
- Narrawallee Trial has gone on for too long
- Victor Avenue Stairs to remain open for dogs
- Extend summer timed beach access until 9am
- Area between carpark and beach to be off-leash at Plantation Point Reserve
- Bill Andriske Oval to be FOLA outside of sporting use
- FOLA at Milton Showground
- Narrawallee Headland to be off-leash extended from existing off-leash area
- Keep Surfers and Victor Ave accessible for dogs and owners
- Formal path to be constructed from Surfers Avenue entry at Narrawallee to off-leash area
- Ulladulla Sports Park ovals to be FOLAs when not used for sports
- Eastern side of Lions Park at Burrill Lake not highly utilised and suitable for dog off-leash
- FOLA at Burrill Lake Lions Park and Foreshore
- Narrawallee Beach to be dog prohibited
- Fred Evans Park, Culburra Beach as FOLA

- Narrawallee Beach existing area to become 24 hour off-leash
- Merry and Kioloa Beaches to remain on-leash
- Merry and Kioloa Beaches to remain on-leash
- All of Callala Beach to be timed off-leash
- Separating current FOLA at Nowra Showground to separate large / small dogs
- Timed separate access for different sized dogs
- Playground at Yulunga Reserve to be dog prohibited
- Playgrounds to be dog prohibited

Attachment B – Additional General Comments

- Lack of National Parks Ranger enforcement
- Vandalism on signs as an issue. Fencing around playgrounds to make clear the area is prohibited
- Tourists as main offenders, dog owners become aggressive when informed they are doing the wrong thing
- Dog ownership is an option
- The community is responsible as a whole towards the prevention of cruelty to companion animals. The general public have a responsibility here as well as dog owners. Identify rights of dogs/dog owners, local government and the general public and from this, identify responsibilities of dog owners, local government and the general public and allow for effective management
- Large areas for off-leash areas
- For rangers to become more effective, and be more as protectors, it would seem they need more training in dog behaviour and human interaction
- Stencils on pathways
- Owners commonly are unable to physically control their dog(s) due to age, or perceived fitness capability
- Open sections of empty beaches to be utilised by dogs away from busy swimming areas.
- No mention of evidence of experts of the need for dogs to run
- Rights of non-dog owners need to be considered too. Shoalhaven drawcard as clean and safe seaside destination
- Health concerns with dogs at cafes at table height
- Council has not been transparent in previous Policy decisions
- Council needs to consider legislative requirements under Part 5 of the EP&A Act - EIS not done by Council and foreshore reserve policy - Generic Foreshore Plan of Management
- Fenced areas don't work

- Better utilisation of existing underutilised facilities such as ovals and other green spaces. Council's sporting ovals could be FOLAs when not used for organised sports.
- REFs should include assessment of the subject area in terms of safety and topographic and geographic suitability for both humans and dogs. Council is currently non-compliant with the CA Act as it is in breach of Clause 20(2)
- Lifeguards during season should have a role in Policy enforcement, future legislation needs to address other domestic animals such as horses and cats
- Penalise dog behaviour, not access to the beach during certain times
- Questions seemed to have anti-dog sentiment, implementation options are complex and expensive. Other Councils are simpler and do not require as much time, money or complex process
- Council is anti-dogs
- Encouraging for registration and microchipping of their pets; and active responsible pet ownership through initiatives such as early identification and registration of dogs, incentives for registration and desexing

Appendix 2. Drop-in session theme frequency (provided by Council)

Topics	Key themes	Number of times raised					Total
		Vincentia	Mollymook	Berry	Nowra	Ulladulla	
SIGNAGE	General	3					
	Location of signage	2	2	1		3	
	Signage clearly indicating area with explanation of "why" categorisation	4		1			
	Importance of defining "invisible boundaries"	2		2			
	Language barrier of signage	1					
	Simple signage	1		1		3	
	Signage to include fines / offences	1				1	
	Lack of signage				1		
	Signage to set people up for success					2	
	TOTAL	14	2	5	1	9	
EDUCATION	General					1	
	Shoalhaven marketing as a dog-friendly destination however rules do not reflect that	1					
	Responsibility of Pet-Friendly Tourism Operators	1					
	Local community having to live with changes when visitors are culprits	1					
	Locals doing the wrong thing by not adhering to area categorisation or signage			1			
	Responsibility of pet shops / vets to hand out information	1					
	Training provided on beaches	2					
	Less enforcement, more education	3		1		1	
	Why specific areas are categorised a particular way (i.e. off-leash or prohibited)	2		2			
	Tourists doing the wrong thing as they are not aware of the Policy				1		
	TOTAL	11	0	4	1	2	

Topics	Key themes	Number of times raised					
		Vincentia	Mollymook	Berry	Nowra	Ulladulla	Total
ACCESS AREAS	No additional dog areas	1					
	More off-leash dog areas		2	3		2	
	More beaches for dogs	2	3	1		1	
	More 24 hour access	5	2		1	1	
	Larger dog off-leash areas					1	
	All beaches should be dog on-leash	2					
	Explanation and reasoning behind categorisation of areas		1				
	Better accessibility for people and dogs of all ages and abilities	2	2				
	Infrastructure and access needs to be continually maintained		1	1			
	Parking required		2				
	Better distribution of beaches/areas throughout the Shoalhaven to alleviate concentration of dogs	4	1			2	
	Supportive of times / restricted use as separates users - shared space	1					
	Times / restrictions to reflect busy and quiet periods	4	1		1	3	
	Remove timed areas	2					
	Dog access areas should not be popular / highly utilised areas	1				1	
	Less popular / underutilised beaches should be made dog off-leash		1				
	Less popular / underutilised areas should be made dog off-leash (i.e. Sportsgrounds)	1	1	2		1	
	Safe for dogs - away from roads			1			
	Mixed used public spaces don't work (i.e. Playgrounds and dogs)	1	1			1	
	Off-leash areas need to be fenced			1			
	Fenced dog off-leash areas do not work (lots of contained dogs)	2					
	Differentiation / provision for large and small dogs	1					
	Natural elements / features to assist in identifying boundaries of designated areas		1				
	Provision of bins and dog bag dispensers		1			4	

Topics	Key themes	Number of times raised					
		Vincentia	Mollymook	Berry	Nowra	Ulladulla	Total
	TOTAL	29	20	9	2	17	77
ENVIRON- MENT	General			1			
	Tidal fluctuations / environmental changes resulting in changes to area	2				1	
	Endangered Shorebirds	1	1			2	
	Consideration of NPWS					1	
	TOTAL	3	1	1	0	4	9
BEHAVIOUR	Importance of responsible dog ownership	1				1	
	Dogs are frequently taken onto prohibited beaches / areas	1					
	Dogs not under effective control		1				
	Tourists flouting rules	4			1		
	Requirements for dog training	2					
	Owners not picking up faeces	1					
	Locals picking up after tourists	1					
	Owners not reading / following signage	1					
	Owners not following times / restrictions	1					
	Owners not able to control their dog or dogs	1				2	
	More enforcement required					1	
	TOTAL	13	1	0	1	4	19
BENEFITS	Overall public health benefits						
	Overall health and wellbeing benefits		1				
	Mental health benefits for humans		1				
	Mental health benefits for dogs						
	Physical health benefits for humans						
	Physical health benefits for dogs		1				
	Socialisation for humans	4					
	Socialisation for dogs	5					

Topics	Key themes	Number of times raised					
		Vincentia	Mollymook	Berry	Nowra	Ulladulla	Total
	People with dogs are very happy people		1				
	Dogs as part of the family			1			
	TOTAL	9	4	1	0	0	
POLICY	Needs clear strategic direction						
	Needs to be clear						
	Council politics			1		1	
	TOTAL	0	0	1	0	1	
GENERAL	Safety of community (in particular disabled/elderly/children)	1		1		1	
	Abuse from asking people to do the right thing	1					
	People who don't own dogs are rude and aggressive		1				
	Requirement of better awareness	1					
	Location chosen for drop-in not key entry point to off-leash area						
	Vexatious anti-dog complainants	1				1	
	Other Councils less restrictive	1		1			
	Policy that benefits dogs and their owners	1					
	Rangers waiting to fine offenders						
	Council listening to anti-dog comments		1				
	Exemption when disability					1	
	TOTAL	6	2	2	0	3	
SURVEY	Survey too complex	1					
	Questions are guiding	1	1			2	
	Did survey multiple times		1				
	Survey did not focus on coastal topography of Shoalhaven					1	
	TOTAL	2	2	0	0	3	

Appendix 3. Survey questions**Tell Us About Yourself**

Are you a: (Tick any one option) *

- ☐ Resident
- ☐ Visitor
- ☐ Ratepayer (but not full-time resident)

What suburb do you live in or most often visit? *

[Free text box]

What is your age? (Tick any one option) *

- ☐ 18 years or less
- ☐ 19 - 24 years
- ☐ 25 - 34 years
- ☐ 35 - 49 years
- ☐ 50 - 59 years
- ☐ 60 - 69 years
- ☐ 70 - 84 years
- ☐ 85 years or more

Do you own a dog? (Tick any one option) *

- ☐ Yes, I am a dog owner
- ☐ No, I am not a dog owner
- ☐ No, I am not currently a dog owner but have owned a dog / am looking to own a dog
- ☐ No, I do not own a dog but provide regular care for a dog

If you own / care / have / are looking to own for a dog, what is / was / would be your preferred time to exercise your dog? Please tick all that apply.

- ☐ Before 8am
- ☐ 8am – 10am
- ☐ 10am – 12pm
- ☐ 12pm – 2pm
- ☐ 2pm – 4pm
- ☐ 4pm – 6pm
- ☐ After 6pm

How would you rate your awareness of dog ownership requirements and responsibilities under the Companion Animals Act 1998? (Tick any one option) *

- ☐ I am completely across the requirements
- ☐ I have a reasonable idea of the requirements
- ☐ I have heard of the Act but am not familiar with the requirements
- ☐ I have not heard of the Act

Before recently, had you read Council's Access Areas for Dogs Policy? (Tick any one option) *

- ☐ Yes
- ☐ No
- ☐ Unsure

Before recently, had you read Council's Dog Off Leash Guide? (Tick any one option) *

- ☐ Yes
- ☐ No
- ☐ Unsure

What is important to you in the revised policy?

So far, stakeholders and community focus group participants have suggested that Council should consider the following important factors when exploring possible changes to the policy.

Please tick the three factors that are most important to you*

- ☐ The revised policy is simple and logical
- ☐ The revised policy provides dog-friendly spaces and facilities that support the health and wellbeing of dogs and their owners
- ☐ The revised policy supports the safe and satisfactory co-existence of dogs with other users of the space (e.g. families, sportspeople)
- ☐ The revised policy helps to protect the natural environment, especially native fauna such as endangered shorebirds
- ☐ The revised policy supports local tourism (recognising visitors are attracted by the natural beauty and the dog-friendliness of the area)
- ☐ The revised policy sets owners up for success, with effective education and amenities provided to give owners every chance to do the right thing
- ☐ The revised policy enables effective enforcement when people don't do the right thing
- ☐ The revised policy provides consistent, positive messaging that is easy to find and that clearly explains the 'why' behind dog access or prohibited areas
- ☐ The revised policy includes collaborative efforts and input from Council teams, State Government agencies and industry or volunteer organisations
- ☐ The revised policy includes the resources to support ongoing implementation of the policy
- ☐ The revised policy is compliant with all relevant State legislation

Are there any important factors missing from the list? – Limit to one paragraph

[Free text box]

Defining access areas

How do you currently feel about the off-leash times and off-leash areas? (Tick one box in each row) *

	Very dissatisfied	Dissatisfied	Neither satisfied or dissatisfied	Satisfied	Very satisfied
How satisfied are you, currently, with the timing of off-leash and on-leash areas?					
How satisfied are you, currently, with the categorisation of off-leash and on-leash areas?					
How satisfied are you, currently, with the location of off-leash and on-leash areas?					

Would you like to see less, the same, or more of the following types of off-leash areas? (Tick one box in each row) *

	Less of these	Same as now	More of these
Off-leash areas			
Fenced off-leash areas			
Off-leash areas on beaches			
Off-leash areas not on beaches (e.g. parks and reserves)			

Would you be open to Council simplifying the policy by removing timed off-leash areas altogether and allowing either 24/7 or no dog access, even if it meant a slight reduction in the number of off-leash areas? (Tick any one option) *

- ☐ Yes
☐ No
☐ Unsure
☐ Other (please specify) - Limit to one paragraph [Free text box]

Which of the following do you expect will lead to the greatest improvement to the location and timing of access areas? (Please rank in order of importance) *

- ☐ Improve consistency of off-leash times across the City of Shoalhaven
- ☐ Provide increased off-leash access during quiet times of the year (e.g. Winter)
- ☐ Assess potential environmental impacts before designating access areas
- ☐ Investigate vacant or unused land that might be used as new off-leash areas

Are there any improvement initiatives missing from the list above? – Limit to one paragraph
[Free text box]

Setting dog-owners up for success

How satisfied are you, currently, with the behaviour of dog-owners in your area? (Tick one box) *

Very dissatisfied	Dissatisfied	Neither satisfied or dissatisfied	Satisfied	Very satisfied
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Which of the following changes to signage do you expect will lead to the greatest improvement in positive shared use of space? Please tick the three most important to you. *

- ☐ Bigger and clearer text
- ☐ Clear and consistent colour indications of area categorisation
- ☐ Bigger and clearer maps of the area
- ☐ A “You are here” marker
- ☐ Simpler visuals (with minimal text)
- ☐ Messaging on why area has been categorised a certain way
- ☐ Messaging on the penalty that applies to irresponsible behaviour
- ☐ Messaging aimed at non-dog owners (e.g. warning families dogs are about)

- ☐ Better positioning of signage at access points or transition points between areas
- ☐ Other (please specify) – Limit to one paragraph *[Free text box]*

Which of the following would you most like to see in dog access areas? Please tick the five most important to you. *

- ☐ Greater accessibility for people of all abilities
- ☐ Fencing or suitable distance from roads
- ☐ Drinking water for dogs
- ☐ Drinking water for owners
- ☐ Well-maintained grass
- ☐ Seating
- ☐ Shade
- ☐ Dog waste bags and bins
- ☐ Dog agility equipment
- ☐ Separate access areas for small and large dogs
- ☐ Better car parking
- ☐ Other (please specify) – Limit to one paragraph *[Free text box]*

Which of the following additional information initiatives do you expect will lead to the greatest improvement in positive shared use of space?
Please tick the three most important to you. *

- ☐ Consistent signage across the City of Shoalhaven
- ☐ Simpler identification of dog off-leash / prohibited areas on satellite imagery or on base maps (e.g. Council's current Guide)
- ☐ A mobile app or similar for users to easily find dog off-leash / prohibited areas near them
- ☐ Stencils on footpaths and other surfaces communicating whether the area is dog off-leash / prohibited
- ☐ Council providing information to tourism sector to share with their customers
- ☐ Council providing information to vets, dog trainers and other organisations that work with dogs to share with their customers
- ☐ Clear messaging to improve understanding of what "under effective control" means
- ☐ Simple fact sheet that clearly outlines requirements under the Companion Animals Act 1998
- ☐ Other (please specify) – Limit to one paragraph *[Free text box]*

Enforcing the policy

How satisfied are you, currently, with the enforcement of the policy in your area? (Tick one box) *

Very dissatisfied	Dissatisfied	Neither satisfied or dissatisfied	Satisfied	Very satisfied

Which of the following do you expect will lead to the greatest improvement to Council's approach to enforcement? Please rank in order of importance. *

- ☐ Improved ranger visibility at peak times
- ☐ Rangers to educate dog owners in the first instance
- ☐ Rangers to issue fines for repeat offenders
- ☐ Rangers to consider owner intent or 'blatant disregard' when determining whether to fine

Is there anything missing from the list? – Limit to one paragraph *[Free text box]*

Final comments

Overall, what do you believe is the biggest opportunity for improving shared use of public space in your local area? – Limit to one paragraph
[Free text box]

Is there anything else you think should be considered in Council's Access Areas For Dogs Policy review process? – Limit to one paragraph
[Free text box]

Appendix 4. Location-specific survey suggestions

The following suggestions were provided by survey respondents. They have been tidied up for readability and grouped by respondent suburb.

Planning Area	Respondent's Suburb	Specific Suggestion
AREA 1	Bamarang	<ul style="list-style-type: none"> Add Callala Bay to off leash areas
	Berry	<ul style="list-style-type: none"> Access the vast, mostly unused Seven Mile Beach area between Gerroa and Shoalhaven Heads
		<ul style="list-style-type: none"> Allow dog access to Seven Mile beach
		<ul style="list-style-type: none"> Allow dogs on leash through the National Park and off leash on 7 mile beach
		<ul style="list-style-type: none"> Provide access on to Seven Mile beach with dogs remaining on leash through the National Park but once on the beach are allowed to be off leash except near where people are swimming
		<ul style="list-style-type: none"> Provide beach access for residents of Berry
		<ul style="list-style-type: none"> Utilise areas, like Berry Showgrounds, which remain unused most of the time
	Bomaderry	<ul style="list-style-type: none"> Provide more and larger fully fenced off leash places in town, as well as access to the river near town
		<ul style="list-style-type: none"> Turn Thurgate Oval into an official off leash dog park. It is not used for anything else
	Cambewarra Village	<ul style="list-style-type: none"> Better enforce penalties, especially at Nowra Showground and including to make dog owners pick up their dog's mess
	Kangaroo Valley	<ul style="list-style-type: none"> Allow dogs off leash on Kangaroo Valley Showground
		<ul style="list-style-type: none"> Allow off leash use of Kangaroo Valley showground
		<ul style="list-style-type: none"> Create an off leash area in Kangaroo Valley near the oval
		<ul style="list-style-type: none"> Kangaroo Valley has no off leash area at present
		<ul style="list-style-type: none"> Make Kangaroo Valley Showground an off-leash area - it is underutilised and is perfect for dog walking
		<ul style="list-style-type: none"> Provide an off leash area in Kangaroo Valley
		<ul style="list-style-type: none"> Provide at least one off leash area in Kangaroo Valley
		<ul style="list-style-type: none"> Provide off leash area in Kangaroo Valley
	North Nowra	<ul style="list-style-type: none"> Provide a fenced off leash area in Joe Hyam Park, North Nowra
		<ul style="list-style-type: none"> Provide an off leash area in North Nowra, Bangalee, Tapitallee
	Nowra Dc	<ul style="list-style-type: none"> Improve behaviour of dog owners at the Nowra Showgrounds
		<ul style="list-style-type: none"> Make Vic Zealand Oval off leash in certain times

	Shoalhaven Heads	<ul style="list-style-type: none"> • Provide bins, water and seats at new fenced area in Shoalhaven Heads • Put up a specific on leash / off leash sign up at the Heads Golf course beach entrance • Reduce 24/7 off leash access to the river at Shoalhaven Heads, which is prohibiting others from enjoying it
	West Nowra	<ul style="list-style-type: none"> • Create an off leash area at Nowra Showground • Create an off-leash area at Nowra Showground between the Agility Park & the War Memorial by fencing along the sportsground and providing water and poo bags
	Worrigee	<ul style="list-style-type: none"> • Improve fencing at Greenwell Point (caravan park side) – dogs can climb under and get into the park
AREA 2	Callala Bay	<ul style="list-style-type: none"> • Designate east of Wowley Creek an off leash area for dogs as it is usually quiet and those who don't like dogs can walk west of the creek • Let dog owners use the beach between Wooley Creek & Red Point, at least in the off season • Provide a separate dog park near Callala Bay
		<ul style="list-style-type: none"> • Add off leash times for the beach north of Wooley Creek in Callala Bay
		<ul style="list-style-type: none"> • Add signage in the Lake Wollumboola area to clarify where dogs are prohibited, including the sand bar
	Culburra Beach	<ul style="list-style-type: none"> • Better educate owners and monitor dogs to protect shorebird nesting areas at Culburra Beach • Create a dedicated 24 hour off leash dog park at Culburra Beach • Create a dedicated 24 hour off leash dog park at Culburra Beach • Make the area from Tilbury Cove to The Mall at Culburra Beach a 24/7 on leash area • Provide a large fenced off leash area for large dogs in Culburra Beach • Provide a totally dog free beach at Tilbury Cove for children and families, just like children's playgrounds are dog free • Provide some dog free areas on the beaches at Culburra • Provide total dog free beaches such as Tilbury Cove Culburra that are child safe beaches
		<ul style="list-style-type: none"> • Build a fenced dog park in Currarong in addition to current off leash beach times • Designate Peel St to Windy Gully 24/7 off leash, especially in off-peak times • Exclude dogs from Jervis Bay Marine Park sanctuary zones to protect wildlife, as well as from Abrahams Bosom beach in summer and school holidays • Extend the off leash area in Currarong to Windy Gully to alleviate congestion • Give Currarong a grassed area as high tides leave no beach to walk on during current limited hours
	Currarong	<ul style="list-style-type: none"> • Build a fenced dog park in Currarong in addition to current off leash beach times • Designate Peel St to Windy Gully 24/7 off leash, especially in off-peak times • Exclude dogs from Jervis Bay Marine Park sanctuary zones to protect wildlife, as well as from Abrahams Bosom beach in summer and school holidays • Extend the off leash area in Currarong to Windy Gully to alleviate congestion • Give Currarong a grassed area as high tides leave no beach to walk on during current limited hours

		<ul style="list-style-type: none"> • Make fox baiting signs more visible on beaches and keep Bosom a leashed area (with off leash time extended out of holiday periods) • Offer off leash outside holidays at Warrain Beach past the creek • Provide a grassed off leash area - at high tide we are unable to walk on the beach due to the tide • Provide a second off-leash area at Bosom Beach • Provide an additional fully fenced dog park near the skate park • Provide an off leash area after Peel St Creek as very few people use this part of Warrain beach
AREA 3	Erowal Bay	<ul style="list-style-type: none"> • Offer a 24/7 off leash beach area in Vincentia, like other towns in the Shoalhaven
	Huskisson	<ul style="list-style-type: none"> • Make the winter off-lead time restrictions on Huskisson Beach more generous for dogs and owners
	Hyams Beach	<ul style="list-style-type: none"> • Designate Hyams Beach as off leash during certain times. • Designate Hyams Beach at the southern end of Seaman's Beach as an off leash area • Increase the areas available for unleashed walking (i.e. the southern half of Sailors Beach at Hyams) • Make Hyams beach a dog free zone • Make Seaman's Beach at Hyams off leash at designated times, in line with other beaches in the area • Open up the south end of Hyams Beach (Seamans Beach) past the creek as an off leash dog area • Provide off leash areas at Hyams Beach
	Sanctuary Point	<ul style="list-style-type: none"> • Allow people to enjoy the sunset in peace on the narrow paths on the foreshore of St Georges Basin • Expand off leash options, even if with restricted times and offer at least one 24/7 off leash in Jervis Bay • Make Palm Beach Sanctuary Point dog friendly • Provide one 24hr off-leash beach in either Huskisson or Vincentia • Provide one 24hr off-leash beach in either Huskisson or Vincentia
	St Georges Basin	<ul style="list-style-type: none"> • Change Huskisson Beach access to Collingwood Beach
	Tomerong	<ul style="list-style-type: none"> • Provide more dog friendly off leash areas in Jervis Bay
	Vincentia	<ul style="list-style-type: none"> • Address disrespect owners are showing for rules on Blenheim Beach • Address issues on Nelsons Beach – it is overrun by dogs yet is one of the most popular beaches in the Shoalhaven • Create a 24-hour off leash beach in the area (e.g. Nelsons beach in Vincentia) • Designate Nelson Beach as 24/7 off leash given it is well located for the elderly to park and access

		<ul style="list-style-type: none">• Keep Nelson Beach access• Make Collingwood Beach 24/7 off leash because no picnic areas or playgrounds are nearby• Make Collingwood Beach a 24/7 dog beach since - unlike Nelson and Husky Beaches - it does not have children's playgrounds nearby• Make Collingwood Beach dog friendly• Provide more bins on the shared path between Holden St and Plantation Point• Provide off leash on beaches 24 hours in Winter with signage for non-dog owners at Nelson's Beach• Provide on leash areas (i.e. Collingwood Beach in Vincentia)• Relieve congestion of dogs on the beaches in Huskisson/Vincentia by providing a 24/7 beach• Stop using the small beach near the caravan park in Huskisson as a dog beach and use Collingwood instead• Swap current dog friendly Nelson & Huskisson Beaches with 24/7 off-leash at Collingwood Beach as it is larger and less popular with other users• The three adjacent dog beaches on Plantation Point mean a long walk to get to the non-dog beaches - designate Nelson Beach as the only dog beach instead	
	Wandandian	<ul style="list-style-type: none">• Fully secure fencing where it is not on a beach (e.g. at Greenwell Point) as dogs can still get through the fence• Offer a few 24/7 off leash beaches around Jervis Bay as Washerwoman's Beach can be too far	
	Woollamia	<ul style="list-style-type: none">• Provide a fenced dog park off leash area around Huskisson• Provide dog access to the spit at creek opposite Huskisson	
	Worowing Heights	<ul style="list-style-type: none">• Open Vincentia Beach to off-leash access	
	AREA 4	Berrara	<ul style="list-style-type: none">• Add an off leash dog area somewhere in the Berrara/Cudmirrah area (e.g. Kirby's beach)
			<ul style="list-style-type: none">• Better enforce dogs on and off leash at Berrara Beach
			<ul style="list-style-type: none">• Fine the people who walk dogs up to Mermaid Pool at the South end of Berrara Beach
			<ul style="list-style-type: none">• Open Berrara Beach to dogs as shorebirds are hardly ever there (maybe 6 weeks of the year)
		Cudmirrah	<ul style="list-style-type: none">• Offer a beach between Sussex Inlet and Cudmirrah that is off leash 24/7
			<ul style="list-style-type: none">• Provide dog off leash areas to all communities, including in Sussex Inlet area where Swan Lake edge can be under water• Provide dog off leash areas to all communities, including Sussex Inlet area given Swan Lake edge can be underwater

AREA 5	Sussex Inlet	<ul style="list-style-type: none"> Designate Cudmirrah Beach off leash as there is often not enough sand left on Swan Lake for dogs and humans to walk due to the lake's fluctuating water levels Offer more dog access areas, especially in Sussex Inlet Offer one area on a beach in/near Sussex Inlet, between certain hours, for dogs to run free Provide a dog off leash area at Sussex Inlet (e.g. southern end of the beach at Sussex Inlet - officially called Cudmirrah Beach) Provide an off leash area on Cudmirrah Beach as there is often not enough sand to walk on along Swan Lake Provide more off leash areas in Sussex Inlet
	Swanhaven	<ul style="list-style-type: none"> Remove dog access to Dyball's Reserve Swanhaven and designate ski beach for dogs
	Bendalong	<ul style="list-style-type: none"> Enforce prohibition of dogs on Flat Rock
	Burrill Lake	<ul style="list-style-type: none"> Provide a designated, timed, off-leash area in the Burrill Lake/Dolphin Point area, possibly East side of Lions Park, especially as the caravan park is dog friendly Provide an appropriately-located, fenced off leash area at Lions Park
	Kings Point	<ul style="list-style-type: none"> Provide an off leash area on the south side of Ulladulla Provide more off leash areas between Burrill Lake and Bawley Point and consider beach access for dogs along Wairo beach (e.g. from the Pumphouse to the Hook surf spots)
	Kioloa	<ul style="list-style-type: none"> Finish the path between Bawley Point and Kioloa for dog owners to walk along Offer morning and afternoon off lead access to Kioloa and North Kioloa beaches Offer off leash access to Merry Beach as the caravan park is dog friendly Provide timed access all year around for Kioloa beaches, just as Eurobodalla Shire offers
	Lake Conjola	<ul style="list-style-type: none"> Ensure owners have their dogs on a lead when walking streets of Lake Conjola Turn Lake Conjola Beach into an off leash beach
	Lake Tabourie	<ul style="list-style-type: none"> Provide off leash access on South Beach
	Manyana	<ul style="list-style-type: none"> Turn Manyana beach into an off leash area
	Milton	<ul style="list-style-type: none"> Make Narrawallee Beach 24-hour off leash
	Mollymook	<ul style="list-style-type: none"> Keep dogs in areas where they should be (i.e. not swimming in the Bogey Hole in Mollymook) Offer off leash at Mollymook in the middle of the beach Remove ban on leashed dogs being able to access community space, including so owners can walk dogs near Narrawallee Inlet or on grassed area at Mollymook Beach

	Mollymook Beach	<ul style="list-style-type: none"> • Allow dogs across the full length of Narrawallee Beach
		<ul style="list-style-type: none"> • Correct conflicting signage between Tallwood Ave and Donlans North near North Mollymook Beach
		<ul style="list-style-type: none"> • Do not provide off leash access at Swan Lake due to the environmental impact
		<ul style="list-style-type: none"> • Increase off leash access but with large fenced areas (e.g. Ulladulla Sporting Complex ovals)
		<ul style="list-style-type: none"> • Maintain the on leash corridor at the rear of South Narrawallee Beach to access the approved off-leash area
		<ul style="list-style-type: none"> • Make Narrawallee dog off-leash area a larger area than at present (e.g. extend north) and make 24/7
		<ul style="list-style-type: none"> • Make the middle of Mollymook Beach 24hr off leash to ease congestion on Mitchell Pde shared path
		<ul style="list-style-type: none"> • Provide alternate access to Mollymook Beach (further North at the Creek) as the vacant block at cnr Mitchell Parade/Donlan Road - which previously provided access - has recently sold
		<ul style="list-style-type: none"> • Provide off leash areas for dogs on more beaches (e.g. timed off leash at central part of Mollymook Beach)
	Narrawallee	<ul style="list-style-type: none"> • Allow dogs on leash at the northern end of Narrawallee beach
		<ul style="list-style-type: none"> • Clarify that the south end of Narrawallee beach is a red zone – dogs prohibited
		<ul style="list-style-type: none"> • Do not allow any dogs on Narrawallee Beach at peak times as off leash areas are impossible to navigate with ease
		<ul style="list-style-type: none"> • Do not allow Narrawallee to be an off leash beach as it is too close to residents that are impacted by noise and has Surf Lifesaving flags, endangered shore birds, surf schools and is a popular swimming spot
		<ul style="list-style-type: none"> • Extend the off leash area on Narrawallee Beach to the northern headlands in holiday times
		<ul style="list-style-type: none"> • Increase on-leash beach access for dogs, especially in Narrawallee
		<ul style="list-style-type: none"> • Offer more 24/7 off-leash beach spaces for dogs, including at Narrawallee
		<ul style="list-style-type: none"> • Provide 24/7 off leash access at Narrawallee with an extension of the space available for dogs to use
		<ul style="list-style-type: none"> • Provide dog access at the north end of Narrawallee Beach
		<ul style="list-style-type: none"> • Remove the off leash access path on Narrawallee Beach as it is an outlier from the rest of the Shoalhaven and the 10m access width is not well defined
	Ulladulla	<ul style="list-style-type: none"> • Retain access to Narrawallee beach via the Victor Avenue steps as it is a critical access point for dog owners
		<ul style="list-style-type: none"> • Do not allocate Narrawallee Beach as an off-leash area

DOG OFF-LEASH ACCESS NARRAWALLEE BEACH, NARRAWALLEE



CL22.197 - Attachment 1



Environmental Impact Assessment
Part 5 Assessment EP&A Act 1979

1. INTRODUCTION	3
2. PROPOSED ACTIVITY	4
2.1. Location	4
2.2. Proposal	4
2.3. Historical context	4
2.4. Environmental Safeguards and Measures to Minimise Impacts	8
2.5. Limitations	9
3. EXISTING ENVIRONMENT	9
4. PERMISSIBILITY	12
5. HERITAGE	16
5.1. Indigenous	16
5.2. Non-Indigenous	17
6. CONSULTATION	18
6.1. Department of Primary Industries (NSW Fisheries)	18
6.2. Department of Planning, Industry and Environment (DPIE)	18
6.3. Council Departments	18
6.4. Community	18
7. ASSESSMENT OF LIKELY ENVIRONMENTAL IMPACTS	19
7.1. Aquatic and Beach Environment	19
7.2. Dune Vegetation	19
7.3. <i>Biodiversity Conversation Act 2016 and Environment Protection and Biodiversity Conservation Act 1999 – Listed Fauna</i>	19
7.4. Threatened Flora Species and Endangered Ecological Communities	21
7.5. Test of Significance (5-Part Test)	21
7.6. Assessment Against EPBC Significant Impact Criteria	23
7.7. Clause 228 Matters of Consideration	26
8. DETERMINATION	30
9. REFERENCES	31
APPENDIX 1 Timeline for Permitted Dog Access on Narrawallee Beach	32

Environmental Impact Assessment
Part 5 Assessment EP&A Act 1979

1. INTRODUCTION

This document provides the environmental assessment for a dog off-leash area and associated works in Narrawallee, in line with requirements for such activities under Part 5 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). It relates to the impact of the proposal on the community and the environment, specifically regarding threatened shorebirds and migratory birds known or predicted to occur in the Narrawallee area.

The use of parts of Narrawallee Beach for dog walking, whether on-leash or off-leash, and for dog walking trials constitutes an "activity" under Part 5 of the EP&A Act.

Stakeholder engagement, including the NSW National Parks and Wildlife Service and broader community was considered in the preparation of this assessment.

This document will provide general details of the proposal, legislative context, and potential environmental impacts to satisfy the due diligence and legislative requirements of Shoalhaven City Council (Council). Measures to mitigate potential impacts of the proposal are detailed in section 2.4.

2. PROPOSED ACTIVITY

2.1. Location

Narrawallee Beach is an open-coast beach located in the township of Narrawallee, 3 kilometres north of Ulladulla. The beach is approximately 1.4 kilometres in length. Narrawallee Creek Nature Reserve and Narrawallee Inlet are located approximately 1 kilometre and 600 metres, respectively, north of the off-leash area of Narrawallee Beach (see Figure 1 below). Threatened shorebirds are known to nest in these areas.

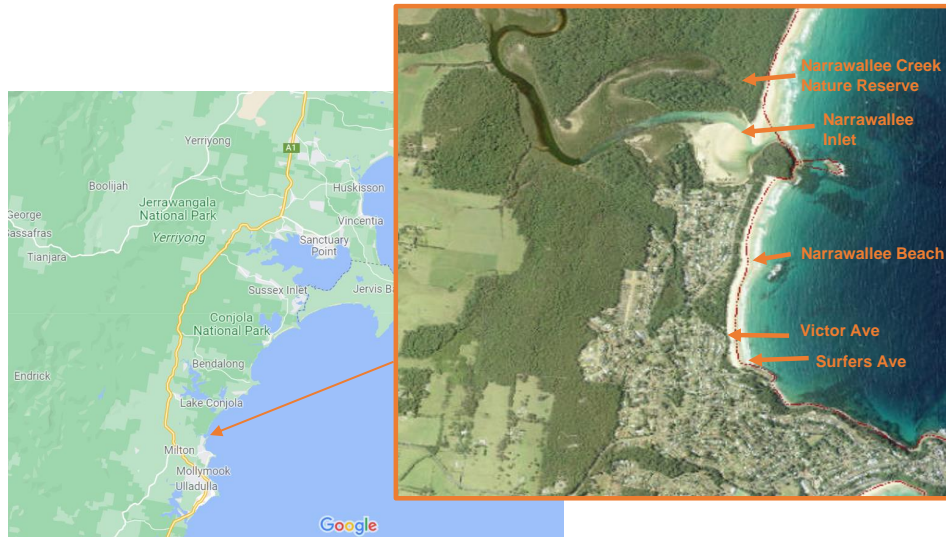


Figure 1: Location of Narrawallee Beach, north of Ulladulla on the southeast coast of Australia.

2.2. Proposal

The subject site assessed in this Review of Environmental Factors (REF) is shown in Figure 3. The proposal includes:

- The on-leash transit area between Surfers Avenue and Victor Avenue access points where dogs can be walked on-leash to access the timed off-leash area to the north.
- The timed off-leash dog area, where dogs can be off-leash during off-peak times (4pm-8am Australian Eastern Daylight Saving Time, 3pm-10am Australian Eastern Standard Time) to limit impacts to other beach users.
- The dog prohibited area between Narrawallee Creek Nature Reserve and the timed off-leash area which provides a buffer area to mitigate impacts of off-leash dogs to shorebird habitat at the Narrawallee Creek Inlet and Nature Reserve.

The installation of signage as part of the proposed activity will include replacing signs on existing posts. No new post will be installed as part of the activity.

2.3. Historical context

Discussions around a dog off-leash area at Narrawallee Beach began in 2000, whereby the entirety of Narrawallee Foreshore Reserve and Beach was recommended for dog off-leash use before 8am and



Environmental Impact Assessment
Part 5 Assessment EP&A Act 1979

after 6pm. Significant feedback was received that opposed the designation of Narrawallee as a dog off-leash area, resulting in proposed off-leash area being abandoned.

As part of an amendment to Council's historical Off-Leash Exercise Areas for Dogs Policy, which created a new draft Policy being the Access Areas for Dogs Policy, Narrawallee Beach and reserve was again recommended for inclusion as "all-leash access". After community consultation, Council resolved in 2005 under the first Access Areas for Dogs Policy to adopt a number of dog-prohibited areas for inclusion into the new Policy, including Narrawallee Beach and reserve from Narrawallee Creek to Surfers Avenue excluding the area between north of Victor Avenue to the unnamed Island which became an on-leash area.

From July 2015, a number of trials and changes occurred at the dog access area at Narrawallee Beach with summer and winter time amendments, but the most significant being the designation of a ~540 metre stretch of the beach as an off-leash dog area, from the unnamed island to the rocks at the Victor Avenue access point (BA8 to BA2 in Figure 2 and Figure 3). On-leash access was allowed to access the off-leash area from the southern-most beach access point being Surfers Avenue.

In August 2019, Council resolved a six-month trial for dog access to the off-leash area through the prohibited area from Surfers Avenue via the Shoalwater accessway, located at the time adjacent to the escarpment. However, in December 2019, Council resolved to commence a twelve-month trial to redesignate a 10m wide strip between the Surfers Avenue unformed beach access and the Victor Avenue stairs to the north for dog on-leash access to the off-leash area. The twelve-month trial concluded in December 2020, with a report presented to Council's Strategy & Assets Committee in February 2021 which summarised the community feedback and outcome of the twelve-month trial.

During the trial period (from December 2019 to December 2020), Councillors and Council staff had various liaisons with local individuals and interest groups in relation to the trial. During the trial period, Council staff received correspondence from approximately 100 individuals and groups in relation to the trial and its operations (Section 6.4). Based on the trial and feedback received, Council resolved to reinstate the southern boundary of the off-leash area in line with the Victor Avenue steps (BA2), retain the northern boundary (BA8), and provide new signage communicating these changes in 17 access points in the Narrawallee Beach and Inlet area. A timeline for permitted dog access on Narrawallee Beach is provided in Table A1 in Appendix 1.

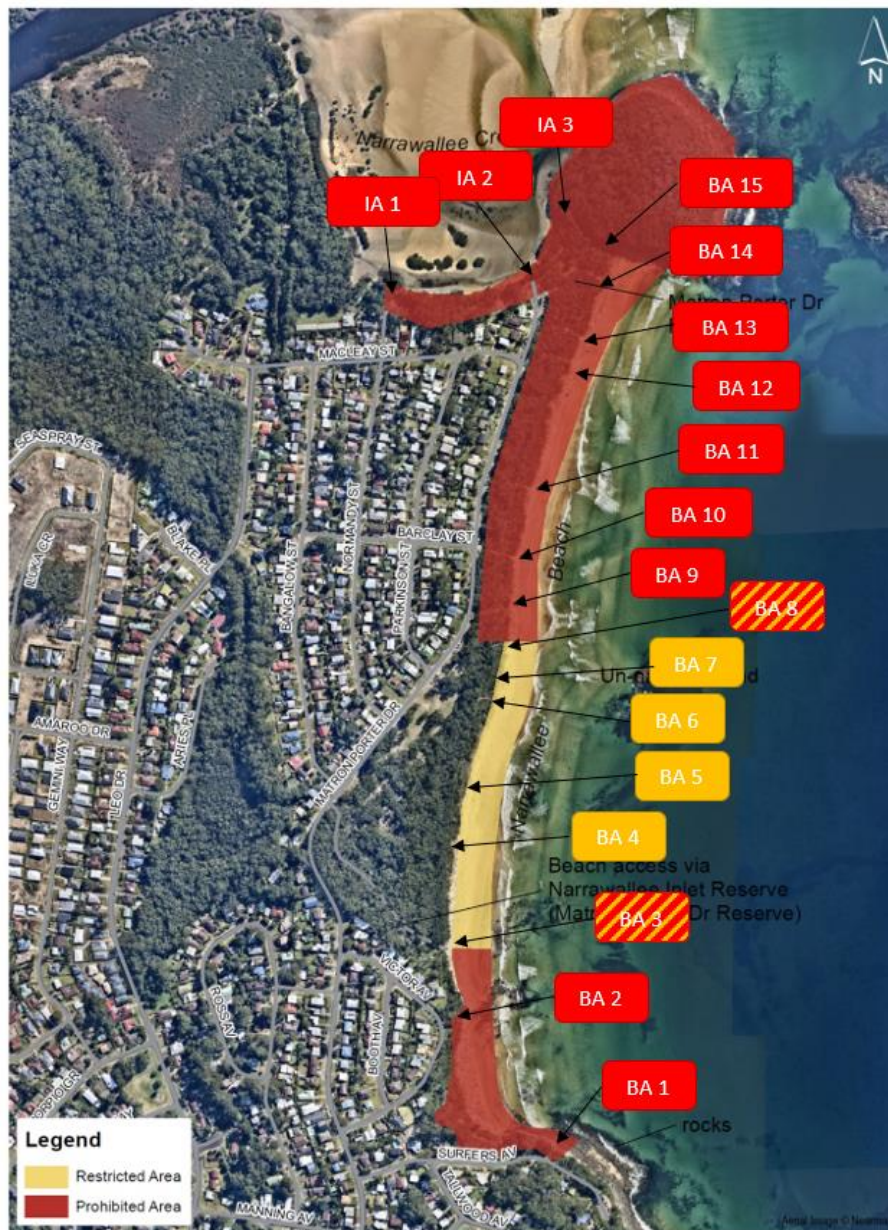


Figure 2: Map indicating existing off-leash dog access and locations of beach and inlet access points (2015-present)



Figure 3: Map indicating proposed off-leash dog access and locations of beach and inlet access points

The proposal also includes the environmental impact mitigation measures listed in section 2.4 below.

This REF assesses the environmental impact of the proposed activity.

**2.4. Environmental Safeguards and Measures to Minimise Impacts**

- A dog prohibited buffer area between the dog off-leash area and shorebird nesting areas to the north will be maintained, including approximately 600 metres from Narrawallee Inlet and 1 kilometre from Narrawallee Creek Nature Reserve.
- The on-leash transit area between Victor Avenue and Surfers Avenue at the south end of Narrawallee Beach will mitigate the impact of the off-leash area on members of the public using this popular part of the beach.
- Signage clearly detailing the transit areas, off-leash area and dog prohibited areas will ensure dog owners are aware of these restrictions.
- New signage will utilise existing posts only. No digging or other on-ground work is required.
- The off-leash area is limited to off-peak times (4pm-8am Australian Eastern Daylight Saving Time, 3pm-10am Australian Eastern Standard Time) to limit impacts to other beach users.
- A Council Environmental Assessment Officer or other suitably qualified person shall undertake pre-works shorebird surveys prior to the commencement of any work.
- Regular monitoring by Council Rangers will include a minimum of one inspection every two days (during off-leash hours) to enforce compliance, and to provide additional assurance especially to monitor for the presence of dogs in the prohibited area at Narrawallee Inlet and to determine if on-leash transit areas are being appropriately utilised. The presence of Council Rangers will enable the provision of education to the community.
- A penalty infringement notice will be issued, following an initial caution, for any repeat offenders observed during regular inspections.
- Educational signage regarding the presence of and threat of dogs on threatened shorebirds will be installed at access points to Narrawallee Inlet and Narrawallee Creek Nature Reserve.
- Plastic bags and rubbish bins will be provided at main access points to the off-leash area for collection and disposal of dog faeces.
- Council's Environmental Services will liaise with National Parks and Wildlife Service (NPWS) South Coast Shorebird Recovery Program Coordinator on a regular basis, including key breeding season times. This will enable the provision of further subject matter expertise and a regulatory influence from NPWS, to inform adaptive management of controls.
- Mitigation measures will be revised, as required, to ensure threatened and migratory shorebirds are adequately protected. Council will collaborate with NPWS South Coast Shorebird Recovery Program Coordinator regarding any revised mitigation measures. Additional measures to be considered will include, reducing the northern boundary of the off-leash area in response to seasonal shorebird nesting sites, increased presence of Council Rangers at key times, and fencing nest sites to clearly demarcate the presence of nesting shorebirds.



2.5. Limitations

This REF has been informed by:

- Database searches;
 - NSW Bionet
 - Birddata (including Birdlife Australia's shorebird monitoring program survey data)
 - Council's GIS Enquiry
 - Aboriginal Heritage Information Management System (AHIMS)
 - Consultation with NPWS Shorebird Ranger
 - Consultation with Council's Rangers
- Onsite surveys for the presence of Aboriginal objects on 29 July 2021 and a survey for presence of threatened shorebirds on 16 December 2021.

Based on the nature of the site and proposed activity, the above listed habitat assessment, literature review and database searches were considered an appropriate means of assessing the likelihood of species presence and potential impact.

3. EXISTING ENVIRONMENT

Narrawallee Beach is an open-coast beach located north of Ulladulla, and is approximately 1.4 kilometres long. The beach is flanked by an intertidal rock shelf at the southern end (Surfers Avenue), and the sandstone headland of Preservation Rock and Narrawallee Inlet at the northern end.

Sandy beaches, such as Narrawallee Beach, are key foraging and roosting sites for shorebirds and seabirds. The subject site has records of threatened shorebirds including Sooty Oystercatcher, Pied Oystercatcher, Eastern Hooded Dotterel, Eastern Curlew and Little Tern, and provides habitat for 13 migratory shorebirds recorded onsite or within the locality. Optimal shorebird breeding and foraging habitat is approximately 600 metres to the north of the restricted dog access area and includes Narrawallee Inlet and Narrawallee Creek Nature Reserve.

In the context of this environmental assessment the area to be affected by the proposed activity:

- is mapped as low risk for acid sulphate soils
- is subject to undetermined Aboriginal Land Claims.
- is known to contain threatened species listed under the NSW *Biodiversity Conservation Act 2016* or the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*. Species and EEC are listed in Section 7 and shown in **Error! Reference source not found.** and Figure 5.
- is not mapped on the Biodiversity Value Map (BV Map) which identifies land with high biodiversity value as defined by the *Biodiversity Conservation Regulation 2017*, however a small patch to the north at Narrawallee Inlet is mapped under the BV map as Protected Riparian Land
- is not an Aboriginal Place in the context of the NSW *National Parks and Wildlife Act 1974*.

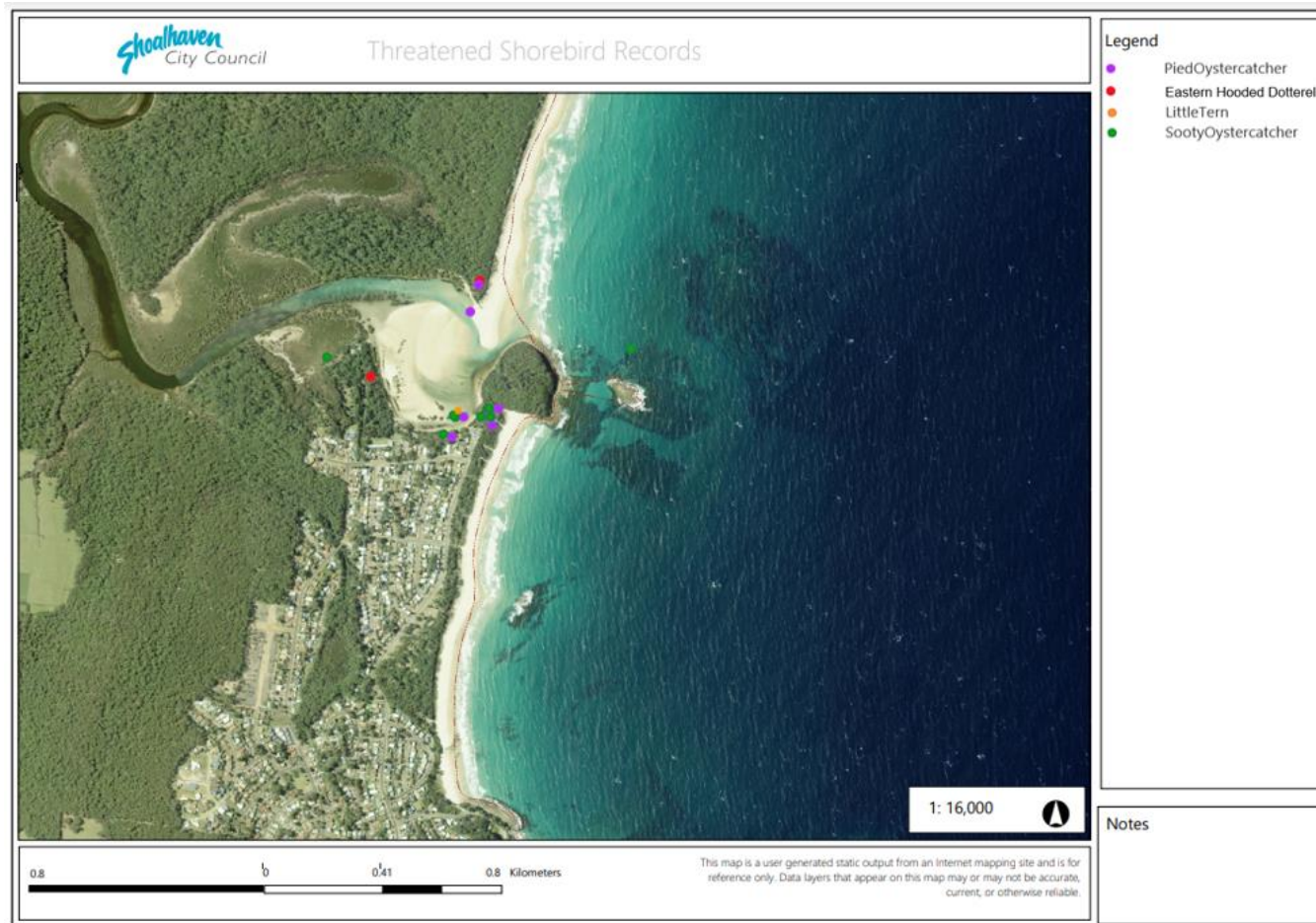


Figure 4: Location of records of BC Act listed threatened shorebirds (Bionet, Birddata 2021).

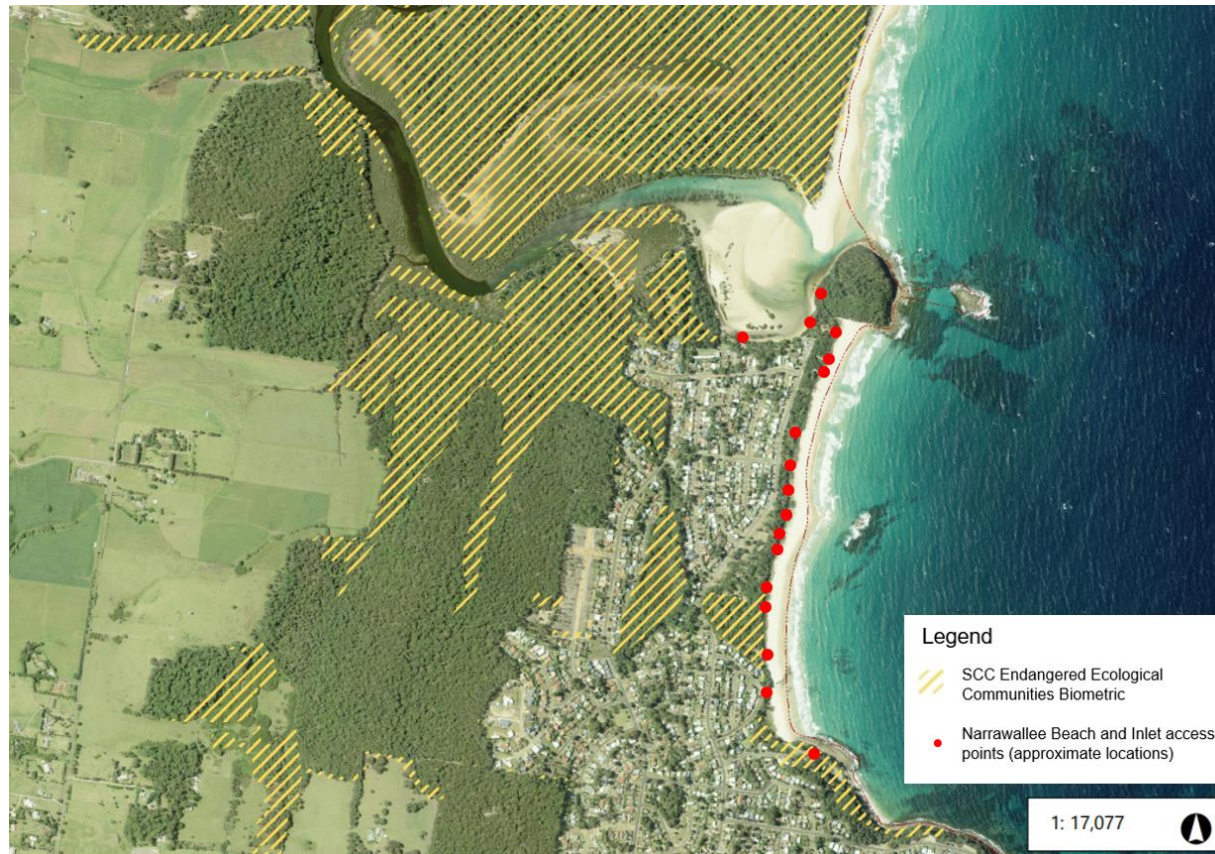


Figure 5: Endangered Ecological Community mapping (Bangalay Sand Forest in the Sydney Basin and South East Corner Bioregions) and Narrawallee Beach and Inlet access points



4. PERMISSIBILITY

The proposed activity is permissible under all relevant legislation (see *Table 1* below).

Table 1: Summary of legislation and permissibility

NSW State Legislation	
Environmental Planning and Assessment Act 1979 (EP&A Act)	
Permissible ✓	Not permissible <input type="checkbox"/>
<p>Part 4 of the EP&A Act does not apply as development consent is not required for the proposal. Continual use of Narrawallee Beach as permitted dog access is demonstrated in 1, which provides a timeline of continual use of dog access since 2005. As such Section 4.68(1) of the EP&A Act <i>Continuance of and limitations on other lawful uses</i> applies.</p> <p>Dog access on Narrawallee Beach constitutes an activity as defined under Part 5 of the EP&A Act. Section 5.5 of the Act <i>Duty to consider Environmental Impact</i> requires Council <i>examine and take into account to the fullest extent possible all matters affecting or likely to affect the environment by reason of the activity</i>. This REF assesses all potential impacts of the proposal. All aspects of the proposal are documented in Section 2.2. Potential impacts of the proposal are detailed in Section 7. Table 4 includes an assessment against factors a) – p) in Clause 228 of the <i>Environmental Planning and Assessment Regulation</i> (2000).</p> <p>Section 5.7 of the EP&A Act requires Council to examine and consider an environmental impact statement (EIS) in respect of the activity. Specific assessments for threatened species listed under the BC Act and EPBC Act, and migratory species listed under the EPBC Act are conducted in Section 7. These assessments find mitigation measures, listed in Section 2.4, are adequate to ensure the proposal does not constitute a significant impact to listed threatened or migratory species. As such an EIS is not required.</p>	
Crown Land Management Act 2016	
Permissible ✓	Not permissible <input type="checkbox"/>
<p>Council is the appointed crown land manager (CLM) of Narrawallee Beach (Crown Land reserve R91246 - Lot 7009 DP 1116370).</p> <p>Where a Plan of Management (PoM) exists for Crown Land it may identify and authorise certain works that can be undertaken by a public authority and the pre-conditions (if any) for implementing those works.</p> <p>The PoM pertaining to the land is the <i>Generic Community Plan of Management – Natural Areas</i> https://doc.shoalhaven.nsw.gov.au/displaydoc.aspx?record=D16/208141. The Core Objectives for management of community land categorised as foreshore that are set out in the Act and the PoM are:</p> <ul style="list-style-type: none"> · <i>To maintain the foreshore as a transition area between the aquatic and the terrestrial environment, and to protect and enhance all functions associated with the foreshores' role as a transition area, and</i> · <i>To facilitate the ecologically sustainable use of the foreshore, and to mitigate impact on the foreshore by community use.</i> <p>The proposal is in line with the first objective, as the proposed change will not impact on the foreshores' role as a transition area between the aquatic and terrestrial environment. The proposal also meets the second objective, in that dogs will continue to be excluded from the sensitive environment area at Narrawallee Inlet, where threatened shorebirds are known to breed. The PoM as well as Council's Foreshore Reserves Policy (POL16/242) does not preclude the activity.</p>	
Coastal Management Act 2016	
Permissible ✓	Not permissible <input type="checkbox"/>



Environmental Impact Assessment
Part 5 Assessment EP&A Act 1979

The *Coastal Management Act 2016* establishes the framework and overarching objects for coastal management in New South Wales. The Act provides for the preparation of Coastal Management Programs (CMP) which set the long-term strategy for coordinated management of the coast with a focus on achieving the objects of the Act.

The 2018 *Coastal Zone Management Plan for the Shoalhaven Coastline*, <https://doc.shoalhaven.nsw.gov.au/DisplayDoc.aspx?record=D18/379377>, which is likely to provide the basis for the CMP, addresses the need to manage the impacts of pest species and dogs on beaches, particularly in regards to the protection of threatened shorebirds. The implementation of the NSW South Coast Shorebird Recovery Program is listed as high priority.

The proposed activity is considered consistent with these strategies, because dogs will continue to be prohibited in the Narrawallee Inlet area with a ~600 metre buffer, where nesting of threatened shorebirds occurs.

State Environmental Planning Policy (Coastal Management) 2018 (Coastal Management SEPP)

Permissible ☒ Not permissible ☐

Clause 13 and 14 of the Coastal Management SEPP provides that the proposal is permitted, as long as the consent authority is satisfied that the below conditions are taken into account:

- The development is designed, sited and will be managed to avoid an adverse impact (e.g. to the integrity of the biophysical, hydrological and ecological environment; to coastal environmental values and natural coastal processes; water quality; marine and native vegetation; Aboriginal cultural heritage)
- Unavoidable impacts will be minimised
- Impacts that cannot be minimised will be mitigated

Providing mitigation measures as detailed in Section 2.4 are implemented the proposal will be in accordance with these conditions.

Shoalhaven Local Environmental Plan 2014 (SLEP)

Permissible ☒ Not permissible ☐

In circumstances where development consent is not required the SLEP does not apply. However all relevant factors of consideration as outlined in Part 5 of the EP&A Act are required to be complied with. In this instance this REF, including Section 7.7 Clause 228 Matters of Consideration, fulfils this requirement.

Protection of the Environment Operations Act 1997

Permissible ☒ Not permissible ☐

The proposed activity does not constitute scheduled development work or scheduled activities as listed in Schedule 1 of the Act. The proposed activity therefore does not require an environmental protection licence.

National Parks and Wildlife Act 1974 (NPW Act)

Permissible ☒ Not permissible ☐

The Department of Planning, Industry and Environment (DPIE) administers the NPW Act, which manages:

- Conservation of nature
- Conservation of objects, places and features of cultural value
- Public appreciation, understanding and enjoyment of nature and cultural heritage
- Land reserved under this Act.

The NPW Act binds all activities and responsibilities of the Crown. DPIE must consider the objectives listed above, the public interest and appropriate management of the subject land. The NPW Act controls activities

carried out in designated Parks, Reserves and Aboriginal areas. The NPW Act also requires consideration of impacts to all native birds, reptiles, amphibians and mammals protected under the Act. Additional consideration is required for potential impacts to Aboriginal cultural heritage. Such impacts are addressed in Section 5 and 7.

Biodiversity Conservation Act 2016 (BC Act)

Permissible ☒ Not permissible ☐

The proposed activity is;

- Unlikely to have a significant impact on species and communities listed in the schedules of the Act (refer to Section 7 of this REF).
- Not within an area declared to be of "outstanding biodiversity value" as defined in the Act.
- Unlikely to have a significant impact on threatened species and/or threatened ecological communities listed in the schedules of the Act
- Not considered to have a *serious and irreversible impacts on biodiversity values*.

The proposed activity therefore is not deemed to be *likely to significantly affect threatened species* and a Biodiversity Development Assessment Report (BDAR) and entry into the Biodiversity Offset Scheme (BOS) is not required.

Heritage Act 1977 (Heritage Act)

Permissible ☒ Not permissible ☐

The Heritage Act is concerned with all aspects of the conservation of heritage places and items. Heritage items of state significance are listed on the State Heritage Register. The Heritage Act provides protection for non-Aboriginal historic artefacts and/or sites (older than 50 years). A review of potential impacts to non-Aboriginal heritage is given in section 5.

Protection of Environment Operations Act 1997

Permissible ☒ Not permissible ☐

The *Protection of Environment Operations Act 1997* regulates and controls pollution of land, air, water, and the emission of noise and provides for environment protection licences, notices and offences.

Impacts associated with contamination and pollution or waste management are considered unlikely to result from the proposed activity.

Local Land Services Act 2013

Permissible ☒ Not permissible ☐

No clearing of vegetation is proposed. No separate authorisation under the Act is required.

Water Management Act 2000

Permissible ☒ Not permissible ☐

Local councils are exempt from s.91E(1) of the Act in relation to all controlled activities that they carry out in, on or under waterfront land (by virtue of clause 41 of the *Water Management (General) Regulation 2018*). The proposal would not interfere with the aquifer and therefore an interference licence is not required (s.91F).

Aboriginal Land Rights Act 1993

Permissible ☒ Not permissible ☐

There are unresolved land claims on the subject site, however the Act does not preclude the activity taking place on the subject land. The Crown reserve has lawfully been used as recreational area prior to the lodgement of the land claim.

The activity would not affect or complicate the assessment of the land claim as it is temporary in nature and would not diminish the size or nature of the land.



Environmental Impact Assessment
Part 5 Assessment EP&A Act 1979

Therefore, despite the activity, the land would remain as 'claimable land' as defined in the Act.
Commonwealth Legislation
<i>Environment Protection and Biodiversity Conservation Act 1999 (EP&BC Act)</i>
Permissible <input checked="" type="checkbox"/> Not permissible <input type="checkbox"/>
The proposed activity would not be undertaken on Commonwealth land and no Matters of National Environmental Significance are likely to be significantly impacted by the proposed activity (see Section 7.6). The proposed activity does not require Commonwealth referral.
<i>Native Title Act 1993</i>
Permissible <input checked="" type="checkbox"/> Not permissible <input type="checkbox"/>
<p>The <i>Native Title Act 1993</i> recognises traditional interests in land of Aboriginal and Torres Strait Islander people and provides an avenue for land title claims against Crown land.</p> <p>The proposed activity can be undertaken as a valid act under Subdivision 24LA <i>Low Impact Future Acts</i> as the act does not consist of, authorise, or otherwise involve:</p> <ul style="list-style-type: none"> a) the grant of a freehold estate b) the grant of a lease c) the conferral of a right of exclusive possession d) the excavation or clearing of any of the land or waters (see note below) e) mining f) the construction of placing on the land, or in the waters, of any building, structure, or other thing (other than fencing or a gate), that is a fixture, or g) the disposal or storing, on the land or in the waters, of any garbage or any poisonous, toxic or hazardous substance. <p>The non-extinguishment principle applies to the act and no referral or request for comment to NTSCORP is required.</p>



5. HERITAGE

5.1. Indigenous

Under Section 86 of the NPW Act, it is an offence to disturb, damage, or destroy any Aboriginal heritage object without an Aboriginal Heritage Impact Permit (AHIP). The NPW Act, however, provides that if a person who exercises 'due diligence' in determining that their actions will not harm Aboriginal objects has a defence against prosecution if they later unknowingly harm an object without an AHIP (Section 87(2) of the NPW Act). To effect this, the NSW Department of Environment, Climate Change and Water have published the Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales (hereafter referred to as 'Due Diligence Code') to assist individuals and organisations to exercise due diligence when carrying out activities that may harm Aboriginal objects and to determine whether they should apply for an AHIP.

In accordance with Step 1 of the Due Diligence Code, a search on AHIMS indicated that there were no recorded Aboriginal heritage sites with the proposed works areas (Figure 6: *AHIMS search results*).

Step 2 of the Due Diligence Code then requires a consideration of whether Aboriginal objects are likely to be in the area of the proposed activity with consideration to certain landscape features listed in the Code to have higher propensity for objects, *i.e.*:

- within 200 metres of waters; or
- located in a sand dune system; or;
- located on a ridge top, ridge line or headland; or
- located within 200 metres below or above a cliff face; or
- within 20 metres of or in a cave, rock shelter, or cave mouth.

The proposed activity area does comprise such landforms (within 200 metres of waters and sand dune). Consequently, an on-site inspection of the area was conducted on 29 July 2021 to include a search for any surface artefacts or mounded areas that could comprise a shell midden, potential archaeological deposit, or a 'lens' of stratified cultural material within the exposed earth of the shoreline. Nothing was found in the area.

A literature search was conducted utilising Council's document archive and AHIMS. A report titled *Milton / Ulladulla Sewerage Scheme Augmentation EIS – Cultural Heritage Component* by Navin Officer Heritage Consultants in 2000 describes surveys undertaken in the vicinity of the SPS and associated rising and gravity mains. No Aboriginal cultural heritage sites were found by these archaeologists.

The beach environment could also be described as 'disturbed land' as defined by the Due Diligence Code), *i.e.*:

Land is disturbed if it has been the subject of a human activity that has changed the land's surface, being changes that remain clear and observable. Examples include ploughing, construction of rural infrastructure (such as dams and fences), construction of roads, trails and tracks (including fire trails and tracks and walking tracks), clearing vegetation, construction of buildings and the erection of other structures, construction or installation of utilities and other similar services (such as stormwater drainage and other similar infrastructure) and construction of earthworks."

The proposed activity is within disturbed land as the lands have been subjected to continued disturbance through active, natural coastal processes.

In consideration of the above, it is reasonable to conclude that there is a low probability of objects occurring in the area of the proposed activity. As a result, an AHIP is not required and the activity can proceed.



Environmental Impact Assessment
Part 5 Assessment EP&A Act 1979



AHIMS Web Services (AWS)
Search Result

Your Ref/PO Number : Narrawallee
Client Service ID : 620507

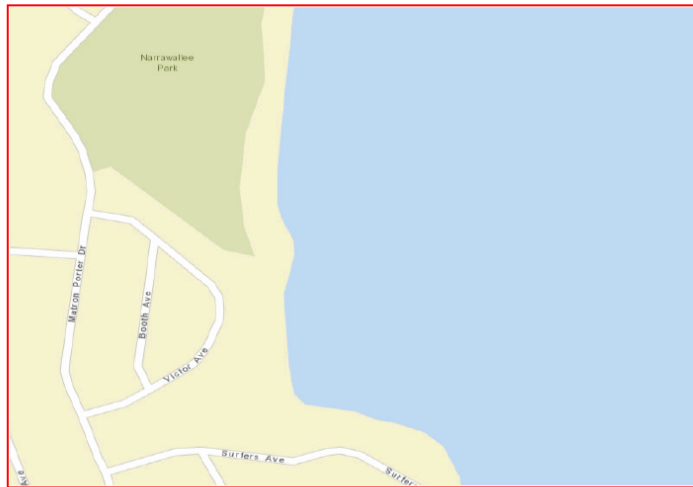
Shoalhaven City Council - Nowra
PO Box 42 Bridge Rd
Nowra New South Wales 2541
Attention: Geoffrey Young
Email: geoff.young@shoalhaven.nsw.gov.au

Date: 08 September 2021

Dear Sir or Madam:

AHIMS Web Service search for the following area at Datum :GDA, Zone : 56, Eastings : 270091.0 - 270174.0, Northings : 6088837.0 - 6089430.0 with a Buffer of 0 meters, conducted by Geoffrey Young on 08 September 2021.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

Figure 6: AHIMS search results

5.2. Non-Indigenous

The proposed activity would not involve or come within proximity to items of local heritage significance and any items on the state heritage list or the SLEP. No further consideration is warranted.

Environmental Impact Assessment
Part 5 Assessment EP&A Act 1979**6. CONSULTATION****6.1. Department of Primary Industries (NSW Fisheries)**

No dredging or impact on fish habitat, consultation is not required.

6.2. Department of Planning, Industry and Environment (DPIE)

The NPWS Shorebird Ranger for the Shoalhaven region was consulted during the development of this REF. Recommendations made include ranger presence to encourage compliance, and educational signage regarding threatened shorebirds in the area. These have been incorporated into the Environmental Safeguards and Measures to Minimise Impacts (section 2.4).

6.3. Council Departments

This REF has been prepared by Council's Environmental Assessment Team in consultation with Council's Ranger Services and Social Infrastructure Planning Team. Ranger Services have confirmed a monitoring presence will continue at Narrawallee Beach, including a minimum of one inspection every two days, and can respond to any community concerns within one day. The mitigation measures in section 2.4 have been developed in accordance with this consultation.

6.4. Community

Council has received correspondence from over 100 individuals and groups in relation to the Narrawallee Beach off-leash dog area.

Submissions received were both in support and raised concerns with the trial, including issues such as;

- Signage – confusion regarding the transition zone between Surfers Avenue and Victor Avenue, inconsistent or confusing messaging, lack of signage.
- Compliance – ranger presence, dog off-leash activity outside of designated hours, people not picking up after their dogs.
- User conflict and safety – conflict between beach-users with and without dogs, conflict between dogs and native fauna.

The mitigation measures in section 2.4 have been developed in accordance with this consultation, notably;

- Increased ranger presence.
- Increased and improved signage.
- ~600 metre dog prohibited buffer between off-leash area and threatened shorebird nesting sites.
- The provision of plastic bags and rubbish bins for dog faeces.
- Off-peak time restrictions to reduce conflict with other beach-users.
- Liaison with NPWS South Coast Shorebird Recovery Program Coordinator.



7. ASSESSMENT OF LIKELY ENVIRONMENTAL IMPACTS

7.1. Aquatic and Beach Environment

The proposal is not likely to have any environmental impact on the aquatic and beach environment.

7.2. Dune Vegetation

The proposal is not likely to have any environmental impact on dune vegetation.

7.3. Biodiversity Conversation Act 2016 and Environment Protection and Biodiversity Conservation Act 1999 – Listed Fauna

This section has been informed by desktop analysis (including databases searches of Bionet, Birdlife Australia's *Birddata*, the EPBC Protected Matters Search Tool and Council's GIS Enquiry), consultation with relevant agencies including NPWS (detailed in section 6), and a site inspection conducted on 16 December 2021 by Council's Environmental Assessment Officer.

Shorebirds and potential impact to shorebird habitat at Narrawallee Creek Inlet and Nature Reserve are the focus of this assessment regarding threatened fauna species. Narrawallee beach including the off-leash and transit area may provide limited foraging resources. The impact of the proposal on these areas is considered to be negligible. Other fauna species are not considered to utilise habitat with the subject site, or are not considered to be at risk of impact by the proposal.

Threatened shorebirds listed in the NSW BC Act and/or the Commonwealth EPBC Act recorded within 5km of the site (the locality), or predicted to occur by the EPBC Protected Matters Search Tool, are shown in Table 2 below.

Table 2: Threatened shorebirds likely to occur within the subject site

Scientific Name	Common Name	BC Act Status	EPBC Act Status	Recorded/predicted onsite	Habitat Type
<i>Haematopus fuliginosus</i>	Sooty Oystercatcher	Vulnerable		Recorded onsite	Potential nesting and foraging habitat
<i>Haematopus longirostris</i>	Pied Oystercatcher	Endangered		Recorded onsite	Potential nesting and foraging habitat
<i>Charadrius mongolus</i>	Lesser Sand-plover	Vulnerable	Endangered	Recorded within the locality	Potential nesting and foraging habitat
<i>Thinornis cucullatus cucullatus</i>	Eastern Hooded Dotterel	Critically Endangered	Vulnerable	Recorded onsite	Potential nesting and foraging habitat
<i>Sternula albifrons</i>	Little Tern	Endangered		Recorded onsite	Potential nesting and foraging habitat
<i>Calidris canutus</i>	Red Knot		Endangered, Migratory	Predicted	Foraging and roosting habitat. Migratory, northern

Scientific Name	Common Name	BC Act Status	EPBC Act Status	Recorded/predicted onsite	Habitat Type
					hemisphere breeding.
<i>Numenius madagascariensis</i>	Eastern Curlew		Critically Endangered	Recorded onsite	Foraging and roosting habitat. Migratory, northern hemisphere breeding.
<i>Charadrius leschenaultii</i>	Greater Sand Plover		Vulnerable, Migratory	Predicted	Foraging and roosting habitat. Migratory, northern hemisphere breeding.
<i>Charadrius mongolus</i>	Lesser Sand Plover		Vulnerable, Migratory	Predicted	Foraging and roosting habitat. Migratory, northern hemisphere breeding.
<i>Limosa lapponica baueri</i>	Nunivak Bar-tailed Godwit		Vulnerable	Predicted	Foraging and roosting habitat. Migratory, northern hemisphere breeding.

BC Act-listed threatened shorebirds recorded within the subject site include Eastern Hooded Dotterel, Little Tern, Pied Oystercatcher and Sooty Oystercatcher (Figure 4). Birddata also includes records of EPBC Act-listed Eastern Curlew at Narrawallee Inlet from 2015 and prior. All species listed in Table 2 have potential to occur within the subject site. Whilst known nesting sites are limited to the Narrawallee Inlet and Narrawallee Creek Nature Reserve to the north, foraging may occur along Narrawallee Beach. During the site inspection in preparation for this REF, three Sooty Oystercatchers were observed foraging on the rocks at Narrawallee Inlet.

EPBC Act listed migratory shorebirds recorded within 5km of the site or predicted to occur within the locality are shown in Table 3 below.

Table 3: Migratory shorebirds known or with potential to occur within the subject site.

Scientific name	Common name	Scientific name	Common name
<i>Actitis hypoleucos</i>	Common Sandpiper	<i>Limicola falcinellus</i>	Broad-billed Sandpiper
* <i>Arenaria interpres</i>	Ruddy Turnstone	<i>Limnodromus semipalmatus</i>	Asian Dowitcher
* <i>Calidris alba</i>	Sanderling	** <i>Limosa lapponica</i>	Bar-tailed Godwit
* <i>Calidris canutus</i>	Red Knot, Knot	<i>Limosa lapponica baueri</i>	Nunivak Bar-tailed Godwit
* <i>Calidris ferruginea</i>	Curlew Sandpiper	<i>Limosa limosa</i>	Black-tailed Godwit
<i>Calidris melanotos</i>	Pectoral Sandpiper	** <i>Numenius madagascariensis</i>	Eastern Curlew



Environmental Impact Assessment
Part 5 Assessment EP&A Act 1979

Scientific name	Common name	Scientific name	Common name
* <i>Calidris ruficollis</i>	Red-necked Stint	<i>Numenius minutus</i>	Little Curlew
* <i>Calidris tenuirostris</i>	Great Knot	** <i>Numenius phaeopus</i>	Whimbrel
* <i>Charadrius bicinctus</i>	Double-banded Plover	<i>Pluvialis fulva</i>	Pacific Golden Plover
<i>Charadrius leschenaultii</i>	Greater Sand Plover	** <i>Sternula albifrons</i>	Little Tern
<i>Charadrius mongolus</i>	Lesser Sand Plover	<i>Tringa brevipes</i>	Grey-tailed Tattler
<i>Charadrius veredus</i>	Oriental Plover	<i>Tringa glareola</i>	Wood Sandpiper
* <i>Gallinago hardwickii</i>	Latham's Snipe	* <i>Tringa nebularia</i>	Common Greenshank
<i>Gallinago megala</i>	Swinhoe's Snipe	<i>Tringa stagnatilis</i>	Marsh Sandpiper
<i>Gallinago stenura</i>	Pin-tailed Snipe		
**	Recorded at Narawallee Inlet (Birddata)		
*	Recorded within the locality (Birddata)		

All species listed in Table 3 are predicated to occur within the subject site using the EPBC Protected Matters Search Tool. Species recorded within the locality and subject site are as shown above.

The Department of Planning, Industry and Environment notes "Disturbance of nesting shorebirds and direct predation of eggs and chicks by domestic dogs" as a threat for all threatened shorebirds known to occur at the subject site (2021, 2017).

In a review of the impacts of dogs on nesting shorebirds, Maguire (2018) details the following impacts:

- Disturbance: "chasing and the unpredictable movement, proximity and speed of unrestrained dogs" can lead to the prolonged absence of adult shorebirds from the nest.
- Egg predation.
- Egg crushing.
- Chick predation.

Maguire (2018) concludes that, while dog-free areas are the most effective at protecting shorebirds, this must be combined with alternative off-leash areas to promote greater compliance in more environmentally sensitive areas where dogs are prohibited.

7.4. Threatened Flora Species and Endangered Ecological Communities

The EEC *Bangalay Sand Forest in the Sydney Basin and South East Corner* was also identified in the Matron Porter Drive Reserve and along the Narrawallee Beach foreshore, confirming Council's GIS mapping (Figure 5).

The threatened flora species Sand Spurge *Chamaesyce psammogeton* has not been recorded onsite however the site is considered to provide potential habitat for this species.

7.5. Test of Significance (5-Part Test)

Section 1.7 of the EP&A Act 1979 applies the provisions of Part 7 of the NSW *Biodiversity Conservation Act 2016* that relate to the operation of the Act in connection with the terrestrial and aquatic environment. Each are addressed below.

Part 7 Biodiversity Conservation Act 2016

Based on the habitat of the site (beach and frontal dunes) BC Act listed threatened species or endangered ecological communities that have the potential to occur at the site are:

- Sand Spurge *Chamaesyce psammogeton*.



Environmental Impact Assessment
Part 5 Assessment EP&A Act 1979

- Shorebirds:
 - Eastern Hooded Dotterel *Thinornis cucullatus cucullatus*.
 - Little Tern *Sternula albifrons*.
 - Pied Oystercatcher *Haematopus longirostris*.
 - Sooty Oystercatcher *Haematopus fuliginosus*.
 - Lesser Sand Plover *Charadrius mongolus*.
 - Greater Sand Plover *Charadrius leschenaultii*.
- Endangered ecological community *Bangalay Sand Forest in the Sydney Basin and South East Corner Bioregions*.

The presence of transient and mobile species is possible occasionally (e.g. White-bellied Sea-Eagle *Haliaeetus leucogaster*), however the site is not considered useful or important habitat for these species. Any potential impact to these species is expected to be negligible.

Sand Spurge is a herb that grows on dunes and sea strandline, and is also unlikely to be affected by the proposed activity.

Section 7.3 of the BC Act provides a '5-part' test to determine whether a proposed development or activity is likely to significantly affect threatened species or ecological communities, or their habitats. Each part is addressed below:

Part 1: In the case of a threatened species, where the action proposed is likely to have an adverse effect on the life cycle of the species such that a viable local population of the species is to be placed at risk of extinction.

Shorebirds – Eastern Hooded Dotterel, Lesser Sand Plover, Greater Sand Plover, Little Tern, Pied Oystercatcher, Sooty Oystercatcher

The potential for impact to these species during signage installation works is considered unlikely due to the following factors:

- Works (signage installation) to occur during the nesting periods for threatened shorebirds (generally November to February) have minimal impact and are highly unlikely to cause any disturbance.
- A Council Environmental Assessment Officer or other suitably qualified person shall undertake pre-clearance surveys prior to works commencing. If any of these species are detected in the vicinity of the works, works will stop immediately and not resume until the bird has vacated the site of its own accord.
- If a nest or nesting birds are detected, works will cease, and mitigation measures will be adapted in consultation with the NPWS Shorebird Recovery Coordinator (or similar expert), to minimise risk of disturbance to the birds and ensure their protection.

Narrawallee Beach has already been used as an off-leash dog area for several years, and so is not considered a viable nesting location for shorebirds. Threatened shorebirds are known to nest in the Narrawallee Inlet area, with the current off-leash dog area. The extension of this area away from the Inlet (south) will therefore not have a significant impact on nesting threatened shorebirds. Maguire et al. (2018) note the positive impact of diverting dog walkers to specific areas, as dogs are then less likely to be present in more sensitive, prohibited areas.

Foraging habitat is also critical in the life cycle of shorebirds. Foraging habitat for shorebirds along Narrawallee Beach will be reduced by the presence of dogs within the southern portion of the beach however more optimal areas of foraging habitat to the north at the inlet and nature reserve will be unaffected. Mitigation measures detailed in Section 2.4 are expected to avoid impacts to these optimal areas of foraging habitat.



Environmental Impact Assessment
Part 5 Assessment EP&A Act 1979

As such, the proposed activity is unlikely to have an adverse effect on the life cycle of the species such that a viable local population of the species is to be placed at risk of extinction. A species impact statement (SIS) or entry into the BOS is not required.

Part 2 In the case of an endangered ecological community or critically endangered ecological community, whether the proposed development or activity:

- (a) is likely to have an adverse effect on the extent of the ecological community such that its local occurrence is likely to be placed at risk of extinction, or*
- (b) is likely to substantially and adversely modify the composition of the ecological community such that its local occurrence is likely to be placed at risk of extinction.*

The beach and frontal dune area, where dogs are proposed to be permitted off-leash, does not comprise an endangered ecological community. However, part of the vegetated area at Matron Porter Drive and Surfers Avenue where signage is proposed to be installed is classified as the endangered ecological community *Bangalay Sand Forest in the Sydney Basin and South East Corner Bioregions* (Figure 5). The proposed works within this community (installation of 4 signs) will not have an adverse effect on the extent of the ecological community or substantially and adversely modify the composition of the ecological community such that its local occurrence is likely to be placed at risk of extinction. The signage posts are already installed. The reinstatement of the Victor Avenue steps as the southern boundary of the off-leash dog area is likely to reduce the level of pedestrian and dog traffic through the Bangalay Sand Forest EEC at Matron Porter Drive Reserve.

A SIS or entry into the BOS is not required.

Part 3 In relation to the habitat of a threatened species or ecological community:

- (a) The extent to which habitat is likely to be removed or modified as a result of the proposed development or activity, and*
- (b) Whether an area of habitat is likely to become fragmented or isolated from other areas of habitat as a result of the proposed development or activity, and*
- (c) The importance of the habitat to be removed, modified, fragmented or isolated to the long-term survival of the species, population or ecological community in the locality.*

No habitat of a threatened species or ecological community is likely to be removed/modified or become fragmented or isolated from other areas of habitat as a result of this proposal.

Part 4 Whether the proposed development or activity is likely to have an adverse effect on any declared area of outstanding biodiversity value (either directly or indirectly).

No areas of outstanding biodiversity value have been declared in the City of Shoalhaven.

Part 5 Whether the proposed development or activity is or is part of a key threatening process or is likely to increase the impact of a key threatening process.

The proposal will not contribute to any key threatening process listed under the NSW BC Act.

7.6. Assessment Against EPBC Significant Impact Criteria

Seven EPBC listed threatened species are predicted or known to occur within the subject site (Table 2). Twenty-nine migratory species are predicted to occur within the subject site (Table 3). The Commonwealth Significant Impact Guidelines 1.1 details criteria to assess whether the proposal is



Environmental Impact Assessment
Part 5 Assessment EP&A Act 1979

likely to have a significant impact to matters of national environmental significance (MNES), and whether referral to the Commonwealth Department for further assessment and approval is required.

The Significant Impact Guidelines provide varying criteria depending on the conservation status. The relevant criteria for threatened and migratory shorebirds are assessed below.

Numenius madagascariensis Eastern Curlew has been recorded in the subject site and is listed as critically endangered under the EPBC Act. *Calidris canutus* Red Knot has been recorded within the locality and is listed as endangered under the EPBC Act.

Eastern Curlew is a northern hemisphere breeding migratory shorebird that distributes widely along eastern Australia and New Zealand to forage outside of breeding seasons and prior to breeding maturity.

Red Knot is a northern hemisphere breeding shorebird that distributes widely to forage outside of breeding seasons around Australia and visits most continents (Birdlife Australia). Optimal foraging habitat for these species is restricted to the Narrawallee Inlet and Narrawallee Creek Nature Reserve in the northern extent of the subject site. Mitigation measures, including a 600m buffer between restricted dog access and these areas, as well as regular Ranger patrols and signage (Section 2.4) are expected to avoid impacts from the proposal to these areas and to these species. While foraging habitat within the southern portion of Narrawallee Beach will be modified by the restricted dog access, this is not expected to significantly reduce foraging resources for these species such that the life cycle of the species would be impacted. The proposal is not expected to introduce any invasive species or disease to potential habitat for these species. As such, the proposed dog access as detailed in Figure 3 is unlikely to have a significant impact on these species. Based on the review above, the proposal will not result in the below factors listed in the EPBC Significant Impact Guideline:

- Lead to a long-term decrease in the size of a population.
- Reduce the area of occupancy of the species.
- Fragment an existing population into two or more populations.
- Adversely affect habitat critical to the survival of a species.
- Disrupt the breeding cycle of a population.
- Modify, destroy, remove, isolate or decrease the availability or quality of habitat to the extent that the species is likely to decline.
- Result in invasive species that are harmful to a critically endangered or endangered species becoming established in the endangered or critically endangered species' habitat.
- Introduce disease that may cause the species to decline.
- Interfere with the recovery of the species.

Thinornis cucullatus cucullatus Eastern Hooded Dotterel has been recorded in the subject site and is listed as vulnerable under the EPBC Act. *Charadrius leschenaultia* Greater Sand Plover and *Limosa lapponica baueri* Nunivak Bar-tailed Godwit is predicted to occur within the locality and is listed as vulnerable under the EPBC Act.

Eastern Hooded Dotterel is reported to be as rare as 64 individuals within NSW and 5,000 individuals as a total population across Australia (OEH Threatened Species Profile). The species' known northern limit is Jervis Bay making any population that occupies the subject site significant in terms of proximity to the northern extent of the species distribution. Any impact leading to reduction in the population of this species would be significant.



Environmental Impact Assessment
Part 5 Assessment EP&A Act 1979

Greater Sand Plover and Nunivak Bar-tailed Godwit have not been recorded within the subject site or locality. While the subject site does provide potential foraging and roosting habitat for these species, an important population for these species does not occur. Potential foraging habitat impacted is limited to the southern portion of Narrawallee Beach. More optimal foraging and roosting areas, and nesting habitat for Eastern Hooded Dotterel, is restricted to the Narrawallee Inlet and Narrawallee Creek Nature Reserve in the northern extent of the subject site are not expected to be impacted. The proposal is not expected to introduce any invasive species or disease to potential habitat for these species. As such the proposed dog access as detailed in Figure 3 is unlikely to have a significant impact on these species. Based on the review above, the proposal will not result in the below factors listed in the EPBC Significant Impact Guidelines:

- *Lead to a long-term decrease in the size of an important population of a species.*
- *Reduce the area of occupancy of an important population.*
- *Fragment an existing important population into two or more populations.*
- *Adversely affect habitat critical to the survival of a species.*
- *Disrupt the breeding cycle of an important population.*
- *Modify, destroy, remove or isolate or decrease the availability or quality of habitat to the extent that the species is likely to decline.*
- *Result in invasive species that are harmful to a vulnerable species becoming established in the vulnerable species' habitat.*
- *Introduce disease that may cause the species to decline.*
- *Interfere substantially with the recovery of these species.*

Migratory Species listed in Table 3 have been assessed against the relevant criteria detailed in the Significant Impact Guidelines 1.1.

Thresholds for defining internationally and nationally important habitat for migratory shorebirds is detailed in the *EPBC Act Policy Statement 3.21 Industry guidelines for avoiding, assessing and mitigating impacts on EPBC Act listed migratory shorebird species*. Birdlife Australia have mapped international and nationally important habitats based on these thresholds. This mapping includes habitat within the Shoalhaven River as the most southern nationally important habitat. Narrawallee Creek, including the inlet, and Narrawallee Beach are not mapped as being of international or nationally important habitat. As such the proposal is not considered to modify, destroy or isolate important migratory shorebird habitat.

The proposed dog access is not expected to exacerbate the process of invasive species.

With regard to life cycle, all species listed in Table 3 are migratory species breeding in the northern hemisphere, other than the Little Tern. While breeding habitat for these species will not be impacted foraging habitat is important to the lifecycle of migratory shorebirds and is critical to these species ability to make the flight to northern hemisphere breeding grounds. Dog access onto Narrawallee beach will reduce foraging habitat within the southern portion of the beach were restricted access is permitted (Figure 3). Provided mitigation measures (Section 2.4) are implemented, the impact of the proposal to areas of optimal foraging habitat approximately 600 metres to the north, at Narrawallee Inlet and Narrawallee Creek Nature Reserve is expected to be avoided. Reduction/modification of foraging habitat within areas of restricted dog access is not expected to disrupt the life cycle of migratory shorebirds.

Mitigation measures detailed in Section 2.4, including a minimum of 600m buffer as well as signage and regular monitoring by Council Rangers will ensure impacts to optimal breeding habitat for Little Tern, demonstrated by records (Figure 4) at Narrawallee Inlet and Narrawallee Creek Nature Reserve



Environmental Impact Assessment
Part 5 Assessment EP&A Act 1979

are avoided. Impact to potential foraging habitat resulting from restricted dog access is not expected to impact Little Tern such that the life cycle of the local occurrence of the species will be affected.

The proposed dog access as detailed in Figure 3 is unlikely to have a significant impact on migratory shorebirds. Based on the review above the proposal will not result in the below factors listed in the EPBC Significant Impact guideline:

- *Substantially modify (including by fragmenting, altering fire regimes, altering nutrient cycles or altering hydrological cycles), destroy or isolate an area of important habitat for a migratory species.*
- *Result in an invasive species that is harmful to the migratory species becoming established in an area of important habitat for the migratory species.*
- *Seriously disrupt the lifecycle (breeding, feeding, migration or resting behaviour) of an ecologically significant proportion of the population of a migratory species.*

7.7. Clause 228 Matters of Consideration

Clause 228(2) of the *Environmental Planning and Assessment Regulation 2000* lists the factors to be considered when consideration is being given to the likely impact of an activity on the environment under Part 5 of the EP&A Act. The following assessment deals with each of the factors in relation to the proposed activity.

Table 4: Clause 228 (EP&A Regulation) Matters

DOES THE PROPOSAL:	ASSESSMENT	REASON
a) Have any environmental impact on a community?	Negligible/Positive	The proposed activity would not impact the community's access to, and amenity of Narrawallee Beach. The proposed activity would not impact views, community services and infrastructure such as water, waste management, educational, medical or social services.
b) Cause any transformation of a locality?	Negligible	The locality will remain a beach and coastal foreshore reserve.
c) Have any environmental impact on the ecosystem of the locality?	Negligible	No food resources critical to the survival of a particular species would be removed. Aquatic ecosystems are not likely to be affected by the proposed activity and there will be no impact through the input of sediment and nutrient into the ecosystem. Protected vegetation and fauna are unlikely to be significantly affected by the proposed activity. The vegetation on the dune and beach does not comprise an endangered ecological community and comprises common species and species that are not natural to the area.

DOES THE PROPOSAL:	ASSESSMENT	REASON
d) Cause a diminution of the aesthetic, recreational, scientific or other environmental quality or value of a locality?	Negligible/positive	There would be no impact to these factors. The site will remain a public beach and recreation opportunities would not be diminished.
e) Have any effect on a locality, place or building having aesthetic, anthropological, archaeological, architectural, cultural, historical, scientific, or social significance or other special value for present or future generations?	Negligible	Narrawallee Beach and Inlet are identified as the local heritage area Silica Wharf and Tramway (remnants) under Schedule 5 of the SLEP 2014. Off-leash dogs are unlikely to affect this heritage listing. The site is not within an Aboriginal Place declared under the National Parks and Wildlife Act 1974. The proposed activity is unlikely to harm Aboriginal heritage sites (refer to Section 5.1)
f) Have any impact on the habitat of protected fauna (within the meaning of the <i>Biodiversity Conservation Act 2016</i>)?	Negligible	The Test of Significance provided in section Error! Reference source not found. above concludes that the proposed activity would not have a significant impact upon threatened fauna and flora.
g) Cause any endangering of any species of animal, plant or other form of life, whether living on land, in water or in the air?	Negligible	There are no species likely to rely on the site of the proposed activity to the extent that modification would put them further in danger. The Tests of Significance provided in Section Error! Reference source not found. , concludes that the proposed activity would not have a significant impact upon threatened fauna including fish.
h) Have any long term effects on the environment?	Negligible/positive	The sign installation will improve understanding and awareness of prohibited behaviour, and the threat to shorebirds in the area. The works involved in signage installation would be very short term and the noise generated will occur during normal working hours. There are no sensitive receivers in the vicinity of the proposed works. The proposed activity would not use hazardous substances or use/generate chemicals which may build up residues in the environment.

DOES THE PROPOSAL:	ASSESSMENT	REASON
i) Cause any degradation of the quality of the environment?	Low adverse	The environmental safeguards (section 2.4) to be undertaken will minimise impacts and risks to the quality of the environment. The proposal would not intentionally introduce noxious weeds, vermin, or feral animals into the area or contaminate the soil.
j) Cause any risk to the safety of the environment?	Negligible / positive	The proposed activity would not involve hazardous wastes and would not lead to increased bushfire or landslip risks. The activity is not going to affect flood or tidal regimes, or exacerbate flooding risks.
k) Cause any reduction in the range of beneficial uses of the environment?	Negligible/positive	The site is used for beach and ocean related recreation opportunities, as well as access to them. The proposed activities would have no effect on this beneficial use. The off-leash dog area adds to the beneficial uses of the environment (showed through results of community consultation) and having this activity confined to off-peak hours allows for the continued use of the beach and foreshore by the wider community without disruption from dogs.
l) Cause any pollution of the environment?	Low adverse	The activity is not expected to result in the oxidation of acid sulphate soils and subsequent leaching back into the waterways. It is unlikely that the activity (including the environmental impact mitigation measures) would result in water, noise or air pollution, spillages, dust, odours, vibration or radiation. Under the assumption that dog owners clean up faeces, waste pollution from dogs is unlikely to have an impact on the natural environment. Dog waste bag dispensers and garbage bins are located at main access points to the off-leash zone to promote compliance. The proposal does not involve the use, storage or transportation of hazardous substances or the use or generation of chemicals which may build up residues in the environment.
m) Have any environmental problems associated with the disposal of waste?	Low adverse	As above: Under the assumption that dog owners clean up faeces, waste pollution from dogs is unlikely to have an impact on the natural environment. Doggy bag dispensers and garbage bins are

DOES THE PROPOSAL:	ASSESSMENT	REASON
		located at main access points to the off-leash zone to promote compliance.
n) Cause any increased demands on resources (natural or otherwise) which are, or are likely to become, in short supply?	Negligible	No resources (aside from the signs) are required for the proposed activity.
o) Have any cumulative environmental effect with other existing or likely future activities?	Negligible	The assessed impacts of the proposal are not likely to interact.
p) Any impact on coastal processes and coastal hazards, including those under projected climate change conditions	Negligible	The proposal is not likely to have any impact on coastal process or coastal hazards.



Environmental Impact Assessment
Part 5 Assessment EP&A Act 1979

8. DETERMINATION

This Review of Environmental Factors has assessed the likely environmental impacts, in the context of Part 5 of the Environmental Planning and Assessment Act 1979, of a proposal by Shoalhaven City Council to permit dogs off-leash on a stretch of Narrawallee Beach, including the associated sign installation.

Shoalhaven City Council has considered the potential environmental effects of the proposal and the effectiveness and feasibility of measures for reducing or preventing detrimental effects. It is determined that:

1. The proposed safeguards identified in the report (section 2.4) shall be adopted and implemented.
2. It is unlikely that there will be any significant environmental impact because of the proposed activity and an Environmental Impact Statement is not required for the proposed activity.
3. The proposed activity is not likely to significantly affect threatened species or ecological communities, or their habitats and entry into the Biodiversity Offset Scheme or preparation of a Species Impact Statement is not required.
4. The proposed activity is not a 'controlled action' for the purposes of the Commonwealth *Environmental Protection and Biodiversity Conservation Act 1999* and referral to the Commonwealth Environment Minister is not required.





Michael Roberts

Manager, Environmental Services

Shoalhaven City Council

Date: 28/01/2022

Document Review

	Name	Signature	Date
Author	Rachel Anderson		13/01/2022
Reviewer	Ben Coddington		28/01/2022



Environmental Impact Assessment
Part 5 Assessment EP&A Act 1979

9. REFERENCES

- Australian Government Department of the Environment (2013) Matters of National Environmental Significance Significant impact guidelines 1.1 Environmental Protection and Biodiversity Conservation Act 1999
https://www.awe.gov.au/sites/default/files/documents/neg-guidelines_1.pdf
- Australian Government Department of the Environment and Energy (2017) *EPBC Act Policy Statement 3.21 Industry guidelines for avoiding, assessing and mitigating impacts on EPBC Act listed migratory shorebird species*
<https://www.awe.gov.au/sites/default/files/documents/bio4190517-shorebirds-guidelines.pdf>
- BirdLife Australia 2021, *Birddata*
<https://birddata.birdlife.org.au/>
- Department of Environment, Climate Change and Water (DECCW) 2010, *Due Diligence Code of Practice for the Protection of Aboriginal Objects in New south Wales*. State of New South Wales and the Department of Environment, Climate Change and Water NSW.
- Department of Urban Affairs and Planning, NSW (DUAP) 1996, *Is an EIS required? – Best Practice Guidelines for Part 5 of the Environmental Planning and Assessment Act 1979*. ISBN 0 7310 8920 0
- Department of Planning, Industry and Environment (DPIE) 2021, Bionet – Species Sightings Search.
- Gómez-Serrano, M 2020, *Four-legged foes: dogs disturb nesting plovers more than people do on tourist beaches*, Ibis, International Journal of Avian Science, vol. 163, pp-338-352.
- Maguire, GS, Miller, KK & Weston, MA 2018, *Only the Strictest Rules Apply: Investigating Regulation Compliance of Beaches to Minimize Invasive Dog Impacts on Threatened Shorebird Populations*, Impacts of Invasive Species on Coastal Environments, pp. 397-412.
- Maguire, GS 2018, *A Review of Dog Impacts to Beach-nesting Birds and Management Solutions*, Birdlife Australia
https://birdlife.org.au/documents/Dogs_and_Beach-nesting_Birds_Management_Solutions_Nov2018.pdf
- OEH (Office of Environment and Heritage, NSW) 2021, *Eastern Hooded Dotterel – Profile*
<https://www.environment.nsw.gov.au/threatenedspeciesapp/profile.aspx?id=10803>
- OEH (Office of Environment and Heritage, NSW) 2021, *Little Tern – Profile*
<https://www.environment.nsw.gov.au/threatenedspeciesapp/profile.aspx?id=10769>
- OEH (Office of Environment and Heritage, NSW) 2021, *Pied Oystercatcher – Profile*
<https://www.environment.nsw.gov.au/threatenedspeciesapp/profile.aspx?id=10386>
- OEH (Office of Environment and Heritage, NSW) 2017, *Sooty Oystercatcher – Profile*
<https://www.environment.nsw.gov.au/threatenedspeciesapp/profile.aspx?id=10385>



Environmental Impact Assessment
Part 5 Assessment EP&A Act 1979

APPENDIX 1 Timeline for Permitted Dog Access on Narrawallee Beach

Table A1 Timeline for Permitted Dog Access on Narrawallee Beach

Date	TRIM Ref.	Policy	MIN	Access Area Arrangement	Notes
25/01/2005		POL05/39	MIN05.79	<p>Prohibited:</p> <ul style="list-style-type: none"> Narrawallee Beach and reserve from Narrawallee Creek to the unnamed Island. Narrawallee Beach and reserve from the northern end of Victor Avenue to Surfers Avenue. <p>On-Leash 24hr:</p> <ul style="list-style-type: none"> Unnamed island to northern end of Victor Avenue 	<p>First iteration of the Access Areas for Dogs Policy which superseded:</p> <ul style="list-style-type: none"> Off-Leash Exercise Areas for Dogs (Min. 03.954) Animal Control Dogs - Council Caravan Parks and Public Beaches (Min. 80.276) Animal Control Dogs – Prohibited Specific Beaches and Areas (Min. 96.613) Camping Areas – Council Dog Control Caravan Parks & Camping Areas (Min78.730).
2008?		POL08/403			
21/06/2013	D13/161655	POL12/5		<p>Prohibited area:</p> <ul style="list-style-type: none"> Narrawallee Beach and reserve from Narrawallee Creek to unnamed Island. 	2013 Policy does not list a specific off-leash area for Narrawallee. The area from Victor Ave Steps to unnamed island was a 24hr <u>on-leash</u> area at this time

				<ul style="list-style-type: none"> Narrawallee Beach and reserve from the Northern end of Victor Avenue to Surfers Avenue. <p>On-Leash 24hr:</p> <ul style="list-style-type: none"> Unnamed island to northern end of Victor Avenue 	
24/06/2015	D15/175104		MIN15.368	<p>Prohibited:</p> <ul style="list-style-type: none"> Narrawallee Beach and reserve from Narrawallee Creek to the unnamed Island. <p>Off-Leash:</p> <ul style="list-style-type: none"> Beach access steps off Victor Avenue to the un-named Island between 4pm and 9am <p>On-Leash</p> <ul style="list-style-type: none"> On-leash access to the off-leash area between Surfers Ave and Victor Ave. 	<p>MIN15.368 resolved to conduct a trial for a dog off-leash area from July - October 2015 between 4pm and 9am. From Victor Ave Steps to Unnamed Island</p> <p>At this time, the southern area from Victor Ave was changed to on-leash to provide access to off-leash area.</p>
04/11/2015	D15/325244		MIN15.704	<p>Prohibited:</p> <ul style="list-style-type: none"> Narrawallee Beach and reserve from Narrawallee Creek to the unnamed Island. <p>Off-Leash:</p>	<p>Council resolved to extend the trial period to the upcoming consultation and policy review in 2016. Change the summer off-leash times to 6pm-8am. Report back on outcomes of Policy review in August 2016.</p>

				<ul style="list-style-type: none"> Beach access steps off Victor Avenue to the un-named Island between 6pm and 8am <p>On-Leash</p> <ul style="list-style-type: none"> On-leash access to the off-leash area between Surfers Ave and Victor Ave. 	
19/07/2016	D16/215930		MIN16.541	<p>Prohibited:</p> <ul style="list-style-type: none"> Narrawallee Beach and reserve from Narrawallee Creek to the unnamed Island. <p>Off-Leash:</p> <ul style="list-style-type: none"> Beach access steps off Victor Avenue to the un-named Island <p>1 October – 30 April – off leash from 6pm – 8am</p> <p>1 May to 30 September - off leash from 3pm – 10am</p> <p>On-Leash</p> <ul style="list-style-type: none"> On-leash access to the off-leash area between Surfers Ave and Victor Ave. 	Council resolved to defer the Policy review and to finalise the Narrawallee trial - to continue with the off-leash area at Narrawallee. Provided details on summer and winter times
Declared final: 25.07.2016 Adopted:		POL16/80		<p>Prohibited:</p> <ul style="list-style-type: none"> Narrawallee Beach and reserve from Narrawallee Creek to the unnamed Island. 	

17.02.2015				<ul style="list-style-type: none"> Narrawallee Beach and reserve from the northern end of Victor Avenue to Surfers Avenue. <p>Off-Leash:</p> <ul style="list-style-type: none"> Beach access steps off Victor Avenue to the un-named Island <p><i>01 October – 30 April – off leash from 6pm – 8am</i></p> <p><i>1 May to 30 September - off leash from 3pm – 10am</i></p>	
<p>Declared final: 26.07.2017</p> <p>Adopted: 17.02.2015</p>		POL16/173		<p>Prohibited:</p> <ul style="list-style-type: none"> Narrawallee Beach and reserve from Narrawallee Creek to the unnamed Island. Narrawallee Beach and reserve from the northern end of Victor Avenue to Surfers Avenue. <p>Off-Leash:</p> <ul style="list-style-type: none"> Beach access steps off Victor Avenue to the un-named Island <p><i>1 October – 30 April – off leash from 6pm – 8am</i></p> <p><i>1 May to 30 September - off leash from 3pm – 10am</i></p>	

27/08/2019	D19/286036		MIN19.578	<p>Prohibited:</p> <ul style="list-style-type: none"> Narrawallee Beach and reserve from Narrawallee Creek to the unnamed Island. <p>Off-Leash:</p> <ul style="list-style-type: none"> Beach access steps off Victor Avenue to the un-named Island <p><i>1 October – 30 April – off leash from 6pm – 8am</i></p> <p><i>1 May to 30 September - off leash from 3pm – 10am</i></p> <p>On-Leash</p> <ul style="list-style-type: none"> On-leash access to the off-leash area between Surfers Ave and Victor Ave. 	Council resolved to conduct a six months trial for dog to access Narrawallee Beach from Surfers Avenue via the ShoalWater access then against the escarpment
10/12/2019	D19/400331		MIN19.924	<p>Prohibited:</p> <ul style="list-style-type: none"> Narrawallee Beach and reserve from Narrawallee Creek to the unnamed Island. <p>Off-Leash:</p> <ul style="list-style-type: none"> Beach access steps off Victor Avenue to the un-named Island <p><i>1 October – 30 April – off leash from 6pm – 8am</i></p>	Council resolved a twelve-month trial to commence prior to Christmas, to create a 10m wide Dog On-leash strip passing from the Surfers Avenue to the Dogs On-Leash area on Narrawallee Beach

				<p><i>1 May to 30 September - off leash from 3pm – 10am</i></p> <p>On-Leash</p> <ul style="list-style-type: none"> On-leash access to the off-leash area between Surfers Ave and Victor Ave via 10m strip. 	
09/02/2021	D20/548246		MIN21.68	<p>Prohibited:</p> <ul style="list-style-type: none"> Narrawallee Beach and reserve from Narrawallee Creek to the unnamed Island. Narrawallee Beach and reserve from the most southern Narrawallee Inlet Reserve entrance to Surfers Avenue. <p>Off-Leash:</p> <ul style="list-style-type: none"> Immediately south of the most southern Narrawallee Inlet Reserve entrance to the un-named Island. <p><i>AEDT 4pm – 8am</i> <i>AEST 3pm-10am</i></p>	Resolved to adopt the trial provisions, with amendments such as amending dates and times to AEDST and AEST. Boundary amended to remove Victor Ave stairs and the access from Surfers Ave.
09/03/2021	D21/80012		NOM MIN21.120	<p>Prohibited:</p> <ul style="list-style-type: none"> Narrawallee Beach and reserve from Narrawallee Creek to the unnamed Island. <p>Off-Leash:</p>	Resolved to reinstate access to the off-leash area via Surfers Ave as per the previous trial, until Policy review completed

				<ul style="list-style-type: none"> Immediately south of the most southern Narrawallee Inlet Reserve entrance to the un-named Island. <p><i>AEDT 4pm – 8am</i></p> <p><i>AEST 3pm-10am</i></p> <p>On-Leash</p> <ul style="list-style-type: none"> On-leash access to the off-leash area from Surfers Ave. 	
Finalised 28.09.2021		POL21/22		<p>Prohibited:</p> <ul style="list-style-type: none"> Narrawallee Beach and reserve from Narrawallee Creek to the unnamed Island. Narrawallee Beach and reserve from the northern end of Victor Avenue to Surfers Avenue. <p>Off-Leash:</p> <ul style="list-style-type: none"> Beach access via Narrawallee Inlet Reserve (Matron Porter Drive Reserve) to the un-named Island <p><i>1 October – 30 April – off leash from 6pm – 8am</i></p> <p><i>1 May to 30 September - off leash from 3pm – 10am</i></p>	

02/11/2021	D21/423401		MIN21.804	<p>Prohibited:</p> <ul style="list-style-type: none"> Narrawallee Beach and reserve from Narrawallee Creek to the unnamed Island. <p>Off-Leash:</p> <ul style="list-style-type: none"> Beach access steps off Victor Avenue to the un-named Island <p>AEDT 4pm – 8am AEST 3pm-10am</p> <p>On-Leash</p> <ul style="list-style-type: none"> On-leash access to the off-leash area between Surfers Ave and Victor Ave. 	<p><u>Current situation</u></p> <p>Reinstate the southern boundary of the off-leash area in line with Victor Ave steps. Retain Northern boundary at the Unnamed Island. Retain the timed beach off-leash area. Retain transit zone from Surfers Ave to the dog off-leash area</p>
------------	------------	--	-----------	--	---

CM⁺

SHOALHAVEN INDOOR SPORTS CENTRE EXTENSION
Concept Design Presentation

Date
September 2021

CL22.198 - Attachment 3



DESIGN BRIEF

The design brief for the refurbishment of the Bomaderry Basketball Stadium to Shoalhaven Indoor Sports Centre Extension has been derived from a number of sources including:

- Functional Review Report (Prepared by Edmiston Jones)
- Budget Estimate Issue 1 of \$2.92M (Wilde & Woollard – Dec 2019)
- Budget Estimate Issue 2 of \$3.8M (Wilde & Woollard – Jan 2020)
- Compliance with Current Building Codes
- Community Stakeholder Engagement
- Council Stakeholder Direction

SHOALHAVEN INDOOR SPORTS CENTRE EXTENSION
Concept Design Presentation

Date
September 2021



Community Stakeholders Concern and Design Requirement

- State and National Competition Standard Level - Min 6 Basketball courts
- Require 2 Mini ball courts @ Court 5
- Provide 2 Volleyball courts to BBS.
- Provide indoor cricket.
- Require more change rooms and amenities facilities.
- Provide Junior Sporting meeting rooms and Club facilities.
- Review spectator seatings and storage allowance.
- Provide wheelchair sport compliance.
- Provide coverway between existing building corridor.
- Retain and restore existing courts timber floorboards.
- Retain court plaques and memorabilia items.
- Provide reinforced internal wall linings for games.
- Concern for all the weather seal of all leaking roof and wall envelopes.
- Improve natural lights and air ventilation. Improve access for maintenance.
- Opportunity for solar panels system.
- Opportunity to raise the original roof line and second floor addition.
- Expand community use. eg. BBQ area.

SHOALHAVEN INDOOR SPORTS CENTRE EXTENSION
Concept Design Presentation

Date
September 2021

CM⁺

Survey Response and Comment

- 252 reponses received.
- Create an overflow from SISC facility
- Provide min 6 basketball courts for State and National Basketball Tournaments.
- Concerns the SISC cannot accommodate the increase Basketball demand due to sharing between multiple sports.
- Retain the history and prominence of basketball interest in the area.
- Concern with maintenace issues may arises between shared sports and roller skating.
- Opportunity for Youth Centre, E-games, rock climbing, gymnastics, trapeze, skatepark, dance theatre.
- Opportunity as a training hub for referees and coaches.

CM⁺ Internal Stakeholders Concern and Design Requirement

- Rationalised the Northern layout in allowance for more storage, control room and firstaid purpose.
- Access and connection control from SISC.
- Share use with SISC. Provide minimum change rooms and amenities.
- Provide spectator seatings to courts 5 & 6.
- Design for local level competition.
- Provide Court 6: 1 x Basketball, 1 x Volleyball, 1 x Futsal, 1 x Netball
- Provide Court 5: 1 x Basketball, 2 x Mini Ball Courts, 1 x Volleyball, 1 x Futsal, 1 x Netball
- Badminton Courts - SISC to arrange manual line marking
- Indoor Cricket - SISC to review opportunity for installation at SISC Court 4.
- Fire compliance and exemption for any firesprinklersystem.
- Reinstate existing structural framework.
- Provide vertical storage compartment.

SHOALHAVEN INDOOR SPORTS CENTRE EXTENSION
Concept Design Presentation

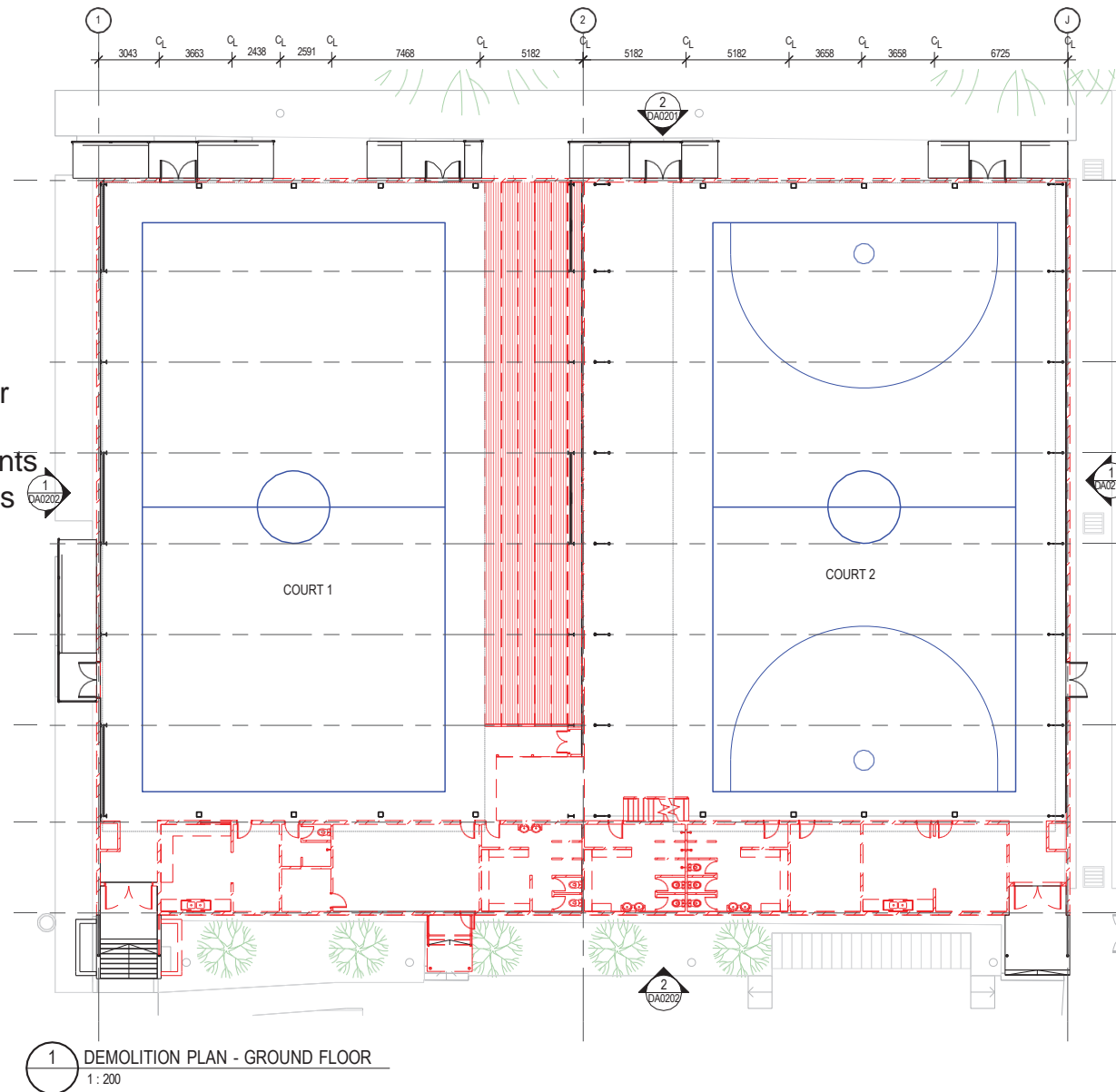
Date
September 2021

CM⁺

DESIGN BRIEF - DEMOLITION

Building refurbishment to include:

- Removal of all hazardous materials
- Removal of existing roof and rainwater collection fixtures
- Removal of all facade cladding elements
- Demolition of northern ancillary spaces
- Make good to existing steel portal and timber floor structures





DESIGN BRIEF - CONSTRUCTION

Generally we understand the building refurbishment to include:

- New roof and storm water fixtures to existing roof falls
- New facade system generally to align with look & feel of SISC
- Refurbishment of playing courts including for multiple sports use
- New amenities, change rooms & storage to contemporary standard
- Upgrade of plumbing, electrical & PA systems
- Direct/ easy connection to the existing SISC

SHOALHAVEN INDOOR SPORTS CENTRE EXTENSION
Concept Design Presentation

Date
September 2021

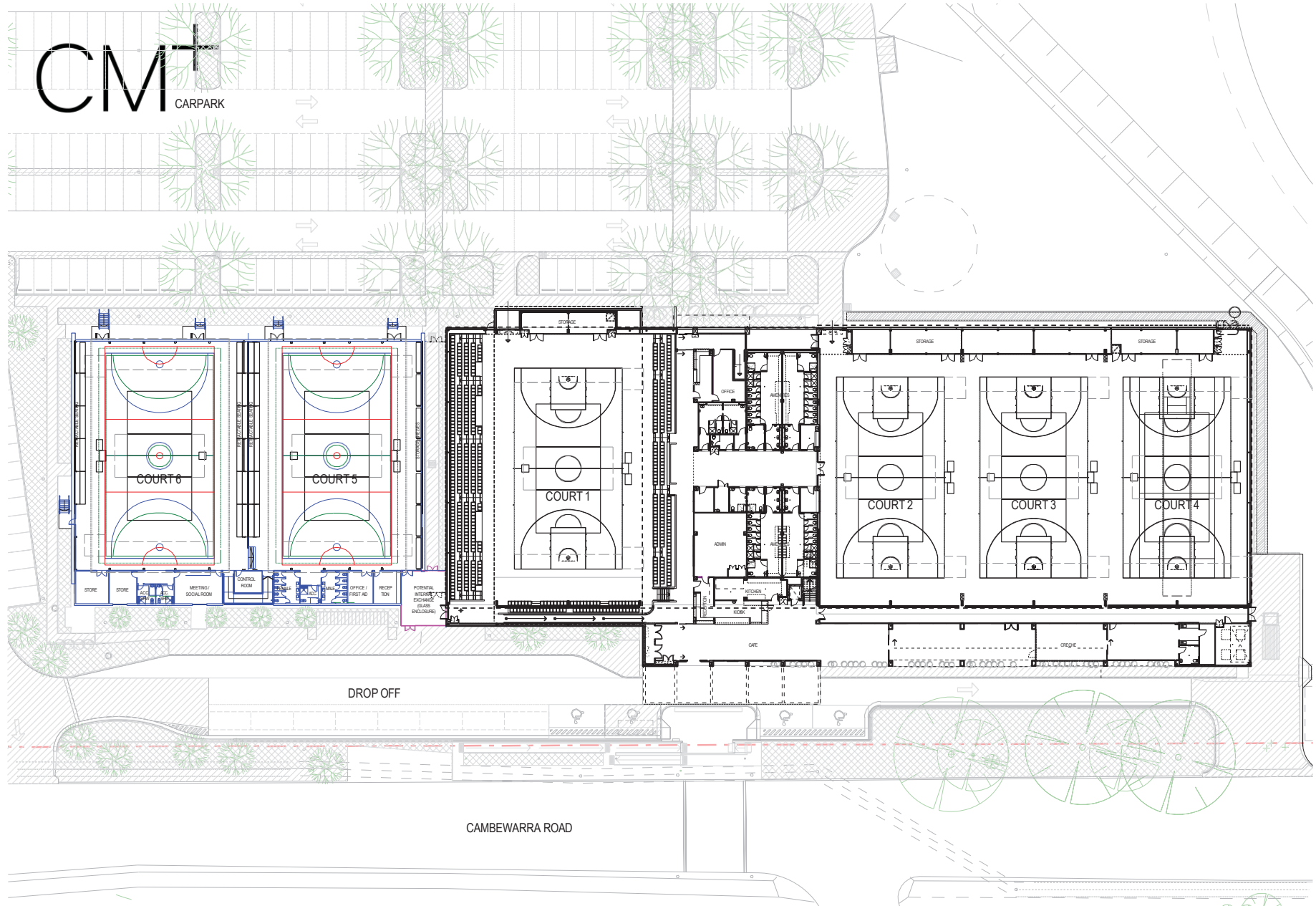
CM⁺

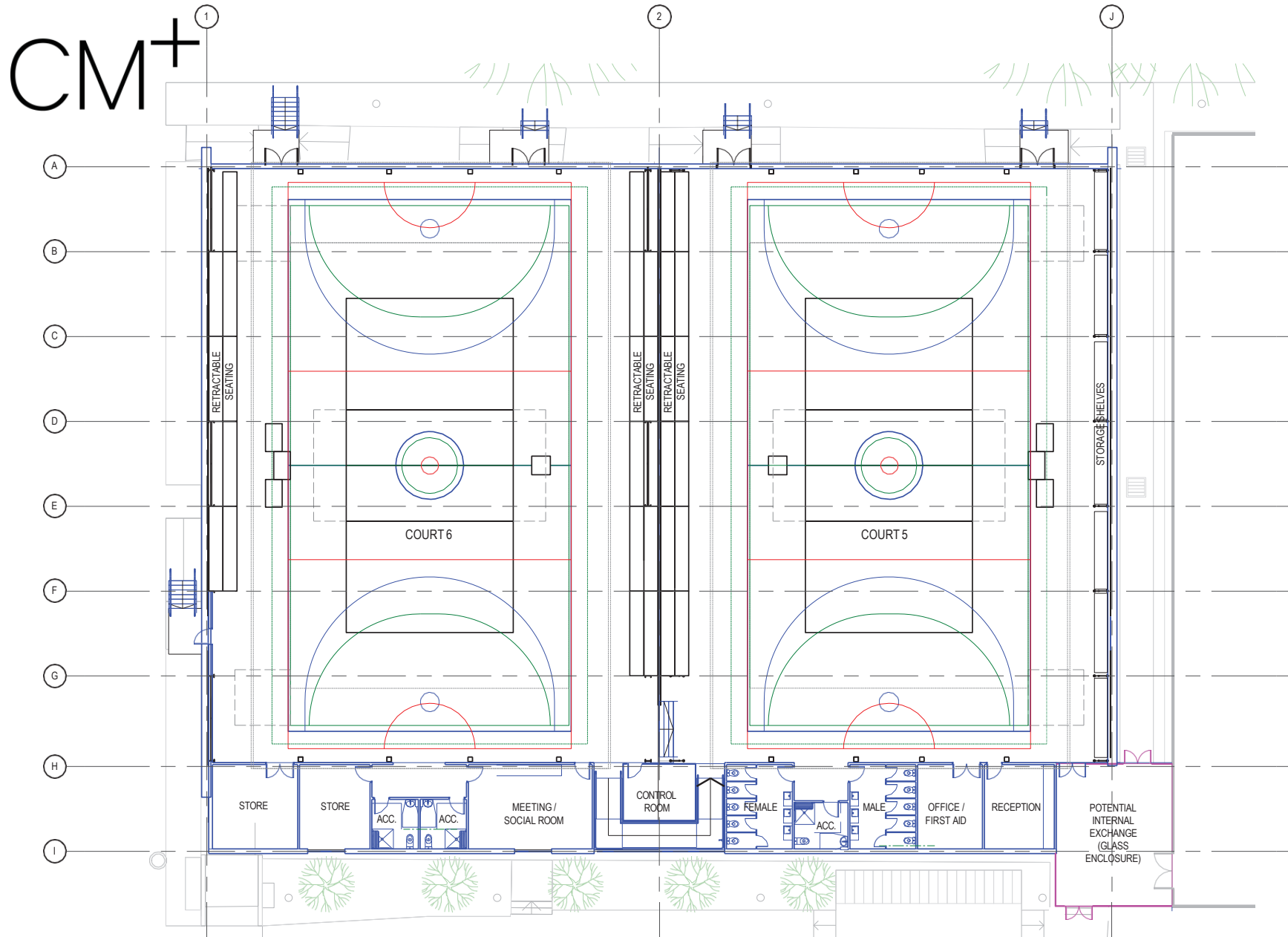
CONCEPT DESIGN

Proposed Floor Plans

SHOALHAVEN INDOOR SPORTS CENTRE EXTENSION
Concept Design Presentation

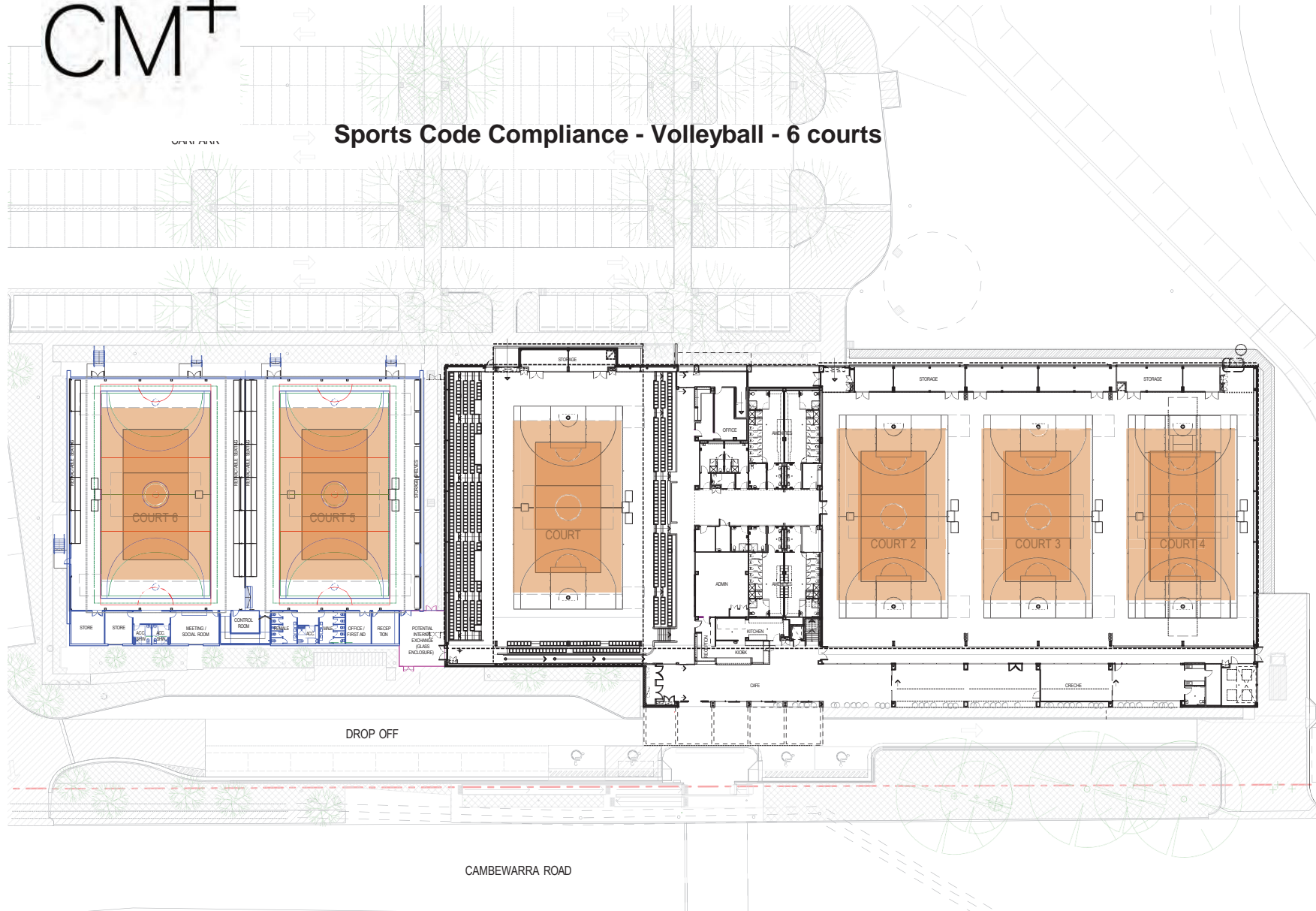
Date
September 2021

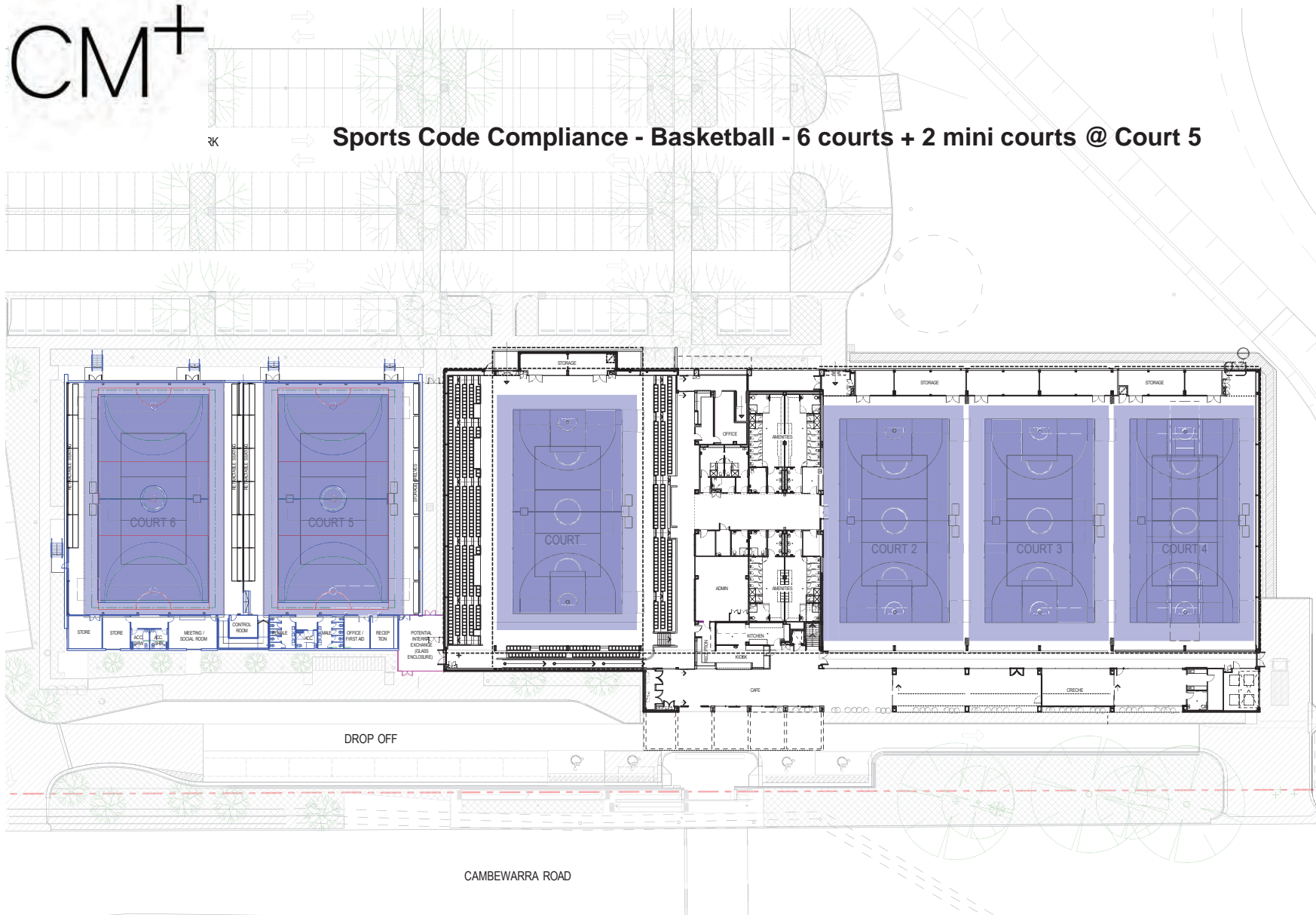


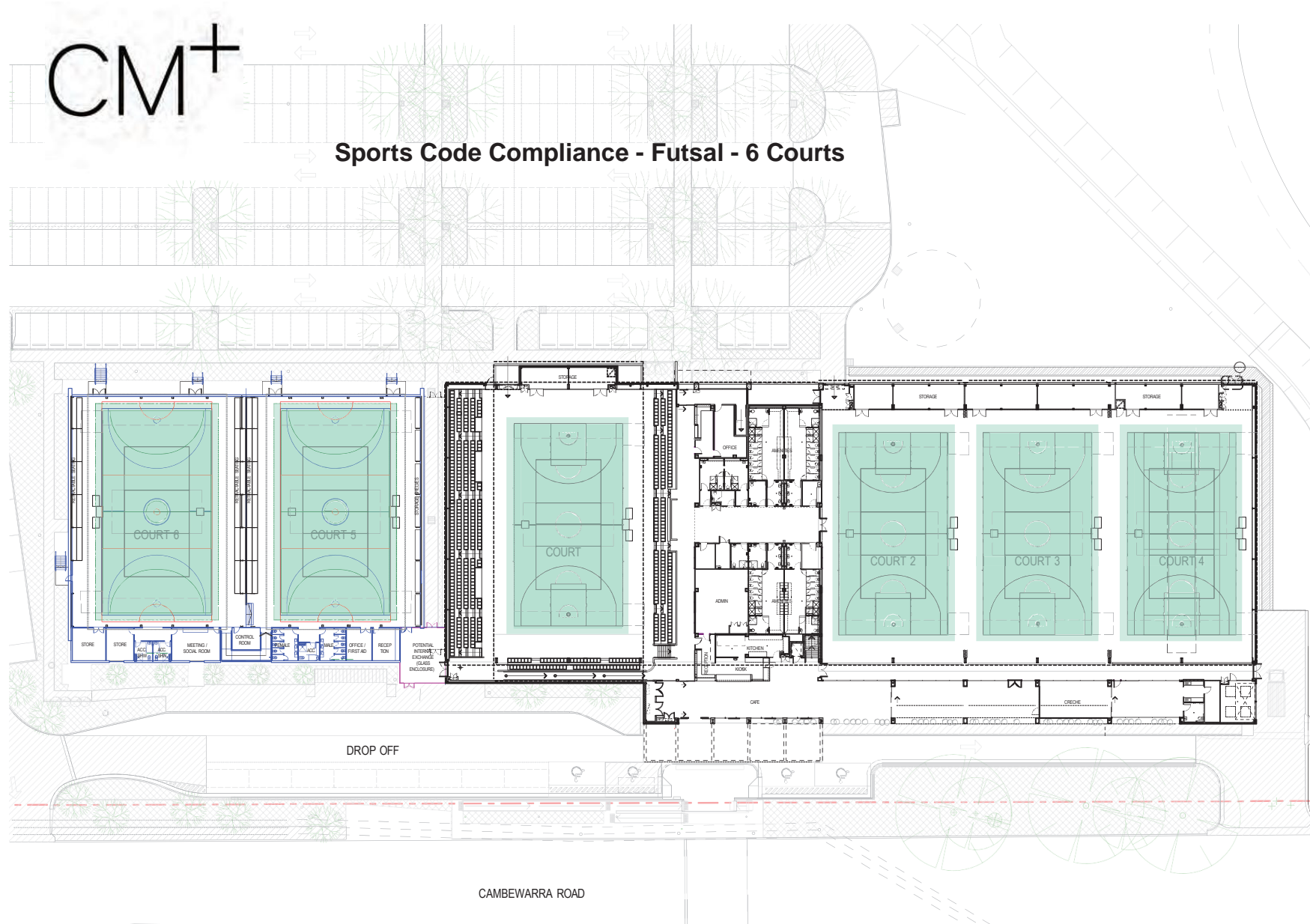


CM⁺

Sports Code Compliance - Volleyball - 6 courts

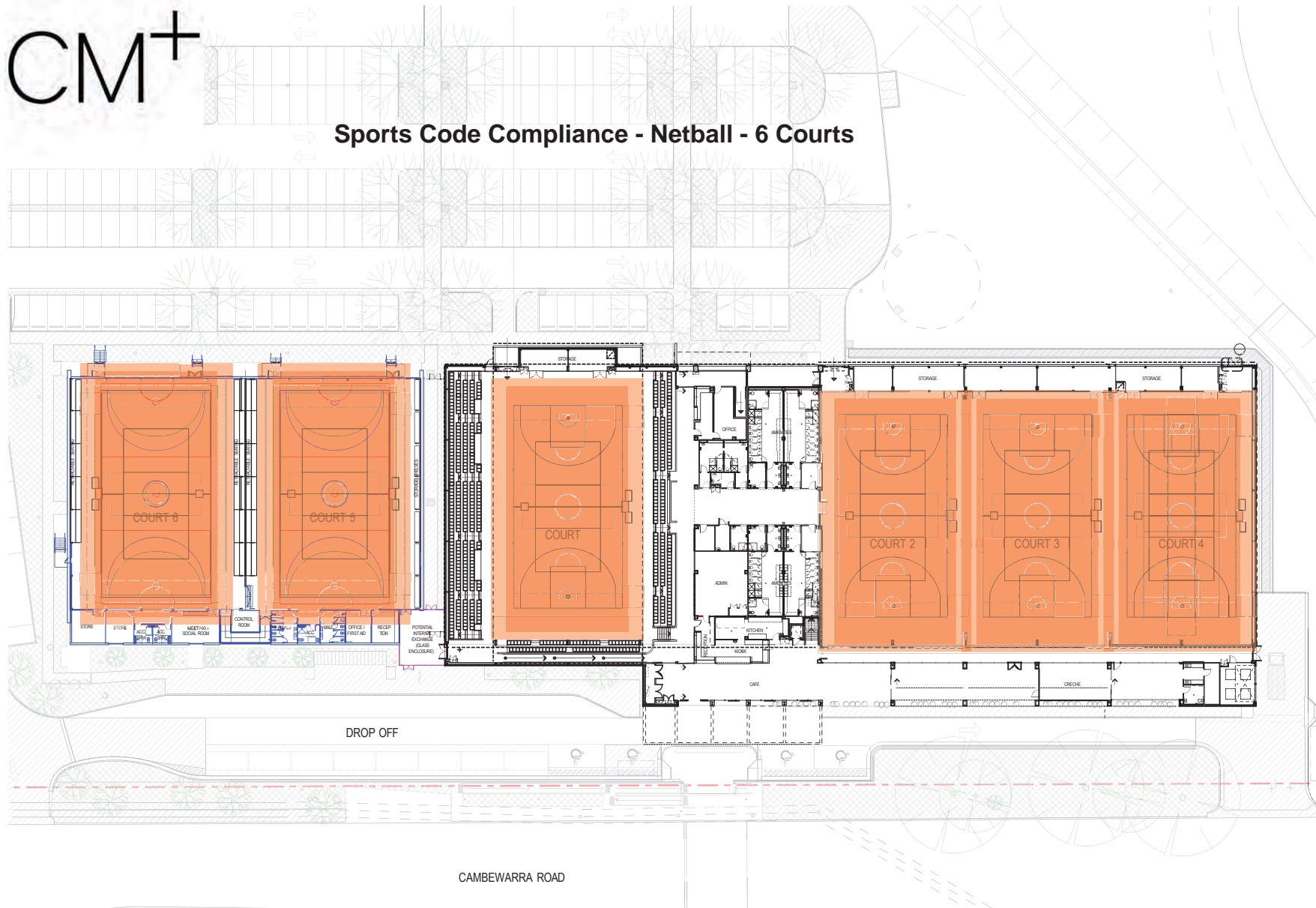






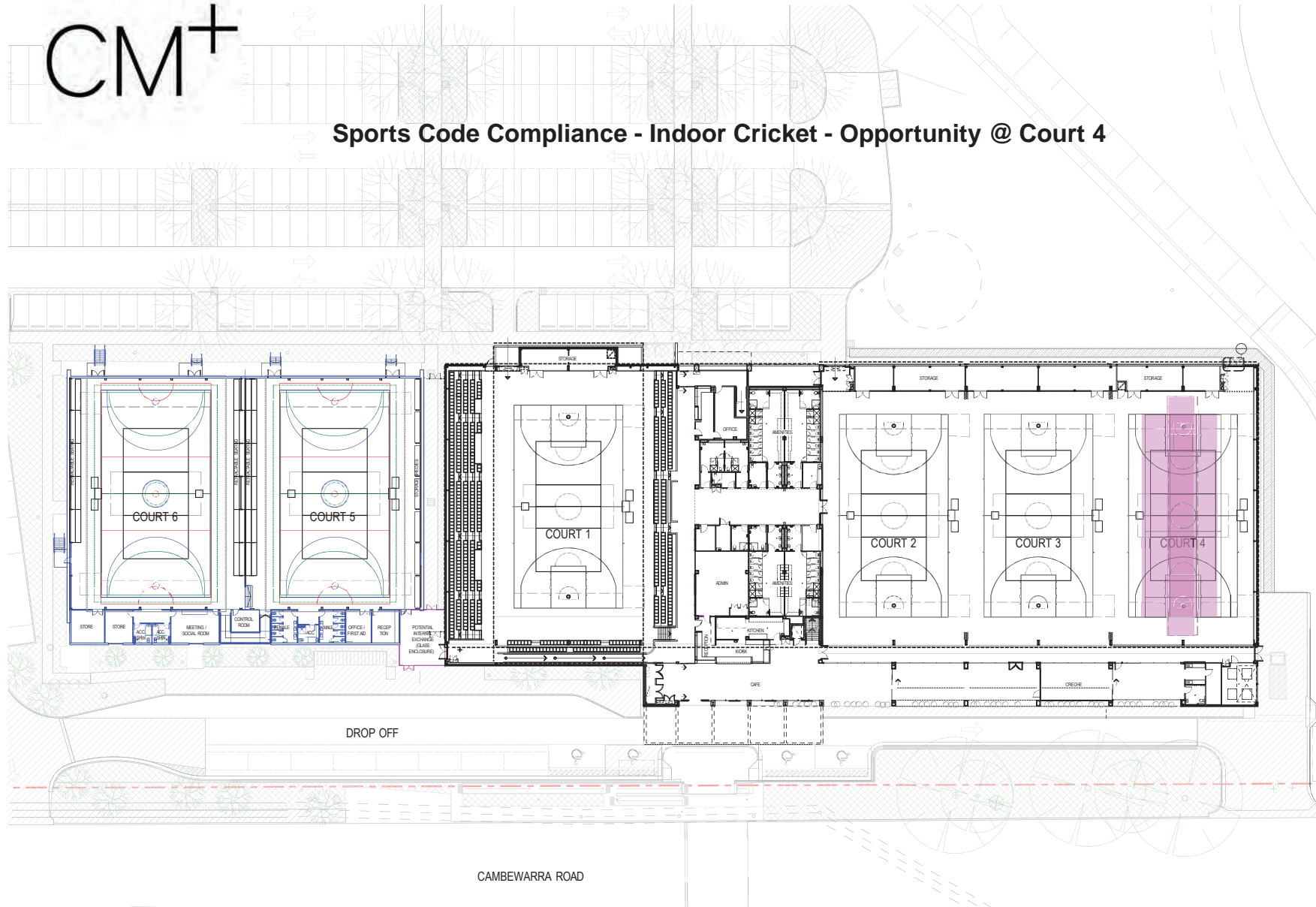
CM⁺

Sports Code Compliance - Netball - 6 Courts



CM⁺

Sports Code Compliance - Indoor Cricket - Opportunity @ Court 4



CM⁺

CONCEPT DESIGN

Facade Option 1

SHOALHAVEN INDOOR SPORTS CENTRE EXTENSION
Concept Design Presentation

Date
September 2021

CM⁺

Concept Design

- Retain existing building character in sawcut roof form.
- Unify the building characteristics with the consistent use of building materials, colours and building scales.

SHOALHAVEN INDOOR SPORTS CENTRE EXTENSION
Concept Design Presentation

Date
September 2021

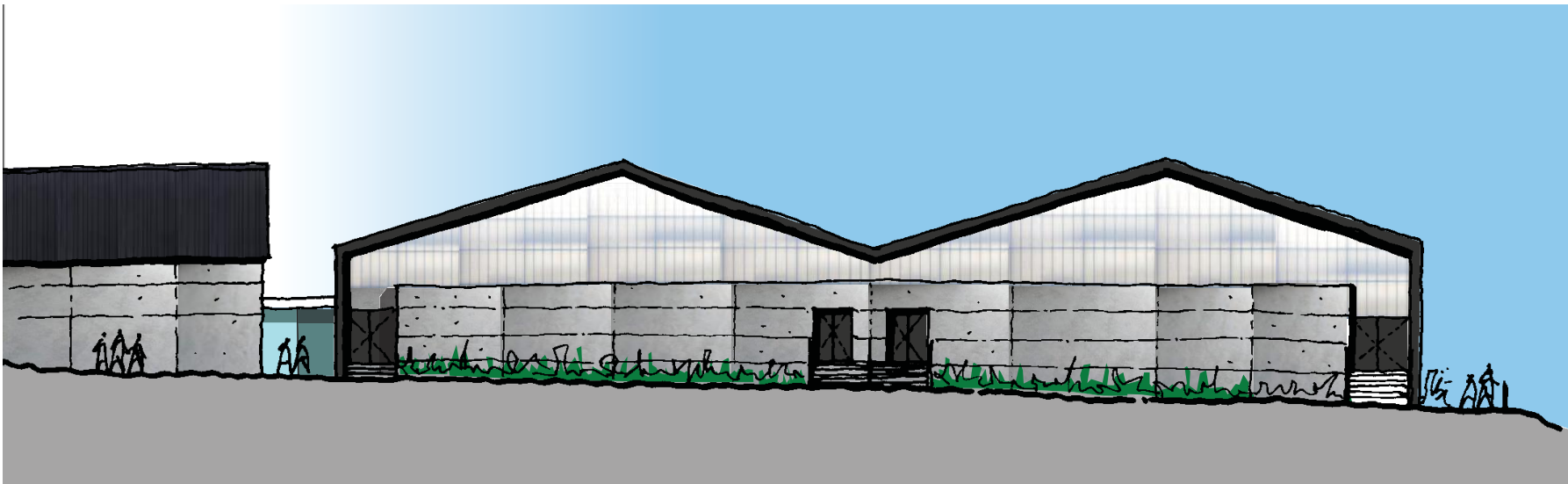
CM⁺



SHOALHAVEN INDOOR SPORTS CENTRE EXTENSION
Concept Design Presentation

Date
September 2021

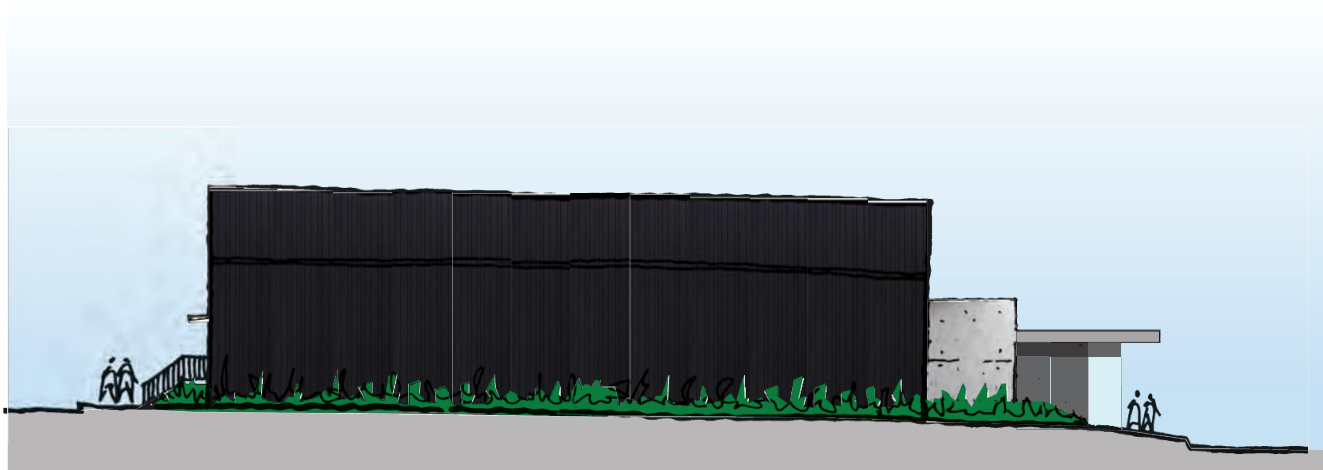
CM⁺



SHOALHAVEN INDOOR SPORTS CENTRE EXTENSION
Concept Design Presentation

Date
September 2021

CM⁺



SHOALHAVEN INDOOR SPORTS CENTRE EXTENSION
Concept Design Presentation

Date
September 2021

CM⁺

CONCEPT DESIGN

Facade Option 2

SHOALHAVEN INDOOR SPORTS CENTRE EXTENSION
Concept Design Presentation

Date
September 2021

CM⁺

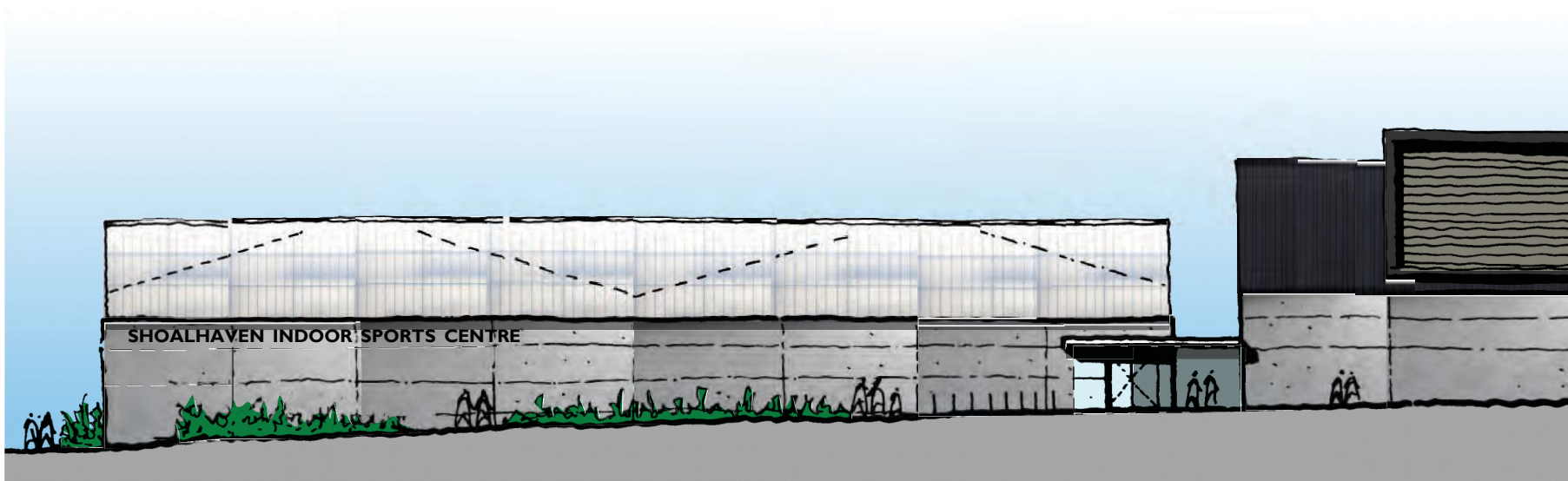


SHOALHAVEN INDOOR SPORTS CENTRE EXTENSION
Concept Design Presentation

Date
September 2021

CL22.198 - Attachment 3

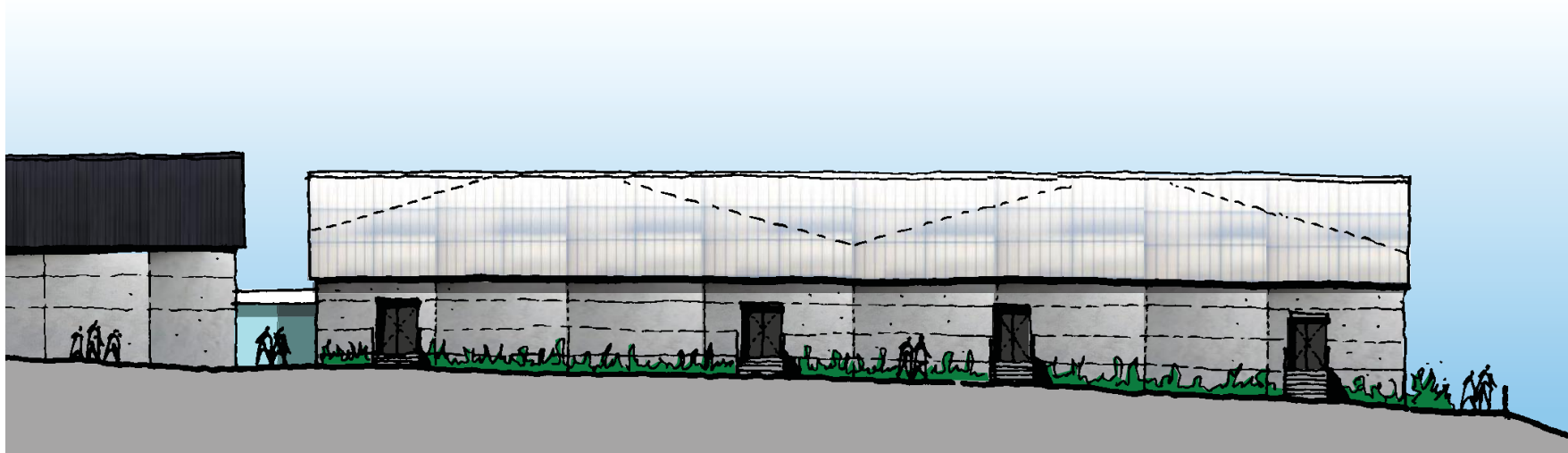
CM⁺



SHOALHAVEN INDOOR SPORTS CENTRE EXTENSION
Concept Design Presentation

Date
September 2021

CM⁺



SHOALHAVEN INDOOR SPORTS CENTRE EXTENSION
Concept Design Presentation

Date
September 2021

CM⁺



SHOALHAVEN INDOOR SPORTS CENTRE EXTENSION
Concept Design Presentation

Date
September 2021

CM⁺**Budget Estimate Review**

- Budget Estimate Issue 1 of \$2.92M (Prepared by Wilde & Woollard - Dec 2019)
- Budget Estimate Issue 2 of \$3.8M (Prepared by Wilde & Woollard - Jan 2020)
- Revised Budget Estimate Issue 4 (Prepared by Wilde & Woollard Sept 2021), include 5.5% escalation from Dec 2019 to Sept 2021, 5% design contingency and 10% construction contingency.
- Facade Option 1 - \$4.52M
- Facade Option 2 - an additional \$389K
- Furniture, Fixture and Equipment approx \$60K (1.35%)



NEXT STEPS

- Finalise assessment of community & stakeholder comments
- Councillor Briefing
- Ordinary Report
- Proceed to DA
- Town planning review and commencement of SEE
- Services engineering concept design advice for spatial planning
- Sub consultant review and commencement of reports for DA:
 - Detailed survey plan
 - Hazardous materials audit completed - Sept. 2019
 - BCA & Access assessment report (to reflect current design)
 - Structural engineering review and letter of support
 - Acoustic assessment and report
 - Stormwater management plan
 - Waste management plan
 - QS cost summary report

SHOALHAVEN INDOOR SPORTS CENTRE EXTENSION
Concept Design Presentation

Date
September 2021

THANK YOU!

CONYBEARE MORRISON INTERNATIONAL

Contact
Catherine Ng
Associate - Architecture

E: cng@cmplus.com.au
M: 0414 587 448

CM⁺

Precedent Study

- Technical Centre of Rixheim Council, France / MFA Architects
- Create strong personality from the shape of the roofing.
- 3m roof protrusion element to unify the whole project under one roof



CM⁺

Precedent Study

- Rowellyn Park Primary School, Carrum Downs, VIC / AOA Christopher Peck
- High level polycarbonate facade in allowance for natural filtered light floods into stadium design.
- Distinctive material to scale down the facade and create a floating element





Sports Code Compliance

Tournament Event	Team players		Team Staff (Non Playing)	Court Size include playing area			Net Height (m)		Lighting Requirement	Floor Surface	Court lines	Inner Court	Outer Court Slope	Governing Body	Compliance	Notes
	Min	Max		L (m)	W (m)	H (m)	Women	Men								
Australian Club Volleyball Championship	6	14	5	27	15	7	2.24	2.43	500 Lux @ 1m above FFL (ACVC), 1000 T1500 Lux @ 1m above FFL (FIVB)	Wooden surface	50mm Wide. White	Light colour	5mm per metre	FIVB	No. Fit with minimum free zone size. Unable to fit competition control area, players sitting area and warm up spaces.	Refer to FIVB handbook for line marking requirement
Basketball NSW (Waratah League)	5			28.65 (+2m free zone)	15.24 (+2m free zone)	7			EC: Main camera illumination EV: Vertical illumination to Guideline standard	Antiglare surface < 45%. Permanent wooden floor (Level 1 + 2)	50mm wide. Boundary Line min 2m sharp contrast			FIBA	No. The court boundary length clashes with existing columns. Currently under height limit.	Require floor wipers, flags display (Australian National, Aboriginal + Torres Strait Island Flag), use courtside, referees room (inc shower and toilet facilities), visiting team change room, blood kit
Badminton Association	1	2		13.4	6.1 (D) 5.18 (S)	N/A	1.524	T1.55			40mm W. White or yellow				Yes	
Futsal	5	12		28 T 40 (+ 1m free zone)	15 T 20 (+ 1m free zone)	N/A					50 T80mm W			FAF (Local Level)	Yes local level	
Indoor Cricket	6	8		28 T 30	10.5 T 12	4 T4.5			1000 T1500 lux, 500 lux @ 1m above FFL	Artificial turf to cricket pitch	55mm wide				Yes, local level. Min size include blowers run up. The netting length is over the court length. Flooring subject to structural review. Opportunity to locate at SISC Court 4 under review.	Require tight tension flat roof and wall netting over cubic frame. Net size: 33m x 4m Review flooring for Cricket sport Cricket Pitch: 20L x 1.8W
Netball	5			30.5 (+3.05 m free zone)	15.25 (+3.05 m free zone)	8.3			Horizontal Illuminance Training: 100 lux Completion: 200 lux		50mm White			International Federation of Netball Association	No. The court boundary length clashes with existing columns. Currently under height limit.	

CM⁺

BUILDING CODE COMPLIANCE

- Fire rating to facades within 6m of SISC
- Accessible entry and egress required - ramps and stairs
- Accessible toilet facilities to be provided
- Ambulant toilet facilities to be provided in public toilets
- Exits and emergency travel distance compliance required
- Building envelope & thermal insulation compliance (Section J)

SHOALHAVEN INDOOR SPORTS CENTRE EXTENSION
Concept Design Presentation

Date
September 2021

CM⁺

Building Code Compliance

		Court 1	Court 2
Retractable Spectator stand bench seating	450mm/ person	180	120
Participants	Max	12	12
Total		324	
Accessible seating space		6	

Sanitary Requirement	Total	WC	Urinals	Basins	Shower
Class 9b Sports Venues or the like					
Male Participants	12	1	2	2	2
Female Participants	12	2		2	2
Male Spectators	150	1	2	1	T
Female Spectators	150	4		2	T

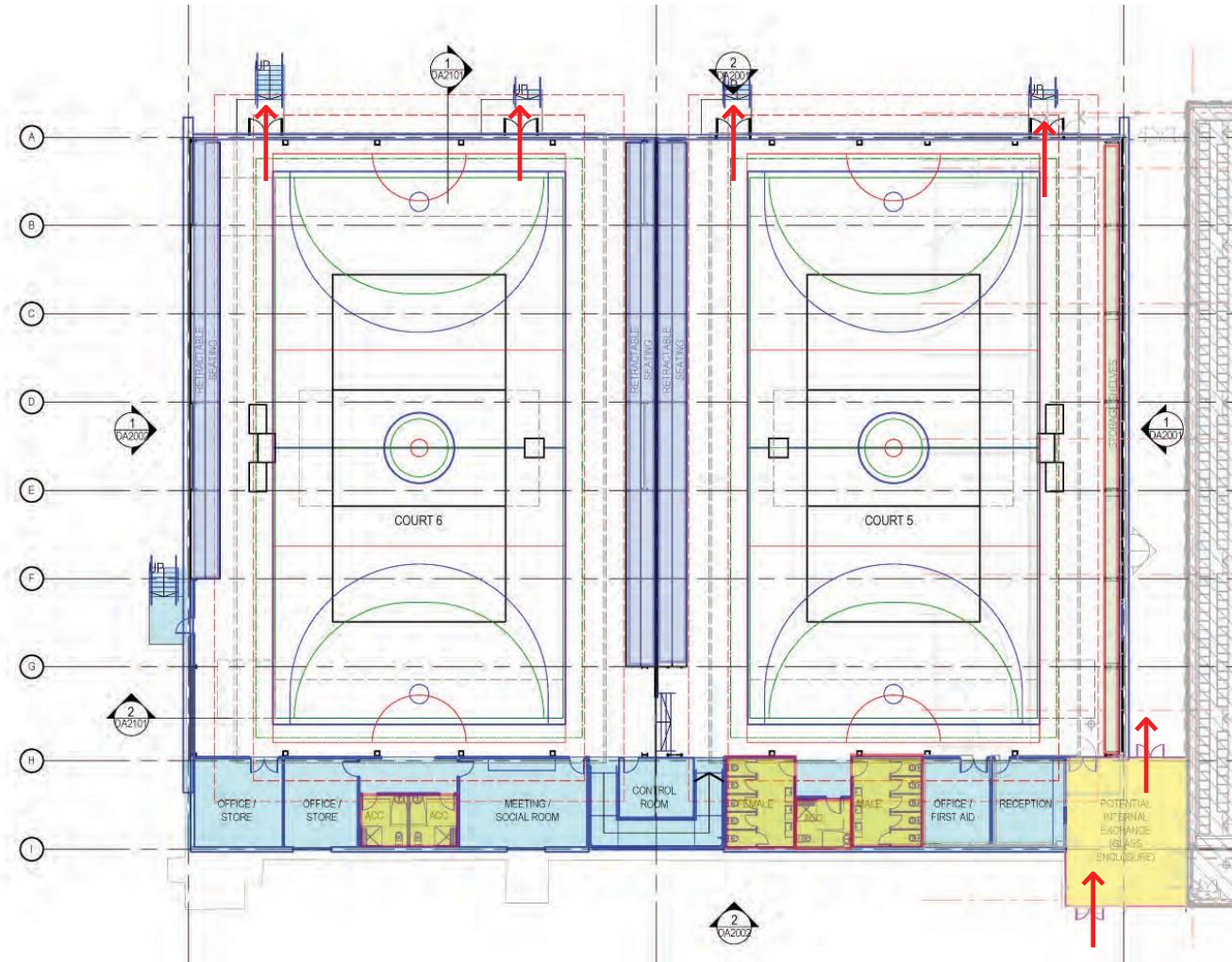
Accessible toilet / level	1
Ambulant Male Toilet	1
Ambulant Female Toilet	1
Accessible Unisex sanitary compartment	1
Accessible Unisex Change / Shower compartment	1

Accessible Parking	1 every 100 carparking	1
--------------------	------------------------	---

Number of exits required/ storey	2 exits
Max open spectator stands to exits	60m
Max Egress distance when 2 exits available	40m
Distance between alternative exits	60m
Dimension of exits and paths of exit	3.5m
Unobstructed exit width	3250

Type of construction	B
External Load Bearing Wall @ 1.5T3m from fire source feature	FRL 120/90/60

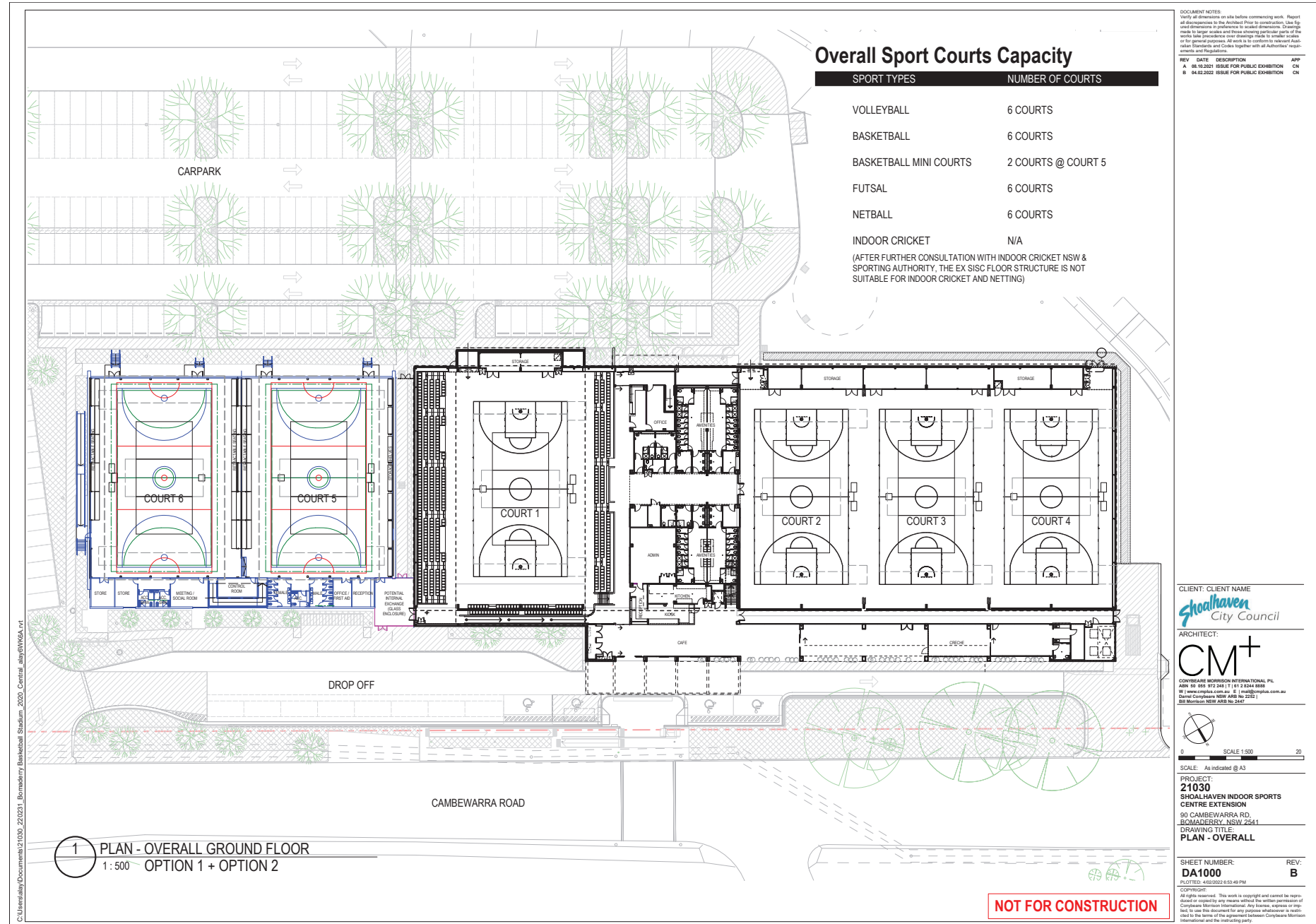
CM⁺



CM⁺

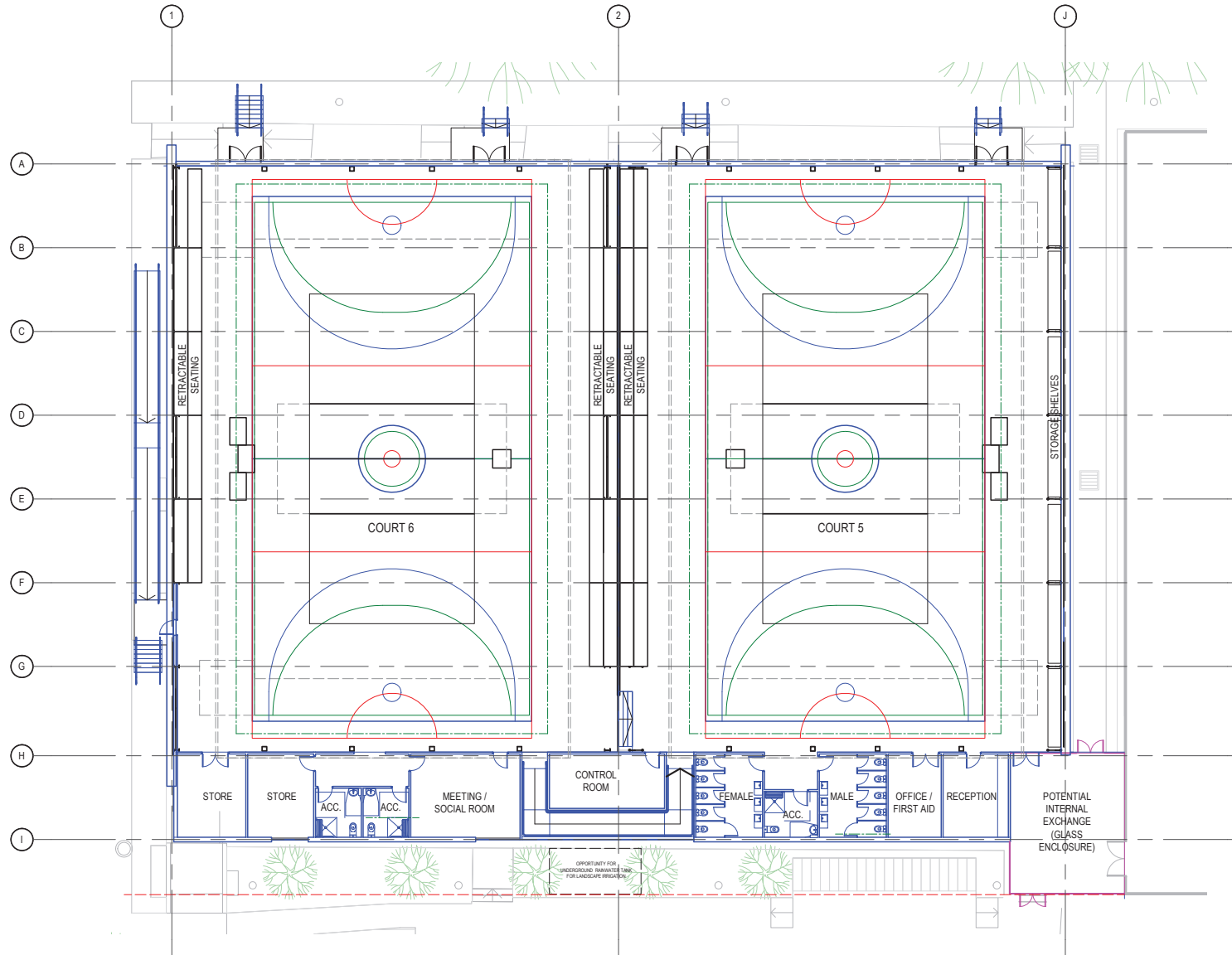
SHOALHAVEN INDOOR SPORTS CENTRE EXTENSION
Concept Design Public Exhibition

Date
February 2022



DOCUMENT NOTES:
Verify all dimensions on site before commencing work. Report all discrepancies to the Architect Prior to construction. Use the used dimensions in preference to scaled dimensions. Drawings made to larger scales and those showing particular parts of the work shall prevail over other drawings made at smaller scales, or for general purposes. All work is to conform to relevant Australian Standards and Codes together with all Authorities' requirements and Regulations.

REV	DATE	DESCRIPTION	APP
A	18.12.2021	ISSUE FOR PUBLIC EXHIBITION	CN
B	04.02.2022	ISSUE FOR PUBLIC EXHIBITION	CN



1 PLAN - GROUND FLOOR
1:200 OPTION 1 + OPTION 2

CLIENT: CLIENT NAME

Shoalhaven
City Council

ARCHITECT:

CM⁺

CONVEYANCE MORRISON INTERNATIONAL PT.
ABN 55 952 241 171 171 2344 888
W | www.cmplus.com.au E | info@cmplus.com.au
BIM Compliant NSW ARIA No 2325 |
BIM Morrison NSW ARIA No 2445



0 SCALE 1:200 8

SCALE: 1:200 @ A3

PROJECT:
21030
SHOALHAVEN INDOOR SPORTS
CENTRE EXTENSION
90 CAMBEWARRA RD,
BOMADERRY, NSW 2541

DRAWING TITLE:
PLAN - GROUND LEVEL

SHEET NUMBER:
DA1001

PLOTTED: 4/02/2022 6:54:13 PM

REV: B

COPYRIGHT:
All rights reserved. This work is copyright and cannot be reproduced or copied by any means without the written permission of Conveyance Morrison International. Any loan, express or implied, to use this document for any purpose whatsoever is restricted to the terms of the agreement between Conveyance Morrison International and the contracting party.

FOR INFORMATION ONLY

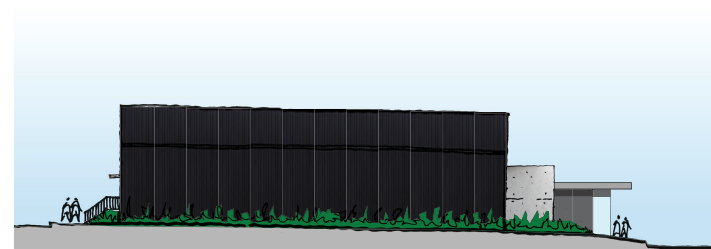
CL22.198 - Attachment 4

CM⁺

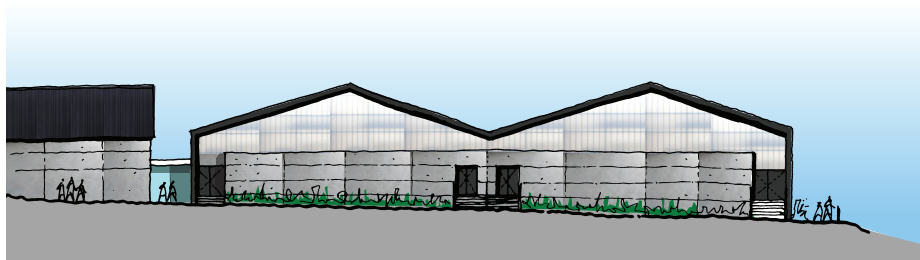


NORTHERN ELEVATION

Cambewarra Road



EASTERN ELEVATION



SOUTHERN ELEVATION

Carpark / Oval

SHOALHAVEN INDOOR SPORTS CENTRE EXTENSION
Concept Design Public Exhibition

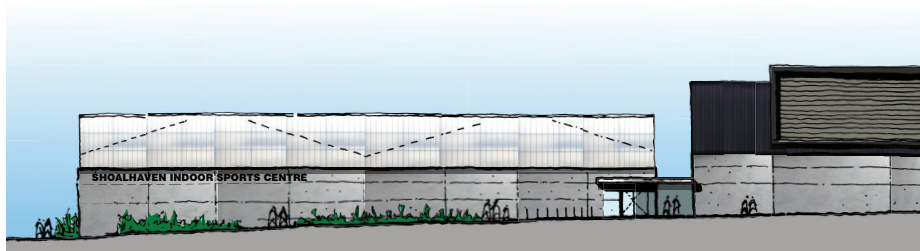
Date
February 2022

0 1 2 3 4 6 10m

CONCEPT DESIGN

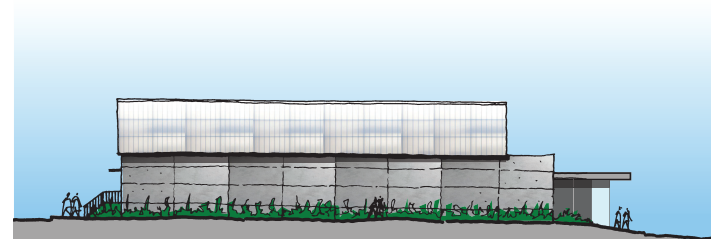
Facade Option 1

CM⁺

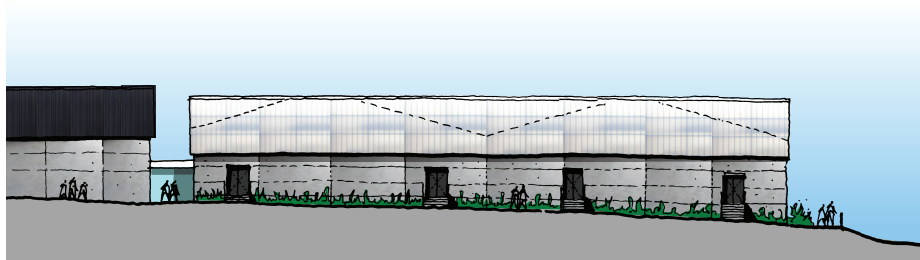


NORTHERN ELEVATION

Cambewarra Road



EASTERN ELEVATION



SOUTHERN ELEVATION

Carpark / Oval

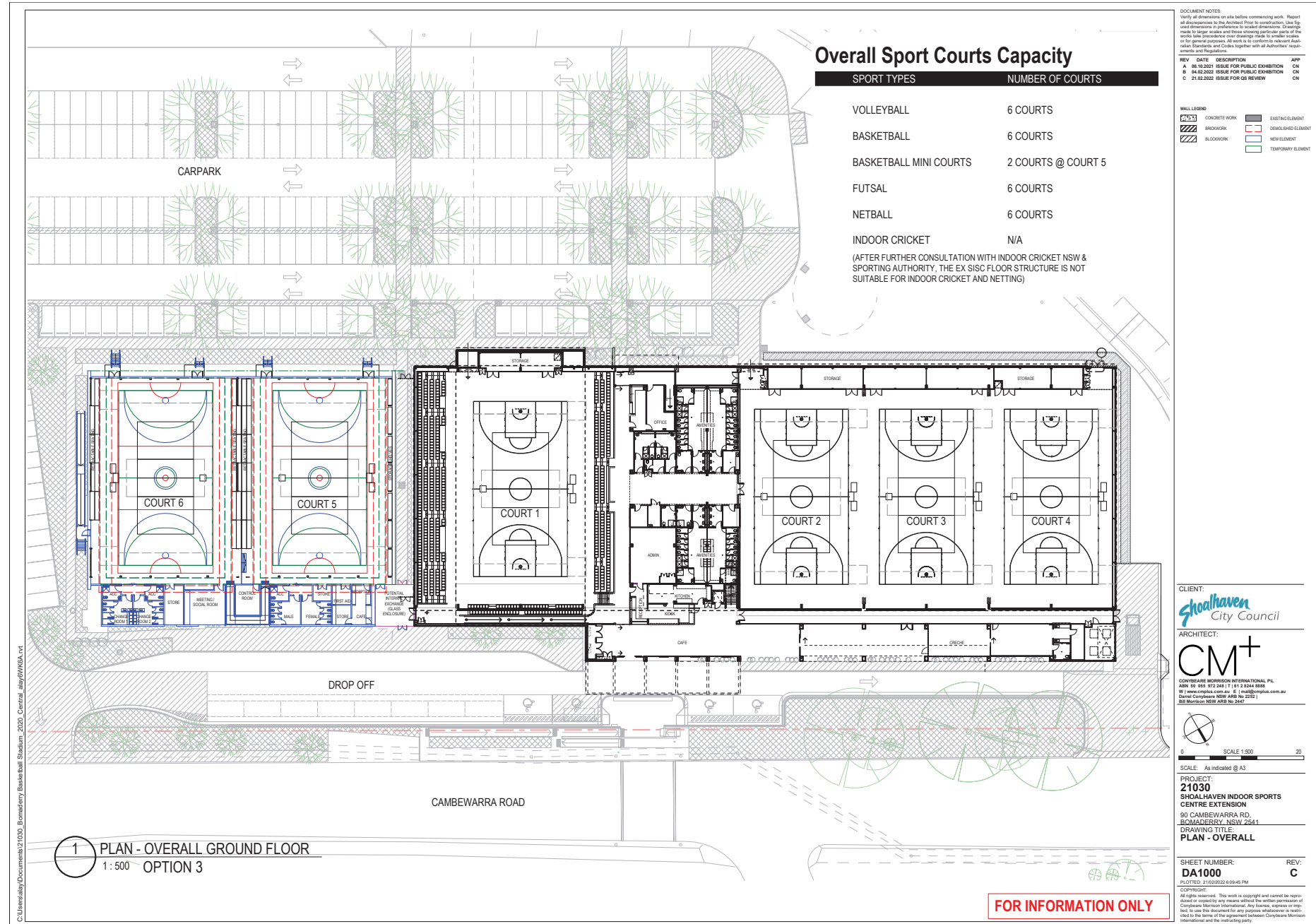
SHOALHAVEN INDOOR SPORTS CENTRE EXTENSION
Concept Design Public Exhibition

Date
February 2022

0 1 2 3 4 6 10m

CONCEPT DESIGN

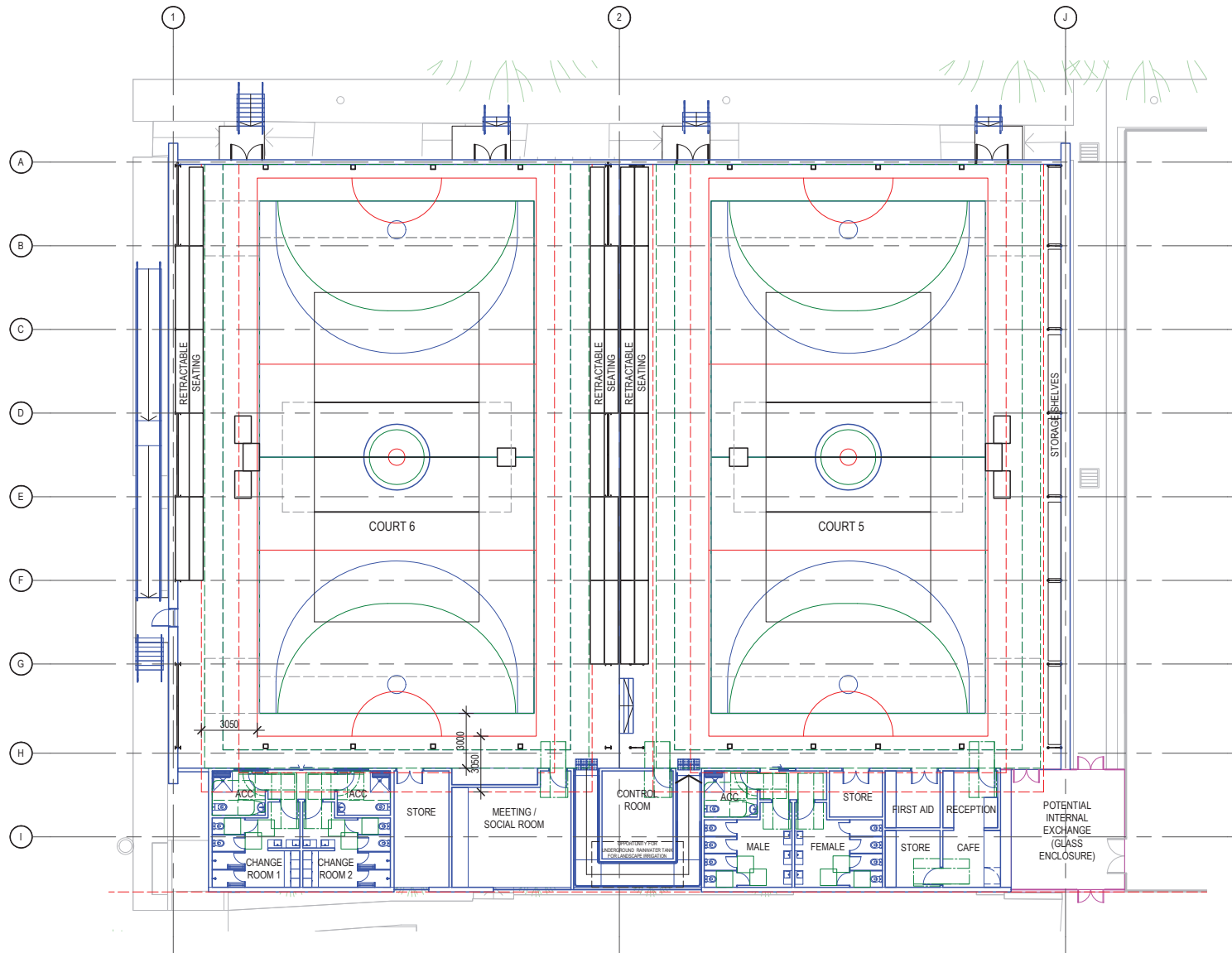
Facade Option 2



DOCUMENT NOTES:
Verify all dimensions on site before commencing work. Report all discrepancies to the Architect Prior to construction. Use fix used dimensions in preference to scaled dimensions. Drawings made to larger scales and those showing particular parts of the work shall prevail over other drawings made to smaller scales, or for general purposes. All work is to conform to relevant Australian Standards and Codes together with all Authorities' requirements and Regulations.

REV	DATE	DESCRIPTION	APP
A	08.10.2021	ISSUE FOR PUBLIC EXHIBITION	CN
B	04.02.2022	ISSUE FOR PUBLIC EXHIBITION	CN
C	21.02.2022	ISSUE FOR QB REVIEW	CN

WALL LEGEND			
	CONCRETE WORK		EXISTING ELEMENT
	BRICKWORK		DEMOLISHED ELEMENT
	BLOCKWORK		NEW ELEMENT
			TEMPORARY ELEMENT



1 PLAN - GROUND FLOOR
1:200 OPTION 3

CLIENT:
Shoalhaven
City Council

ARCHITECT:
CM⁺
CONVEYANCE MORRISON INTERNATIONAL PT.
ABN 55 552 248 171 171 2344 888
W | www.cmplus.com.au E | mail@cmplus.com.au
Darwin Conveyance NSW ABN 55 2325 1
BIR Morrison NSW ABN 55 2465

0 SCALE 1:200 @ A3
SCALE: 1:200 @ A3

PROJECT:
21030
SHOALHAVEN INDOOR SPORTS
CENTRE EXTENSION
90 CAMBEWARRA RD,
BOMADERRY, NSW 2541
DRAWING TITLE:
PLAN - GROUND LEVEL

SHEET NUMBER:
DA1001
REV:
C

PLOTTED: 21/02/2022 6:09:48 PM
COPYRIGHT:
All rights reserved. This work is copyright and cannot be reproduced or copied by any means without the written permission of Conveyance Morrison International. Any loan, express or implied, to use this document for any purpose whatsoever is restricted to the terms of the agreement between Conveyance Morrison International and the contracting party.

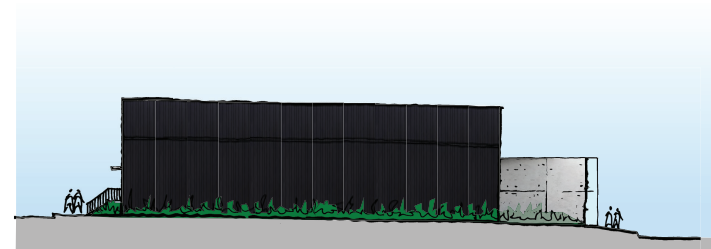
FOR INFORMATION ONLY

CM⁺

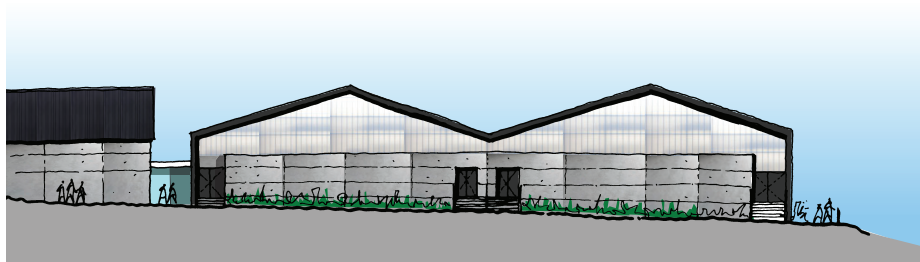


NORTHERN ELEVATION

Cambewarra Road



EASTERN ELEVATION



SOUTHERN ELEVATION

Carpark / Oval

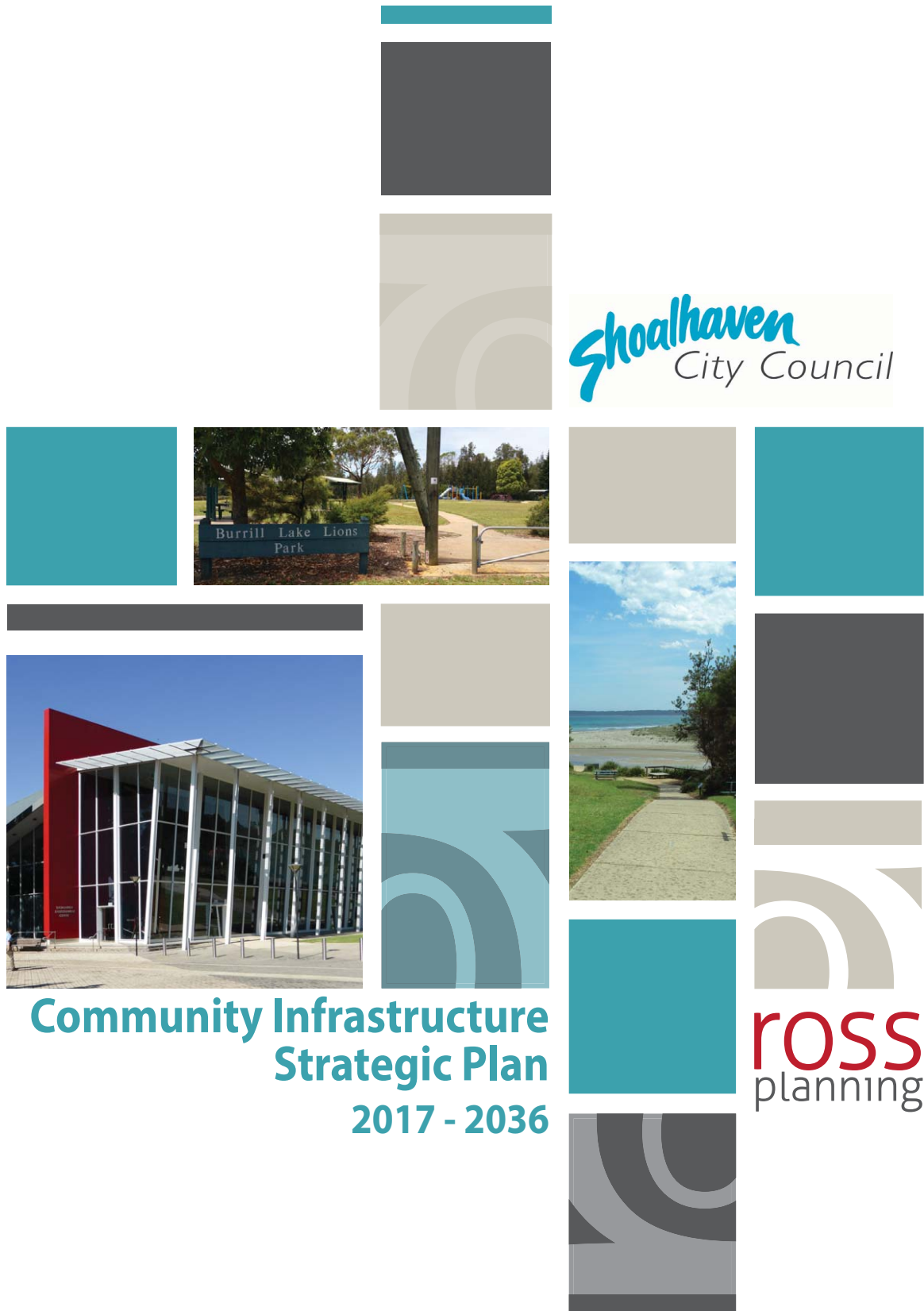
SHOALHAVEN INDOOR SPORTS CENTRE EXTENSION
Concept Design Public Exhibition

Date
February 2022

0 1 2 3 4 6 10m

CONCEPT DESIGN

Facade Option 3



CL22.199 - Attachment 1



This report has been prepared by:

ROSS Planning Pty Ltd
ABN 32 508 029 959
Upper floor, 63 Bay Terrace
Wynnum QLD 4178

PO Box 5660
Manly QLD 4179

Telephone: (07) 3901 0730
Fax: (07) 3893 0593

recreation open space and sport specialists

Version control

Version	Date	Document	Author	Reviewer	Recipient
1	4 August 2015	Draft CISP	Emily Wagon	Scott Walker	Susan Edwards
2	8 October 2015	Draft CISP	Emily Wagon	Scott Walker	Susan Edwards
3	16 November 2015	Draft CISP	Emily Wagon	Scott Walker	Susan Edwards
4	30 November 2015	Draft CISP	Emily Wagon	Scott Walker	Susan Edwards
5	9 March 2016	Draft CISP	Emily Wagon	Scott Walker	Susan Edwards
6	30 March 2016	Draft CISP	Emily Wagon	Scott Walker	Susan Edwards
7	21 March 2017	Final V1	Emily Wagon	Scott Walker	Susan Edwards
8	29 May 2017	Final	Emily Wagon	Scott Walker	Susan Edwards

© 2015 ROSS Planning Pty Ltd

This document may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for the commissions. Unauthorised use of this document in any form whatsoever is prohibited.



Table of contents

Executive summary	I
1.0 Introduction	1
1.1 Plan objectives	1
1.2 Plan scope	1
1.3 Methodology	2
1.4 Project limitations	2
2.0 Background	3
2.1 Strategic framework	3
2.2 Legislative review	5
3.0 Setting the context	8
3.1 Planning areas	8
3.2 Demographic considerations	10
4.0 What is community infrastructure	13
4.1 Defining community infrastructure	13
4.2 Types of community infrastructure	13
5.0 Trends in community infrastructure planning	15
5.1 General trends	15
5.2 Sport and recreation trends	15
5.3 Community facility trends	15
5.4 Open space usage trends	16
6.0 Consultation	18
6.1 Internal stakeholders	18
6.2 External stakeholders	20
7.0 Community infrastructure planning	29
7.1 Design principles	29
7.2 Community infrastructure classification framework	30
7.3 Planning approaches	33
7.4 Provision standards	35

Table of contents (cont.)

8.0 Open space analysis	37
8.1 Consultation summary	37
8.2 Supply	38
8.3 Demand	39
8.4 Analysis	41
8.5 Major buildings	43
9.0 Community buildings analysis	45
9.1 Consultation summary	45
9.2 Supply	46
9.3 Demand	53
9.4 Analysis	54
10.0 Management and delivery issues	55
10.1 Management issues	55
10.2 Request for new buildings	57
10.3 Management options	58
10.4 Commercial use of community infrastructure	64
11.0 Delivery options	66
11.1 Funding options	66
11.2 Development contributions (Section 94)	68
12.0 Recommendations	71
12.1 Whole of Shoalhaven recommendations	71
12.2 Specific community infrastructure recommendations	79
Appendix	89
Appendix A - Plan methodology	90
Appendix B - Literature review	92
Appendix C - Communication program	97
Appendix D - Consultation notes	99
Appendix E - Open space typologies, design elements and costings	108
Appendix F - Community infrastructure mapping	123
Appendix G - Document inventory	141
Appendix H - Community infrastructure summary by town	142

Executive summary

Shoalhaven City Council (Council) is responsible for the management, planning and development of a significant proportion of community infrastructure within the Shoalhaven. To align with Council's Community Strategic Plan's aim *to become a City that is sustainable, has strong and resilient communities and nurtures a skilled economic base, with leadership that thinks strategically and acts corroboratively*, a review of Council's existing community infrastructure was conducted to produce this Community Infrastructure Strategic Plan (the Plan) for the whole of Shoalhaven.

The Plan makes recommendations for the future provision, priorities and funding of community infrastructure at local, district and regional levels.

Community infrastructure for the purpose of the Plan has been defined as:

"Community infrastructure is public land and buildings e.g. cultural buildings, recreation buildings, passive and active open space, which accommodate community support services, programs and activities e.g. preschool service, child care, youth services, aged services, community meetings, sporting competition, informal recreation, cultural activities, education activities, community support etc"

Community infrastructure has been further broken down into two groups for the purpose of analysis further in the Plan.

- ☐ Open space and recreation - Council-managed land that are broadly available for public leisure and recreation, pedestrian and cycle movement, sport or for nature conservation purposes
- ☐ Community buildings - Council-managed buildings that are able to be used by groups and organisations for recreational, social, community service, educational or health promoting activities, and as community meeting places or be hired by the public on a casual basis.

Traditionally, community infrastructure has been planned using the 'standards' approach. However, over time, planners have learnt that the standards approach will not, on its own, necessarily produce well used and successful community infrastructure. An approach that incorporates best practice planning guidelines and assesses the physical characteristics of the area, the range of community infrastructure already available and the surrounding community, is more effective.

A total of 9 design guidelines/principles were developed to guide the preparation of this Plan and can be found in section 7.1. These include:

- ☐ quality planning
- ☐ place making
- ☐ multi-use and adaptable
- ☐ variety
- ☐ accessible to all
- ☐ sustainable places
- ☐ shared buildings
- ☐ safe places
- ☐ active living.

Various open space and community building types possess different values, functions and settings. Community infrastructure needs to be assessed in terms of its existing and likely future function (classification) and its role (hierarchy) within that function. Using best practise, benchmarking and industry experience, the following classification framework and provision standards have been applied to Shoalhaven's community infrastructure network (table 1).

Table 1. Community infrastructure classification framework and provision standards

Classification	Hierarchy	Provision standard
Open space		
Recreation parks	Local	0.5ha per 1,000 people
	District	0.6ha per 1,000 people
	Regional	0.2ha per 1,000 people
Sports parks	District	1.3ha per 1,000 people
	Regional	0.6ha per 1,000 people
Aquatic facilities	Local aquatic centre	1 facility per 10,000 - 40,000 people
	District aquatic centre	1 facility per 40,000 - 70,000 people
Indoor sports facilities	Indoor leisure facility	1 facility per 50,000 people
Classification	Hierarchy	Demand base
Community buildings		
Community centre	Local	1 building per 10,000 people
	District	1 building per 50,000 people
Convention/exhibition centre	Regional	1 building per 200,000 people
Art Gallery	District	Needs based
	Regional	Needs based
Performing Arts space	District	1 building per 50,000 people
	Regional	1 building per 150,000 people
Museum	Regional	Needs based
Library	District	1 building per 40,000 people
	Regional	1 building per 100,000 people

There are three other standards that need to be considered when planning for and assessing community infrastructure. These standards include:

- ☐ access
- ☐ land characteristics
- ☐ level of embellishment.

More detail on these standards is in Appendix E. It is important to note that regional facilities strategically will not be provided in planning areas two and four.

The future planning of Shoalhaven's community infrastructure has also taken into account the needs and demographics of the surrounding community, what is currently already being provided by neighbouring infrastructure, availability of existing infrastructure that is being under utilised and funding opportunities. The community infrastructure planning guidelines have also been considered.

Shoalhaven is the most visited local government area in NSW outside of Sydney¹. The population can grow three to five times in the summer peak holiday period, placing increased pressure and demand on Shoalhaven's community infrastructure¹. As these numbers are not normally included in the residential population, the tourist numbers need to be considered in the planning process to ensure the existing or proposed community infrastructure can continue to meet demand and cater for both residents and tourists during these busy periods.

¹ Shoalhaven Tourism Master Plan 2012-2017



Community infrastructure analysis

Overall, Shoalhaven has an abundance of community infrastructure. Approximately 620ha of land for recreation and sports parks and 90 community buildings service the community. The beach, natural areas/ bushland and tracks/trails and boardwalks were identified as the most popular recreation and sports buildings, while the libraries, public halls/community centres and art galleries were the most popular community buildings.

Analysis identified a significant surplus of community infrastructure, now and in the future (2036). A summary of the analysis is below in table 2. It is important to note National Parks, schools and other private buildings have not been considered in this analysis, as the Plan only looks at Council owned and/or managed community infrastructure.

Open space

The analysis of open space involves calculating the future need for the open space type, based on hectares per population/1,000 and then subtracting this total from the current supply of open space.

Table 2. Summary of Shoalhaven's current open space supply, demand and gap analysis

Open space type	Current land supply (ha) (sum of current network)	Current land demand (ha) (DSS x population / 1,000)	Current land gap (ha) (current supply - current demand)	Future land demand 2036 (ha) (DSS x population / 1,000)	Future land gap 2036 (ha) (current supply - future demand)
Recreation parks					
Total	257.52ha	127.38ha	+52.58ha	155.3ha	+24.66ha
Local	130.16ha	48.99ha	+81.17ha	59.73ha	+70.43ha
District	119.83ha	58.79ha	+61.04ha	71.68ha	+48.15ha
Regional	7.53ha	19.60ha	+10.37ha	23.89ha	+6.08ha
Sports park					
Total	259.11ha	186.16ha	+72.95ha	226.98ha	+32.13ha
District	196.89ha	127.37ha	+68.52ha	155.30ha	+41.59ha
Regional	62.22ha	58.79ha	+3.43ha	71.68ha	-9.46ha
Aquatic centres*					
Local	7 centres	3 centres (5 if planning areas 2 and 4 are considered 'rural')	+4 centres (+2 if planning areas 2 and 4 are considered 'rural')	4 centres (6 if planning areas 2 and 4 are considered 'rural')	+3 centres (+1 if planning areas 2 and 4 are considered 'rural')
District	5 centres	2 centres	+3 centres	3 centres	+2 centres
Indoor sports centres*					
District	1 centre	1 centre	meeting demand	2 centres	-1 centre
text highlighted in red indicates a deficiency of land or community facility					
* demand standards for aquatic and indoor sports centres are based on facility per population number					

Recreation and sports parks

From a land perspective, Shoalhaven has an abundance of land dedicated as open space. Currently, Council has a surplus of land for recreation parks (155ha) and sports parks (71ha). However, a functioning and well used open space network does not rely solely on the quantity of land (refer to section 7.3.2). While Council is exceeding community demand for open space land now and into the future, site inspections and community consultation identified the following main issues:

- ☐ a large proportion of the network is under embellished, contains ageing infrastructure and/or lacks a variety of play opportunities
- ☐ many of the popular foreshore recreation parks are under-embellished
- ☐ too many small pocket parks clustered in one area
- ☐ some of the sports parks are not utilised to full capacity. Due to the seasonal nature of sport, many remain unused half of the year, while others are at full capacity.

Council's future direction for open space planning should focus around three key actions:

1. rationalisation of low use/ageing sportsgrounds and/or recreation parks
 - alternative use of land
 - lease of land
 - sale of land
 - a community trust is established for the asset (Council is no longer responsible for the asset)
2. decommission (remove embellishments and convert to undeveloped open space)
3. upgrade (upgrade the number and quality of embellishments)

Upgrades to recreation and sports parks (listed in Section 12: Recommendations) can be funded via a number of means:

- ☐ money from the sale or leasing of land recommended for rationalisation
- ☐ section 94 contributions - demand for open space is not just land, but also the supporting embellishments. As the current network's embellishments are not meeting the demands of the current population, nor the future (however there is a surplus of land), funds from Section 94 contributions can go towards upgrading the existing recreation and sports parks.

Aquatic centres

Council's aquatic centres are popular places for Shoalhaven residents to recreate, ranking the fourth most common place to visit². From a standards perspective, three local and two district aquatic facilities should meet community demand. Shoalhaven is well serviced with aquatic centres, planning area one has a total of six. Consultation with the community and council staff identified a number of concerns regarding the longevity of a number of centres and the increasing costs of ongoing maintenance. Further investigations into the feasibility of each facility that would compare the ongoing costs of maintenance verses closure and rationalisation need to be conducted. Funds from any recommended sales would go towards upgrading the remaining aquatic centres in Shoalhaven.

Indoor sports centres

Indoor sport is currently played at the Bomaderry Indoor Sports Stadium and Milton Showground Basketball Stadium. Standards wise, only one indoor facility is required in Shoalhaven. However, with the population expected to exceed 100,000 people by 2026 and the growing participation trends in indoor sport, the Bomaderry Indoor Sports Stadium is near capacity and requires structural upgrades. By 2026 an additional indoor sports centre is required (1 stadium per 50,000 people). A new Shoalhaven Indoor Sports Centre is proposed adjacent to the Bomaderry Indoor Sports Stadium, creating a sporting hub. Once this facility is constructed and operational, Shoalhaven's indoor sportings needs will be met.

² findings from the Community Survey (further information in Section 6.2.2)

Community buildings

The analysis of community buildings involves calculating the future need for the facility, based on facility per population and then subtracting this total from the current number of buildings.

Table 3. Summary of Shoalhaven's current community buildings supply, demand and gap analysis

	Current number of buildings	Current demand for buildings	Current gap (current supply - demand)	Future demand for buildings	Future gap (current supply - future demand)
Community centres					
Total	52 buildings	11 buildings	+41 buildings	14 buildings	+38 buildings
Local (1/10,000 people)	44 buildings	9 buildings	+35 buildings	12 buildings	+32 buildings
District (1/50,000 people)	8 buildings	2 buildings	+6 buildings	2 buildings	+6 buildings
Cultural buildings					
Convention centres/performing spaces					
Total	4 buildings	2 buildings	+2 buildings	4 buildings	meet demand
District (1/50,000 people)	2 building	1 building	+1 building	2 buildings	meet demand
Citywide (1/100,000 people)	2 buildings	1 building	+1 building	2 buildings	meet demand
Museums (needs based)					
Total	2 buildings^	No current demand, however, investigations will be required if a future need is identified by the community.			
Local (opportunistic*)	2 buildings^				
District (1/100,000 people)	2 buildings				
Art galleries (needs based)					
Citywide (1/100,000 people)	1 building	No current demand, however, investigations will be required if a future need is identified by the community.			
Libraries					
Local (no standard, demand based)	1 building	-	-		
District (1/40,000 people)	3 buildings	2 buildings	+1 building	3 buildings	+1 building when Vincentia library is built and operational

Table 3 cont.

Specialised community centres	
<i>There are no standards for the number of facilities per population for these types of buildings. Instead, they are built or retrofitted to meet the demands of the local community</i>	
Arts and craft buildings	Total = 7
Surf life saving clubs	Total = 4
Visitor information centre	Total = 2
Mens sheds (<i>a large number of mens sheds are not on Council land</i>)	Total = 6

The Shoalhaven community is very well serviced with community buildings, with community demand being met under all sub-classifications.

Standards wise, eleven community centres would service the Shoalhaven residents. With approximately 52 community centres, just under half (46.2%) of the centres are leased, restricting access to the general public, leaving 24 available for community use. Still significantly over the required eleven centres.

Background research, site inspections and community consultation identified the following issues:

- ☐ five centres have usage rates over 50%
- ☐ 44.2% of centres have a building condition rating of good, very good or as new
- ☐ 53.8% of people that completed the community survey are prepared to drive 20 minutes or more to a quality, multi-purpose community building
- ☐ Council does not actively promote their community centres and the services they offer
- ☐ many of the towns have private facilities (e.g. bowls clubs) that offer the same services as a council community centre
- ☐ a number of the specialised community buildings can also be used for general community purposes (e.g. surf life saving clubs).

With such a high proportion of community centres in fair, poor or very poor building condition and a moderate amount of people prepared to drive 20 minutes or more to good quality and functioning community centre, it is recommended that Council begin to reduce their surplus and focus on upgrading a number of existing centres that have the potential to become multi-purpose centres offering a range of activities and functions.

Council's future direction for community buildings, particularly community centres, should focus around four key actions:

1. rationalisation (alternative use of land, lease of land or sale)
2. decommission (remove building and convert to undeveloped open space)
3. upgrade (upgrade the building and to make it a desirable facility for various activities, uses and community groups)
4. a community trust is established for the asset (Council is no longer responsible for the asset).

Upgrades to the community centres (listed in Section 12: Recommendations) can be funded via a number of means:

- ☐ money from the sale or leasing of land recommended for rationalisation
- ☐ section 94 contributions.

Future direction

Previously, community infrastructure has generally been built, upgraded or embellished on an “as needs” basis, often in response to lobbying from local residents and subsequent requests from elected Councillors, which has resulted in an ad-hoc network of under-utilised community infrastructure. As such, current and future community infrastructure planning needs to change and focus on upgrading and making better use of existing recreation and sports parks and community buildings.

Due to the surplus of community infrastructure, it is recommended that those in poor condition and/or rarely used be rationalised. Outcomes of land rationalisation can take a number of forms:

- ☐ alternative use of land i.e. conversion from open space to community building or environmental protection area
- ☐ lease of land i.e. to retain land in Council ownership whilst earning rental income for the permissible use of the land
- ☐ sale of land for commercial or residential purposes
- ☐ a community trust is established for the asset (Council is no longer responsible for the asset).

The funds acquired through the lease or sale of land should only be used to re-invest in the relevant network i.e. open space or community buildings and increase the capacity of existing spaces or buildings. It is important to note that regional facilities strategically will not be provided in planning areas two and four.

Community consultation also identified that people would prefer to see Council upgrade the existing infrastructure, rather than build new buildings and parks.

In summary, it is recommended that future planning focus on:

- ☐ upgrading a number of local recreation parks to district recreation parks to balance out the demand for a regional recreation park and meet community expectations
- ☐ ensuring that community groups have explored all alternative options before requesting a new community building to conduct their activities, to avoid Council developing another single-use building that will provide little or no operating profits and require on-going maintenance
- ☐ ensuring a variety of play equipment, catering for a number of different age groups, is included throughout the network
- ☐ applying appropriate management models to ensure community infrastructure is maintained to a consistent standard and buildings and sports parks are being used to their full potential
- ☐ ensuring that section 94 contribution plans only include projects that will enhance the existing community infrastructure network, not duplicate it.

The next section is a summary of the community infrastructure analysis for each planning area.

PLANNING AREA ONE

The most populated planning area in Shoalhaven with 44,043 people, planning area one has almost half of the LGA's community infrastructure. The age profile of the planning area varies with approximately 25% under 25 years of age and 20% aged 65 years and over. By 2036 the population of planning area one is expected to increase to 56,336, with 25% of the population aged 65 years and over.

Planning area one is comprised of the following localities:

- | | | |
|-------------------------------------|--|---|
| <input type="checkbox"/> Berry | <input type="checkbox"/> Greenwell Point | <input type="checkbox"/> North Nowra |
| <input type="checkbox"/> Bomaderry | <input type="checkbox"/> Kangaroo Valley | <input type="checkbox"/> Shoalhaven Heads |
| <input type="checkbox"/> Cambewarra | <input type="checkbox"/> Nowra | <input type="checkbox"/> Worrigeer. |

The natural assets of the area make the coast and hinterland popular holiday and day-trip destinations for tourists and locals.

Community infrastructure current supply analysis (summary)

Table 4. Summary of planning area one's community infrastructure current supply, demand and gap analysis

Community infrastructure type	Provision standard per population	Current supply		Quantity analysis		Community satisfaction (community survey)	
		Number	Area	Current surplus (2015)	Future surplus (2036)	Quantity*	Quality*
Open space							
Sports parks	1.9ha/1,000	21	141.48ha	+57.80ha	+34.44ha	46.3%	64.8%
District	1.3ha/1,000	17	79.26ha	+22.00ha	+6.02ha	-	-
Regional	0.6ha/1,000	4	62.22ha	+35.79ha	+28.42ha	-	-
Recreation parks	1.3ha/1,000	75	127.60ha	+70.34ha	+50.13ha	74.1%	64.8%
Local	0.5ha/1,000	46	78.80ha	+56.78ha	+51.02ha	-	-
District	0.6ha/1,000	27	48.19ha	+21.79ha	+18.19ha	-	-
Regional	0.2ha/1,000	2	0.62ha	-8.19ha	-7.55ha	-	-
Aquatic centres							
District	1/20,000-50,000	1 district & 3 local		+3 facilities	+3 facilities		
Regional	1/LGA	1 centre		over supply, suppose to service LGA (3 in LGA)			
Indoor centre							
Regional	1/50,000	1 centre		not meeting demand, services all LGA			
Community buildings						50.0%	55.6%
Community centres							
Local	1/10,000	21 buildings		+17 buildings	+16 buildings	-	-
District	1/50,000	6 buildings		+5 buildings	+5 buildings	-	-

Community infrastructure type	Provision standard per population	Current supply		Quantity analysis		Community satisfaction (community survey)	
		Number	Area	Current surplus (2015)	Future surplus (2036)	Quantity*	Quality*
Cultural buildings							
Convention centres/Performing space							
District	1/50,000	1 building		meeting demand	meeting demand	-	-
Citywide	1/100,000	1 building		meeting demand	meeting demand	-	-
Museum							
Local	opportunistic	1 building		-		-	-
District	1/100,000	1 building		meeting demand	meeting demand	-	-
Art gallery							
Citywide	1/100,000	1 building		meeting demand	meeting demand	-	-
Library							
District	1/40,000	1 building		meeting demand	meeting demand	-	-
<i>*findings from the community survey, percentage of respondents that were happy with the supply and rated the quality as good and very good.</i>							
<i>Text in red indicates a deficiency in open space land or community buildings</i>							

From a land quantity perspective, planning area one is well serviced with community infrastructure. However, when the quality of the embellishments and buildings are assessed, a large proportion of the community infrastructure is lacking variety, multiuse and ageing.

Community consultation identified that the community would prefer to see a network of quality infrastructure, that offers a variety of experiences, instead of what is currently offered. The residents in planning area one that completed the community survey indicated that approximately 28% are already travelling 20 minutes or more to a community building, while 60% are travelling 20 minutes or more to a recreation park and/or sporting park.

To ensure the residents within planning area one are being supplied with quality community infrastructure, the future vision for the area is to rationalise under-utilised buildings and parks. Using the funds from their sale and developer contributions, future financial investments into planning area one will focus on embellishing the remaining open space (land) to the embellishment standards specified in Appendix F and the modification of a number of well used community buildings to multiuse facilities to further increase the use/capacity of the existing community infrastructure assets.

A list of the community infrastructure that is to be upgraded, decommissioned and/or rationalised in planning area one is provided in Section 12: Recommendations.

PLANNING AREA TWO

Planning area two has a current population of 7,168 people, however, the population has a tendency to fluctuate with only 30% of the residential houses in the planning area occupied. The coastal towns are popular holiday destinations for those from Sydney and offer numerous recreation experiences including swimming, surfing and fishing. Lake Woolumboola is an internationally recognised wetland, a popular location for birdwatchers and non-motorised water activities. Bushwalking is also popular in Booderee and Jervis Bay National Parks. Currumbene Creek provides a pedestrian and cycle link from Myola to Huskisson.

Planning area two is comprised of the following localities:

- ☐ Callala Bay ☐ Culburra Beach ☐ Myola
- ☐ Callala Beach ☐ Currarong ☐ Orient Point.

Minimal growth is expected in planning area two with an additional 1,062 people expected to relocate to the area. However, as a popular tourist destination, the current and future community infrastructure network needs to meet the needs of locals and visitors

Community infrastructure current supply analysis (summary)

Table 5. Summary of planning area two's community infrastructure current supply, demand and gap analysis

Community infrastructure type	Provision standard per population	Current supply		Quantity analysis		Community satisfaction (community survey)	
		Number	Area	Current land surplus (2015)	Future land surplus (2036)	Quantity*	Quality*
Open space							
Sports parks (District only)	1.3ha/1,000	2	4.78ha	0.82ha	-0.56ha	50.0%	70.0%
Recreation parks	1.1ha/1,000	11	10.02ha	+2.14ha	+0.97ha	60.0%	60.0%
Local	0.5ha/1,000	9	2.97ha	-0.61ha	-1.15ha	-	-
District	0.6ha/1,000	2	7.06ha	+2.76ha	+2.12ha	-	-
Community buildings						60.0%	80.0%
Community centre							
Local	1/10,000	6		+5 buildings	+5 buildings	-	-
*findings from the community survey, percentage of respondents that were happy with the supply and rated the quality as good and very good.							
Text in red indicates a deficiency in open space land or community buildings							

The district sports parks in planning area two are meeting demand, only just. However, consultation identified that the local community felt more were required in the area. Consistent with the trend across Shoalhaven, Callala Bay Sports Ground is not being utilised to its full capacity, especially in the summer season.

Large number of natural areas, water ways and National Parks in planning area two provide numerous outdoor recreation opportunities and experiences for residents and visitors. As such, there is little need to try and minimise the gap in local recreation parks but instead focus should be on enhancing these natural assets through the development of district quality embellishments (e.g. picnic facilities).

The community buildings in planning area two are well used and distributed around the area. Standards-wise, planning area two is over-supplied with community buildings. With 69% of residents in planning area two already travelling 20 minutes or more to a community building, a number of the buildings can be rationalised, with the vision to make one central community hub in the area, preferably Callala Community Centre, as it is in the middle of the planning area and located adjacent to Callala Bay Sports Ground.

In addition to reducing the surplus of community buildings, future planning should also include the upgrading of recreation parks and employing techniques to better utilise the existing sports parks. Financial investment will focus on embellishing the remaining open space (land) to the embellishment standards specified in Appendix E. Anecdotally, those wishing to participate in organised sports are most likely to drive into Nowra, however, developer contributions can still be allocated to upgrading Callala Bay Sports Ground to a standard that meets local demand.

A list of the community infrastructure that is to be upgraded, decommissioned and/or rationalised in planning area two is provided in Section 12: Recommendations.

PLANNING AREA THREE

Planning area three is the second largest planning area in Shoalhaven with 20,124 people.

Planning area three is comprised of the following localities:

- | | | |
|--------------------------------------|---|--|
| <input type="checkbox"/> Basin View | <input type="checkbox"/> Old Erowal Bay | <input type="checkbox"/> Wandandian |
| <input type="checkbox"/> Bewong | <input type="checkbox"/> Sanctuary Point | <input type="checkbox"/> Woollamia |
| <input type="checkbox"/> Erowal Bay | <input type="checkbox"/> St Georges Basin | <input type="checkbox"/> Wrights Beach |
| <input type="checkbox"/> Huskisson | <input type="checkbox"/> Tomerong | |
| <input type="checkbox"/> Hyams Beach | <input type="checkbox"/> Vincentia | |

By 2036, the population of the planning area is expected to reach 23,191 people. St Georges Basin and Vincentia will accommodate approximately 75% of this growth. The proportion of people aged 65 years and over will increase from 24% to 30%.

Community infrastructure current supply analysis (summary)

Table 6. Summary of planning area three's community infrastructure current supply, demand and gap analysis

Community infrastructure type	Provision standard per population	Current supply		Quantity analysis		Community satisfaction (community survey)	
		Number	Area	Current gap (2015)	Future gap (2036)	Quantity*	Quality*
Open space							
Sports parks	1.9ha/1,000	8	43.10ha	4.87ha	-0.96ha	47.2%	63.9%
District	1.3ha/1,000	8	43.10ha	16.94ha	12.95ha	-	-
Regional	0.6ha/1,000	-	-	-12.07ha	-13.91ha	-	-
Recreation parks	1.3ha/1,000	24	36.21ha	10.05ha	6.06ha	50.0%	66.7%
Local	0.5ha/1,000	12	13.33ha	+3.27ha	+1.73ha	-	-
District	0.6ha/1,000	11	19.39ha	+7.32ha	+5.48ha	-	-
Regional	0.2ha/1,000	1	3.50ha	-0.52ha	-1.14ha	-	-
Aquatic centre							
District	1/20,000-50,000	1 local centre + 1 sea pool		meeting demand	meeting demand	-	-
Regional	1/LGA	1 centre		over supply, suppose to service LGA (3 in LGA)			
Community buildings						55.6%	55.6%
Community centres							
Local	1/10,000	6 buildings		+4 buildings	+4 buildings	-	-
Cultural buildings							
Museum							
District	1/100,000	1 building		+1 building	+1 building	-	-

Community infrastructure type	Provision standard per population	Current supply		Quantity analysis		Community satisfaction (community survey)	
		Number	Area	Current gap (2015)	Future gap (2036)	Quantity*	Quality*
Library							
Local	no standard	1 building		there is community demand for a district library to replace Sanctuary Point Library. This will be met when the Vincentia branch is built and operational			
<i>*findings from the community survey, percentage of respondents that were happy with the supply and rated the quality of buildings as good and very good.</i>							
<i>Text in red indicates a deficiency in open space land or community buildings</i>							

There is a current surplus of land for recreation and sports parks in planning area three. Despite this, the recreation parks, in particular, are well dispersed around the planning area, with many district parks located along the foreshore.

Consistent with the trend across Shoalhaven, the level of embellishments in a number of recreation parks do not meet the desired standard. Just over two thirds of residents in planning area three are happy with the quality of the recreation parks in the area, however, with the influx of tourists during the warmer months, greater pressure will be placed on the existing network. Upgrading the embellishments within a number of parks, particularly foreshore parks, will create popular, high quality, destination parks that residents and tourists will want to visit and return too. With an ageing population, embellishments should also support low impact activities such as walking and cycling, as well as play opportunities.

Promotion of the foreshore recreation parks would also increase their usage. Many of the linear parks are located behind residential properties, with some residents' backyards encroaching onto Council open space land.

The development of a large multi-purpose sports facility was identified for future sports park planning, however, this would require the purchase of a large parcel of land, approximately 20ha. As an alternative, the usage capacity of each sports park was assessed and the relocation of sporting codes at some locations has been recommended to make better use of existing sports parks. Future works are also proposed at Vincentia Sportsground and the Wool Lane Sporting Complex to increase capacity.

A large proportion of the community buildings in the planning area are well used by the community. Of the residents that completed the community survey, half are currently travelling 20 minutes or more to a community building. The proposed community hub at the Bay and Basin Leisure Centre will become a key community destination and facility servicing planning area three's residents. As such, a number of community buildings in the area should be rationalised (section 12: Recommendations), and their users relocated to the Bay and Basin Leisure Centre community hub.

Over 85% of the community use the Sanctuary Point Library, with many users suggesting that it needs to be bigger. To meet this demand, a new district sized library is to be included in the proposed community hub at the Bay and Basin Leisure Centre. Once this library is operational, it is recommended that the relocatable library at Sanctuary Point be relocated to Sussex Inlet (planning area four).

It is recommended that future financial investment into planning area three focus on:

- ☐ the development of the Vincentia Library and other elements identified in the master plan for the proposed community hub at the Bay and Basin Leisure Centre
- ☐ increasing the use/capacity of the existing community infrastructure assets via embellishment upgrades.

PLANNING AREA FOUR

Planning area four is composed of four coastal towns and has a current population of 4,276 people, making it the smallest planning area. Despite the area's small population, the residents are well serviced with community infrastructure and the area's waterside presence makes it a popular destination for water based recreation.

Planning area four is comprised of the following localities:

- ☐ Berrara
- ☐ Cudmirrah
- ☐ Sussex Inlet
- ☐ Swan Haven.

Minimal growth is expected in planning area four with an additional 645 people expected to relocate to the area. However, the successful rezoning of the area north west of Sussex Inlet, known as the Badgee Lagoon Urban Release Area, will bring an additional 620 dwellings to the planning area.

Community infrastructure current supply analysis (summary)

Table 7. Summary of planning area four's community infrastructure current supply, demand and gap analysis

Community infrastructure type	Provision standard per population	Current supply		Quantity analysis		Community satisfaction (community survey)	
		Number	Area	Current surplus (2015)	Future surplus (2036)	Quantity*	Quality*
Open space							
Sports parks (District only)	1.3/1,000	2	13.40ha	+7.84ha	+7.00ha	0%	50.0%
Recreation parks	1.3/1,000	17	22.94ha	+18.24ha	+17.53ha	0%	25.0%
Local	0.5/1,000	13	12.97ha	+10.83ha	+10.51ha	-	-
District	0.6/1,000	4	9.97ha	+7.40ha	+7.02ha	-	-
Community buildings						75.0%	50.0%
Community centre							
Local	1/10,000	5 buildings		+4 buildings	+4 buildings	-	-
*findings from the community survey, percentage of respondents that were happy with the supply and rated the quality of buildings as good and very good.							
Text in red indicates a deficiency in open space land or community buildings							

Planning area four residents that completed the community survey indicated that they are very unsatisfied with the current distribution of recreation and sports parks around the planning area. However, from a standards wise, the area is well supplied with land open space.

Despite the surplus of land, some of the parks are dedicated boat launching sites, where the green space has been overrun by car and boat trailer parking, leaving little room for recreation. Formalising the car park or the use of bollard fencing will prevent future parking in the recreation component of the park.

The planning area has two sports parks servicing the residents, though the quality of these facilities is debatable amongst the community. Thomson Street Sporting Complex has variety of users throughout the year, while Finkernagel Reserve is only used during the winter season.

For a planning area with less than 5,000 people, the residents are well serviced by five community buildings. With two buildings in fair condition, two unknown and one deemed unusable, better quality community buildings are required in the area.

Once the Vincentia library is operational, it is recommended that Council upgrade the Sussex Inlet Community Centre and make it the home for the proposed library. Located ten minutes drive from Sussex Inlet Community Centre, investigations into the rationalisation of the Cudmirrah Community Hall should be conducted. Options include the sale of land or finding an interested party to lease the hall.

The future vision for planning area four is to develop one community hub in the area. The ideal location is Sussex Inlet where the Thomson Street Sporting Complex, Sussex Inlet Aquatic Centre and the Sussex Inlet Community Centre are all located on Thomson Street. As such, future financial investment is to focus on upgrading existing recreation and sports parks to increase passive and active recreation use and consolidating the network of community buildings into one community hub.

PLANNING AREA FIVE

With a population of 19,733, planning area five has a mix of rural and coastal living, and is a popular holiday destination. Ulladulla is considered the service centre for the southern Shoalhaven and is home to key community buildings such as the Ulladulla Civic Centre, Visitors Centre and the Ulladulla Library. Mollymook and Narrawallee are the main beaches in the area. Similar to Berry in the north, Milton is a historical town, dedicated to keeping its cultural significance.

Planning area five is comprised of the following localities:

- | | | |
|---------------------------------------|--|--|
| <input type="checkbox"/> Bawley Point | <input type="checkbox"/> Dolphin Point | <input type="checkbox"/> Lake Tabourie |
| <input type="checkbox"/> Bendalong | <input type="checkbox"/> Durras North | <input type="checkbox"/> Manyana |
| <input type="checkbox"/> Burrill Lake | <input type="checkbox"/> Fishermans Paradise | <input type="checkbox"/> Mollymook |
| <input type="checkbox"/> Conjola Park | <input type="checkbox"/> Kings Point | <input type="checkbox"/> Milton |
| <input type="checkbox"/> Cunjurong | <input type="checkbox"/> Kioloa | <input type="checkbox"/> Narrawallee |
| <input type="checkbox"/> Depot Beach | <input type="checkbox"/> Lake Conjola | <input type="checkbox"/> Ulladulla. |

By 2036, the population of planning area five will reach 24,032 people. Milton, Mollymook and Narrawallee are predicted to accommodate 50% of this growth.

Community infrastructure current supply analysis (summary)

Table 8. Summary of planning area five's community infrastructure current supply, demand and gap analysis

Community infrastructure type	Provision standard per population	Current supply		Quantity analysis		Community satisfaction (community survey)	
		Number	Area	Current surplus (2015)	Future surplus (2036)	Quantity*	Quality*
Open space							
Sports parks	1.9/1,000	10	55.59ha	18.10ha	9.93ha	33.3%	62.5%
District	1.3/1,000	9	33.48ha	7.83ha	2.24ha	-	-
Regional	0.6/1,000	1	22.10ha	10.26ha	7.68ha	-	-
Recreation parks	1.3/1,000	41	60.74ha	+35.09ha	+29.50ha	62.5%	62.5%
Local	0.5/1,000	25	22.09ha	+12.22ha	+10.07ha	-	-
District	0.6/1,000	15	35.23ha	+23.39ha	+20.81ha	-	-
Regional	0.2/1,000	-	3.41ha	-0.54ha	-1.40ha	-	-
Aquatic centre							
District	1/20,000-50,000	1 local centre + 1 sea pool		meeting demand	meeting demand	-	-
Regional	1/LGA	1 centre		over supply, suppose to service LGA (3 in LGA)			
Community buildings						37.5%	79.2%
Community centres							
Local	1/10,000	6 buildings		+4 buildings	+4 buildings	-	-

Community infrastructure type	Provision standard per population	Current supply		Quantity analysis		Community satisfaction (community survey)	
		Number	Area	Current surplus (2015)	Future surplus (2036)	Quantity*	Quality*
District	1/50,000	2 buildings		+2 buildings	+2 buildings	-	-
Cultural buildings							
Convention centre/Performing space							
District	1/50,000	1 building		meeting demand	meeting demand	-	-
Citywide	1/100,000	1 building		meeting demand	meeting demand	-	-
Museum							
Local	no standard	1 building		opportunistic		-	-
Library							
District	1/40,000	2 buildings		+1 buildings	+1 buildings	-	-
<i>*findings from the community survey, percentage of respondents that were happy with the supply and rated the quality of buildings as good and very good.</i>							
<i>Text in red indicates a deficiency in open space land or community buildings</i>							

An analysis of the community infrastructure identified a surplus of land for open space and community buildings within the planning area. Despite this surplus, 33.3% of those residents that completed the community survey are not happy with the supply of sports parks in the planning area. However, only a third of the sports parks are being used thirteen hours plus per week (section 8.4.2). With only 62.5% of residents rating their quality as good and very good, there is opportunity to upgrade the existing sports parks to better cater to the sporting needs of planning area five's residents. For example, there is opportunity to expand Ulladulla Sports Park into the old sewerage treatment plant site. In addition to the upgrades, the user needs of each individual sports park need to be assessed to see if their needs could be better met at another facility.

The planning area currently has an additional 35ha of open space land. There are approximately 25 local recreation park, however, a number of these parks have no embellishments and have only been classified as local recreation parks due to their waterfront location and the passive recreation activities (e.g. walking) that occurs within them. Burrill Lake has a number of these parks (Ireland Street Reserve, Barker Reserve).

Planning area five, especially Ulladulla, is Shoalhaven's second business district. With large numbers of locals working in the area and/or tourists visiting, the area is lacking a key destination (regional) recreation park. Though due to the spatial layout of the area, it is recommended that Council instead over embellish a couple of popular district recreation parks along the coast to meet this demand, as opposed to building a new regional recreation park. For a list of park recommendations refer to section 12: Recommendations.

There are 13 community buildings servicing the residents in planning area five. From a standards perspective, two local community centres would meet the needs of the local community. Currently there are eight community centres. In the central business district/main urban area of planning area five, there are four community centres, all permanently leased restricting access to the general public. However, locals have the option to use the facilities at the Ulladulla library and Ulladulla Civic Centre, in addition to privately owned facilities such as local bowls clubs.

Unlike other planning precincts less than a third of residents travel 20 or more to a community facility. Interestingly, all of these residents live in the small towns outside the urban area of planning area five. With most towns within 25 minutes drive to Ulladulla, a number of the rural community buildings should be rationalised, particularly those with low usage rates or poor building conditions.

Milton has an oversupply of community buildings for its population size with many having significant cultural/historical value.

It is recommended that future financial investment into planning area five embellish and increase the use/capacity of the existing community infrastructure assets.

CL22.199 - Attachment 1

1.0 Introduction

The Shoalhaven local government area (Shoalhaven) encompasses a geographical area which stretches along 120km of coastline and then inland, following the Shoalhaven River and natural ridgeline to the west. An abundance of beaches and foreshore areas, passive and active recreation spaces and community buildings service the varied communities within the Shoalhaven, however, many of these assets, or the assets within them, are ageing.

Shoalhaven City Council (Council) is responsible for the management, planning and development of a significant proportion of community infrastructure within the Shoalhaven. To align with Council's Community Strategic Plan's aim to become a City that is sustainable, has strong and resilient communities and nurtures a skilled economic base, with leadership that thinks strategically and acts corroboratively, it was determined that a Community Infrastructure Strategic Plan (the Plan) be developed.

1.1 Plan objectives

The Plan has been developed to provide a strategic framework to guide the direction, actions and priorities for the provision of community infrastructure in the present and for the next 21 years. The Plan will become Council's 'one stop' approach to the forward planning and management of community infrastructure.

In practical terms the Plan seeks to:

- ☐ determine the current and future needs of communities within the Shoalhaven
- ☐ identify a hierarchical model for the delivery of community infrastructure that is consistent with community needs, gaps in provision and operational/maintenance levels
- ☐ provide an assessment of existing community infrastructure
- ☐ assess the current minimum standard for the provision of community infrastructure
- ☐ review Council's recreation and community infrastructure plans, Development Control Plans and Strategic Plans
- ☐ provide a revised list and methodology of Section 94 community infrastructure projects
- ☐ review and rationalise assets including the integration, co-location, multipurpose and/or decommissioning of buildings
- ☐ recommend current and future projects, prioritised by short, medium and long time frames
- ☐ review and provide various management and delivery options.

1.2 Plan scope

The Plan is focussed on providing information related to the needs and demands of Shoalhaven residents.

The Plan focus' on the provision of core Council managed and/or owned community infrastructure. Core community infrastructure is infrastructure that Council can charge a developer to contribute to under Section 94 of the Local Government Act 1993 where a direct nexus applies.

In addition, other State Government and private sector buildings are considered, particularly where they offer recreation and sporting experiences and similar services offered by Council's community buildings.

1.3 Methodology

In order to provide a summary of how the Plan was developed, a snapshot of the methodology undertaken is provided below:

- ☐ Background Research
 - Literature review
 - Demographic and population trends analysis
- ☐ Consultation and engagement
 - Mayor and Councillor presentation
 - Council officer interviews
 - Workshop with Council staff
 - Community workshops (four different locations)
 - Service providers workshops
 - Household survey
 - Service provider survey
 - Additional key stakeholder interviews
- ☐ Community infrastructure audit
 - Facility inspections
 - Facility maintenance and management considerations
- ☐ Analysis
 - Community infrastructure data analysis
 - Development of desired standards of service
 - Supply and demand assessment
 - Management models and delivery options
- ☐ Draft Plan preparation and presentation
 - Council review processes
 - Council workshop
 - Community display and workshop
- ☐ Revision and Finalisation
 - Council presentation.

The full details of the methodology are provided at Appendix A.

1.4 Project limitations

The Plan focuses on the provision and distribution of community infrastructure across Shoalhaven. The core outcome of this work was to develop an action plan for Council to follow in relation to the future provision of community infrastructure that it either owns, manages or maintains. Privately owned buildings have been included where the building offers significant community benefits.

Community infrastructure audit information contained within the Plan was accurate as at January 2015, when the site inspections occurred. Any developments or data updates since the time of inspection will not have been taken into account in this Plan.

Land identified as, or potentially for, open space was dependent on existing Council mapping, database information and officer knowledge. Whilst all care has been taken to ensure information was correct, it is not possible to guarantee that minor inaccuracies did not occur. School and National Park lands are extensive in the Shoalhaven, but are outside of the scope, therefore not identified in the Plan and their potential not realised.

Extensive consultation was carried out during the development of the Plan. External stakeholders were contacted by a number of methods, however, due to the large number of community user groups within Shoalhaven, it is not possible to guarantee that responses from all community user groups were received.

2.0 Background

2.1 Strategic framework

In accordance with the Local Government Amendment (Planning and Reporting) Act 2009, Shoalhaven City Council has implemented an Integrated Planning and Reporting framework into their citywide planning and reporting activities. The legislation requires Council to prepare a hierarchy of plans including a Community Strategic Plan, Delivery Program, Operational Plan and a Resourcing Strategy, all linked by regular reporting to measure their progress.

The Community Strategic Plan: Shoalhaven 2023 outlines the community's long-term priorities and aspirations. Through objectives, strategies and performance measures, the Community Strategic Plan aims to achieve the Community's vision:

"We will work together in the Shoalhaven to foster a safe and attractive community for people to live, work, stay and play; where sustainable growth, development and environmental protection are managed to provide a unique and relaxed lifestyle".

The provision of high quality community infrastructure plays a significant role in achieving the Community vision. The Plan can assist in accomplishing this vision by outlining how Council can respond to the community's open space and community buildings needs whilst acknowledging resource and legislative constraints.

Acknowledging that current and future planning requires a combination of environmental, social and economic planning, the Integrated Planning and Reporting Framework improves the integration of Council's numerous statutory plans, strategies and reporting processes required under the Local Government Act 1993 and the Environmental Planning and Assessment Act 1979. The strategies and actions in the Community Infrastructure Strategic Plan identify and encourage partnerships among Council departments, the community, community organisations and State Government departments that will strengthen the provision and management of Shoalhaven's community infrastructure.

As the Delivery Program outlines how Council will respond to the Community Strategic Plan; Shoalhaven 2023 over an electoral term, the high and medium priority actions in this Plan will need to be acknowledged in the review of the Delivery Program.

This Plan will become the over-arching document for community infrastructure planning. Some of Council's previously developed strategic plans, master planning and policy documents for their community assets, will either be superseded or require review, depending on relevant recommendations.

The figure 1 outlines the over-arching strategic framework in which the Plan sits.

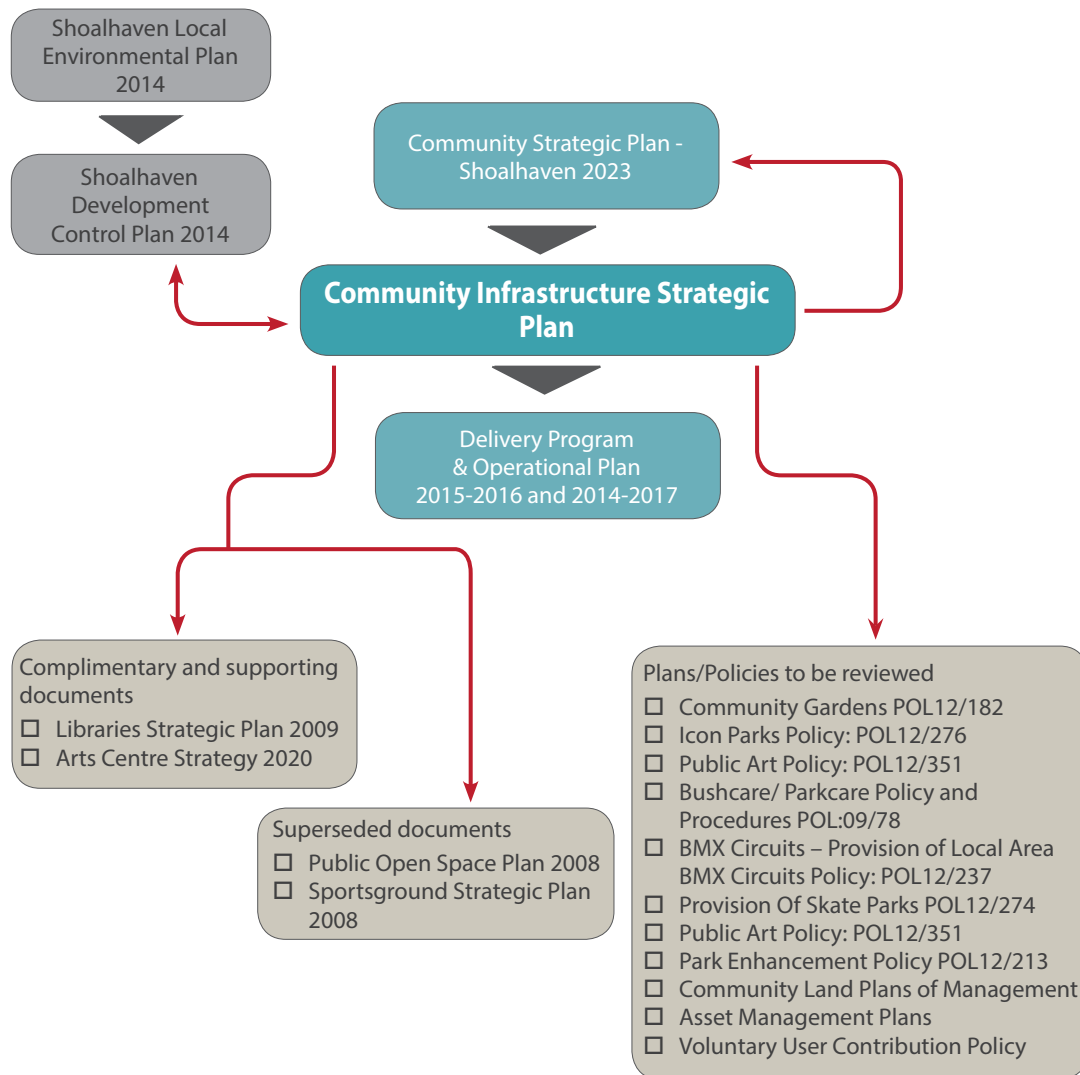


Figure 1. Over-arching strategic framework in which the Community Infrastructure Strategic Plan 2015 sits

2.2 Legislative review

Legislation affects the way in which land is used, managed and funded. This section is a review of the significant planning instruments that guide the manner by which Council manages and maintains their community infrastructure.

2.2.1 Land Ownership

Council's community infrastructure network is a mosaic of different land ownerships:

- ☐ Crown land managed by State Government Departments
- ☐ Crown land of which Council has been appointed Trust Manager
- ☐ Crown land of which Council has care, control and management under section 48 of the Local Government Act 1993
- ☐ Council-owned (freehold) land.

Depending on the type of land ownership, the NSW Government has specific legislation that stipulates the manner in which local councils must manage the land.

Crown Land

Crown land comprises approximately half of all the land in NSW. The provisions of the Crown Lands Act 1989 are designed to ensure land is managed appropriately. Under the Act, Crown land is reserved or designated for public purposes (including public recreation, showgrounds, cemeteries, environmental protection, public halls, racecourses and the preservation of scenery).

There are a number of State Government departments and/or agencies that are responsible for various parcels of Crown Land within the Shoalhaven. These include, but are not limited to, NSW Department of Primary Industries (Crown Lands Division) and National Parks and Wildlife Service. In these instances, although Council may assist with ongoing maintenance of some of these areas (with the exception of land managed by National Parks and Wildlife Services), ultimate responsibility rests with the relevant State government authority.

Council-Managed Crown Land

Council is responsible for a large number of Crown land parcels within the LGA. Council's authority to manage these reserves may come in two forms. Council may either be appointed Trust Manager of a reserve or responsibility for the care, control and management of Crown reserves may be devolved to Council under section 48 of the Local Government Act 1993.

Trust Management

A reserve trust, or Crown Lands Act trust, is the legal body which enables the temporary ownership of reserved or dedicated Crown land so it can be managed by the trust on behalf of the public. Council has been appointed Corporate Trust Manager of a number of Crown reserves. As a reserve trust manager, Council has all the functions of a council under the Local Government Act 1993 in relation to public reserves. This includes the ability to grant leases, licences or easements over the reserve.

Additional use restrictions may also be placed over Crown reserves by land use zoning and other provisions of environmental planning instruments made under Part 3 of the Environmental Planning and Assessment Act 1979, such as the Shoalhaven Local Environment Plan 2014, adopted 22 April, 2014.

Care, Control and Management

Certain Crown reserves are automatically managed by the local council even if a reserve trust has not been established. These reserves are generally those with the purpose of 'public recreation' or 'public cemetery' and not managed by another body or person (section 48 Local Government Act 1993).

Council-Owned (freehold) Land

The Local Government Act 1993 was developed to ensure the development and management of council-owned land remains within the laws established by the NSW Parliament, reflects the desired purpose of the land and responds to community expectations. The purposes outlined in the Act are:

- ☐ to provide the legal framework for an effective, efficient, environmentally responsible and open system of local government in New South Wales,
- ☐ to regulate the relationships between the people and bodies comprising the system of local government in New South Wales,
- ☐ to encourage and assist the effective participation of local communities in the affairs of local government,
- ☐ to give councils:
 - the ability to provide goods, services and buildings, and to carry out activities, appropriate to the current and future needs of local communities and of the wider public
 - the responsibility for administering some regulatory systems under this Act
 - a role in the management, improvement and development of the resources of their areas,
- ☐ to require councils, councillors and council employees to have regard to the principles of ecologically sustainable development in carrying out their responsibilities.

Under Section 26 of the Local Government Act 1993, Council must classify all public land as either 'community' or 'operational' land via a local environmental plan. The land to which this Plan applies is classified as 'community land' as the land is dedicated to providing a community use.

2.2.2 Key documents guiding community infrastructure planning

An information review was undertaken to highlight important and relevant aspects of current studies, plans and policies that influence and guide the provision of community infrastructure. Key documents reviewed include:

New South Wales State Government

- ☐ NSW State Plan 2021
- ☐ Recreation and Open Space Planning Guidelines for Local Government - NSW

Shoalhaven City Council

- ☐ Shoalhaven Local Environment Plan 2014
- ☐ Sportsground Strategic Plan 2008-2036
- ☐ Public Open Space Plan 2008
- ☐ Recreation Strategy 1999
- ☐ Playground Strategy Review 2004
- ☐ Berry Community Buildings Consultation 2014
- ☐ Shoalhaven Contributions Plan 2010
- ☐ Develop a Library Infrastructure and Service Delivery Model for the Shoalhaven
- ☐ Shoalhaven Tourism Master Plan 2012-2017
- ☐ Skate Park Policy - POL12/274
- ☐ Foreshore Reserves Policy - POL12/304
- ☐ Icon Parks Policy - POL12/276
- ☐ Park Enhancement Policy - POL12/213
- ☐ Public Art Policy - POL12/351
- ☐ Community Gardens Policy - POL12/182
- ☐ Provision of Local Area BMX Circuits - POL12/237
- ☐ Relevant Asset Management Plans.

A summary review of these documents is provided at Appendix B.

3.0 Setting the context

3.1 Planning areas

Consistent with previous planning studies, the City of Shoalhaven has been divided into five planning areas for the purpose of this Plan. These are described below and illustrated in figure 2.

Five strategic planning areas include:

Planning area	Towns and villages	
One	<input type="checkbox"/> Berry <input type="checkbox"/> Bomaderry <input type="checkbox"/> Cambewarra <input type="checkbox"/> Greenwell Point	<input type="checkbox"/> Kangaroo Valley <input type="checkbox"/> Nowra <input type="checkbox"/> Shoalhaven Heads <input type="checkbox"/> Terara
Two	<input type="checkbox"/> Callala Bay <input type="checkbox"/> Callala Beach <input type="checkbox"/> Culburra Beach	<input type="checkbox"/> Currarong <input type="checkbox"/> Myola <input type="checkbox"/> Orient Point
Three	<input type="checkbox"/> Basin View <input type="checkbox"/> Bewong <input type="checkbox"/> Erawal Bay <input type="checkbox"/> Huskisson <input type="checkbox"/> Hyams Beach <input type="checkbox"/> Old Erawal Bay	<input type="checkbox"/> Sanctuary Point <input type="checkbox"/> St Georges Basin <input type="checkbox"/> Tomerong <input type="checkbox"/> Vincentia <input type="checkbox"/> Wandandian <input type="checkbox"/> Woollamia <input type="checkbox"/> Wrights Beach
Four	<input type="checkbox"/> Berrara <input type="checkbox"/> Cudmirrah	<input type="checkbox"/> Sussex Inlet <input type="checkbox"/> Swan Haven
Five	<input type="checkbox"/> Bawley Point <input type="checkbox"/> Bendalong <input type="checkbox"/> Burrill Lake <input type="checkbox"/> Conjola Park <input type="checkbox"/> Cunjurong <input type="checkbox"/> Depot Beach <input type="checkbox"/> Dolphin Point <input type="checkbox"/> Durras North <input type="checkbox"/> Fishermans Paradise	<input type="checkbox"/> Kings Point <input type="checkbox"/> Kioloa <input type="checkbox"/> Lake Conjola <input type="checkbox"/> Lake Tabourie <input type="checkbox"/> Manyana <input type="checkbox"/> Mollymook <input type="checkbox"/> Milton <input type="checkbox"/> Narrawallee <input type="checkbox"/> Ulladulla



Berry Community Craft Cottage,
Berry



Clifton Park Community Food Garden, Sanctuary Point

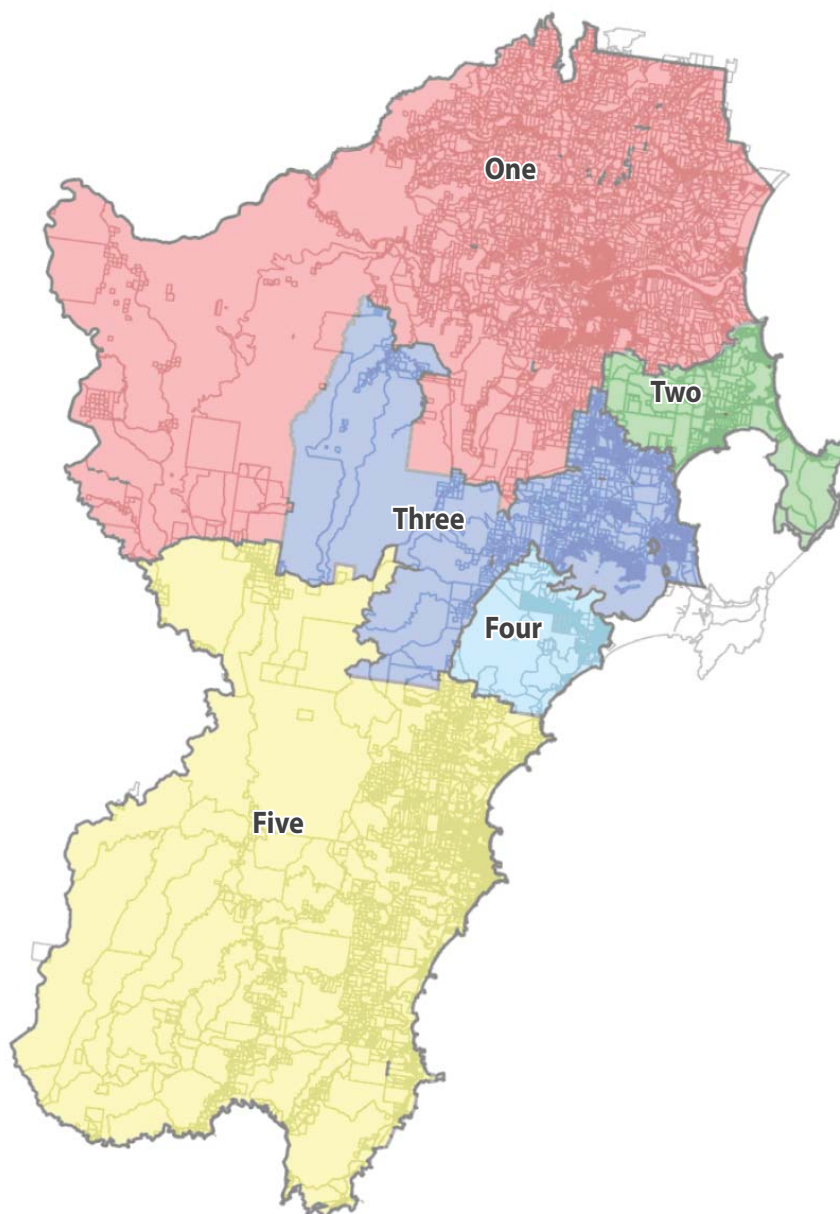


Figure 2. Shoalhaven local government area divided into five planning areas

CL22.199 - Attachment 1

3.2 Demographic considerations

3.2.1 Age structure

The way in which a community uses local community infrastructure and participates in community activities is largely influenced by age. Understanding the spatial and demographic variations in communities, such as concentrations of older residents or youth, is fundamental to responding to, and planning for, the future provision of community buildings and programs.

Analysis has been conducted of the current and future age structure of each community in the Shoalhaven. The results reveal some important trends that should be considered in planning community infrastructure for Shoalhaven.

Planning area one

- ☐ slightly younger age structure than Shoalhaven LGA
- ☐ Berry and Surrounds; Shoalhaven Heads; Greenwell Point - Terara and Surrounds have high concentrations of older age groups (55 and above)
- ☐ North Nowra; West Nowra - South Nowra - Nowra Hill and Surrounds; Worrigeer have high concentrations of younger age groups
- ☐ Bangalee - Cambewarra Village - Tapitallee and Surrounds; West Nowra - South Nowra - Nowra Hill and Surrounds are expected to experience significant population growth in all age groups

Planning area two

- ☐ similar age structure to Shoalhaven LGA
- ☐ most dominant age group in the region is the 55 to 69 year olds (21.9% in 2011 and 22.3% in 2036).

Planning area three

- ☐ slightly older age structure compared to Shoalhaven LGA
- ☐ 70 to 84 year olds are the fastest growing age group (14.3% in 2011 to 18.6% in 2036)

Planning area four

- ☐ the smallest of the five planning areas with just 4,257 people in 2011
- ☐ has a much older age structure compared to Shoalhaven LGA with 54% of people over the age of 55 in 2011.

Planning area five

- ☐ slightly older age structure than the Shoalhaven region
- ☐ the Coastal Mid small area has the highest proportion of 55 to 69 year olds in the region (30.2% in 2011) and will have the highest proportion of 70 to 84 year olds in 2036 (23.7%)
- ☐ the Milton - Mollymook - Mollymook Beach - Narrawallee small area is expected to experience significant population growth with both young and old age groups growing.

With a median age of 46 years, Shoalhaven residents are relatively older compared to State (38 years) and National (37 years) averages. The fastest growing age group in the Shoalhaven is the 70 to 84 year olds, who are expected to make up 19.2% of the region in 2036 (currently 15.6%).

3.2.2 Socio-economic factors

Shoalhaven has a SEIFA rating of 954.6, lower than that of regional NSW (968.6). This means that affordable community infrastructure services need to be provided, particularly in areas where there is a high concentration of disadvantaged people. The following two small areas scored below SEIFA's 900 ranking:

- ☐ Sanctuary Point - 877.6 (low)
- ☐ Nowra - 815.3 (low)

It is important to note that the majority of households in Shoalhaven have low (less than \$614) or low-medium (\$615 to \$1,233) weekly incomes. There is also a relatively high level of unemployment.

This, combined with the high proportion of residents aged over 55 years, means that any type of activity needs to be affordable to all to ensure equality and encourage opportunities to improve quality of life.

3.2.3 Population Growth¹

Shoalhaven population for 2015 is 97,977, and is forecast to grow to 119,463 by 2036 (a change of 21.92% from 2015-2036). The increase in population will create greater demand for community infrastructure, including open space and community buildings.

Shoalhaven contains a large proportion of people that work inside the local government area (79.0%), with just 9.7% of residents working outside the area. Local employment opportunities within Shoalhaven are likely to be a factor affecting future growth.

A major factor affecting population growth in Shoalhaven is migration, particularly from the nearby areas of Sydney and Illawarra. These migrants include 'sea changers' (particularly empty-nesters and retirees) looking for a more relaxed, coastal lifestyle. The rate of migration in Shoalhaven will depend on the following factors:

- ☐ the availability of developable land for urban settlement
- ☐ national and regional economic trends and policies
- ☐ transport and communications infrastructure improvements.

As a result of the overall projected growth of the Shoalhaven LGA, it is expected that the proportion of people requiring all types of community services will increase. Retirees and those working outside normal work hours will seek programs and buildings open at different times, not just the early morning and evenings.

3.2.4 Tourism considerations²

The Local Government Area of Shoalhaven is the most visited in NSW outside of Sydney. The population in the Shoalhaven grows three to five times in the summer peak holiday period, placing increased pressure and demand on community buildings and infrastructure. In small towns and villages, older holiday homes are being replaced with larger permanent dwellings, often with absent owners¹.

Age profile

The age profile of visitors to the Shoalhaven shows a trend for middle-aged people to travel to the region. The age group of 35-44 years is the highest category, being 21.3% of visitors. These numbers are backed up by Roy Morgan Research, which indicates that 35 to 64 year olds are the most likely to travel to the Region.

Family structure

Analysis of the family structure of visitors to the Shoalhaven shows that the highest group are couples with children (37.4%). However, the remaining groups travel with no children and make up 62.8% of visitors in total.

¹ Shoalhaven City Growth Management Strategy 2012
² Shoalhaven Tourism Master Plan 2012-2017

Behavioural characteristics

The top 5 activities for people visiting the Shoalhaven are as follows:

- ☐ Go to the beach (48.9%)
- ☐ Dine out (48.2%)
- ☐ Visit friends and relatives (40.1%)
- ☐ Sightseeing (29.3%)
- ☐ Shopping for pleasure (23.7%).

Other visitor trends

The Roy Morgan Research also identifies a number of other characteristics of people who would like to visit the South Coast of NSW:

- ☐ People who have a diploma or a degree are 32% more likely to visit the region than those with different levels of education
- ☐ Professional managers, farmers and white collar workers are more likely to visit the Shoalhaven than other occupations
- ☐ High income earners are more likely to visit the area than lower income earners
- ☐ Baby boomers and Gen X generations are more likely to visit the area than other generations.

3.2.5 Occupancy Rates

The forecast occupancy rates for the Shoalhaven as a whole are expected to show a slight increase as retirees move from Sydney or Canberra into their holiday homes. Certain areas such as the Coastal Mid region, the Coastal South region, Culburra Beach-Orient Point, Currarong and the Callala Bay and Beach areas have very low occupancy rates. These regions are likely to be very populous in peak holiday seasons now and into the future³.

Future direction

- ☐ Council needs to ensure that the community can access low cost or free buildings and physical activity programs as a large proportion of the residents are considered 'low income' earners, retirees or unemployed
- ☐ due to the large proportion of retirees or unemployed residents within Shoalhaven, there is opportunity to lower the hire rate of community buildings or offer low cost/free activities during traditional work hours (8am till 5pm). Not only will this activate the community infrastructure and increase usage, it will contribute to the users quality of life, mentally and physically
- ☐ the sea change phenomena and the influx of older tourists to the area in the summer months will result in a growing demand for infrastructure that supports low impact informal recreation (e.g. walking). Wider footpaths, particularly along the foreshores will be required
- ☐ despite the ageing population, there is still a need to provide buildings that cater for the younger age groups, this includes adventure playgrounds, skate parks and sporting buildings. Although only 37.4% of tourists to the area have children, they need to be entertained to ensure they have an enjoyable time and want to return
- ☐ with 48.9% of tourists visiting the beach, it is important that the parks and supporting infrastructure create a welcoming environment and encourage extended use
- ☐ due to low occupancy rates in some coastal towns, casual surveillance over the key destination parks should be encouraged via design and park activation to discourage inappropriate behaviour and vandalism

4.0 What is community infrastructure

4.1 Defining community infrastructure

Community infrastructure plays a vital role in sustaining the social and environmental qualities of the local and visiting communities. Appropriately planned, developed and managed infrastructure provides numerous opportunities to improve the health and well-being of individuals and the community, as well as bringing people together to develop social networks and friendships. The Shoalhaven is well supplied with community infrastructure.

Council currently provides a wide range of opportunities to residents and visitors through the provision of such buildings, however, this Plan has identified that there are areas for improvement in not only their provision, but their ongoing operations and management.

Community infrastructure for the purpose of the Plan has been defined as:

“Community infrastructure is public land and buildings e.g. cultural buildings, recreation buildings, passive and active open space, which accommodate community support services, programs and activities e.g. preschool service, child care, youth services, aged services, community meetings, sporting competition, informal recreation, cultural activities, education activities, community support etc”

4.2 Types of community infrastructure

The following infrastructure items are classified as community infrastructure. These have been further broken down into two groups for the purpose of analysis further in the Plan.

3. Open space, sport and recreation
4. Community buildings

4.2.1 Public open space, sport and recreation

Public open space, sport and recreation is Council-managed land and water bodies that are broadly available for public leisure and recreation, pedestrian and cycle movement, sport or for nature conservation purposes.

The open space network provides a variety of functions within the Shoalhaven community and local area.

- ☐ Passive recreation - provides a setting for informal play and physical activity, relaxation and social interaction
- ☐ Active recreation - provides a setting for formal structured sporting activities and when not in use provides a possible recreation function
- ☐ Environmental appreciation - provides a setting where people can enjoy nearby nature and protect local biodiversity and natural area values
- ☐ Encumbered open space - provides a setting to house auxiliary functions within public lands (utility), or is otherwise undeveloped.

The different types of open space within the Shoalhaven include:

- | | |
|---|---|
| <input type="checkbox"/> Parks | <input type="checkbox"/> Skate and BMX parks |
| <input type="checkbox"/> Sportsgrounds (ovals, fields, courts (tennis and netball)) | <input type="checkbox"/> Tracks, trails and boardwalks |
| <input type="checkbox"/> Showgrounds and equestrian facilities | <input type="checkbox"/> Foreshore and marine buildings |
| <input type="checkbox"/> Aquatic, leisure and indoor sports centres | <input type="checkbox"/> Commercial/business/professional buildings (racing precincts). |
| <input type="checkbox"/> Community gardens | |

4.2.2 Community buildings

Community buildings are able to be used by groups and organisations for recreational, social, community service, educational or health promoting activities, and as community meeting places or be hired by the public on a casual basis.

Council currently provides a number of community buildings, within the following categories:

- ☐ Community and service centres
 - Youth services
 - Neighbourhood centres
 - Senior centres
 - Health service centres
 - Public halls
 - Community centres
- ☐ Cultural, art and heritage centres
 - Arts and crafts buildings
 - Museums
 - Memorial halls
- ☐ Libraries
- ☐ Specialised community buildings
 - Visitor/Tourist information centre
 - Scout and Girl Guide Club facility
 - Bush Fire Station
 - Pilot Station
 - Volunteer Coastal Patrol
 - Surf Life Saving
 - Mens Sheds
 - Community College.

4.3 Other types of open space, sport and recreation

Generally, open space includes a variety of green space, not just recreation and sports parks. Often Council inherits drainage corridors, undeveloped parcels of land, road reserves and bushland, which is not of significant environmental value. While many of these spaces do not have recreational value, they do add to the natural serenity of the area.

In some instances, a simple recreation corridor/shared footpath could be developed along or through these spaces to enhance the connectivity of the community infrastructure network.

4.4 Private buildings

Council is not the only organisation that provides community services to the residents of Shoalhaven. Meeting and function rooms are often available at local Returned and Services League clubs, schools, churches and shopping centres. Outdoor recreation activities and indoor sporting competitions are often provided by local business owners.

It is important that Council try not to replicate these buildings if they already exist in an area. Instead, Council should develop partnerships and help promote these buildings. If access to private buildings is too expensive for some community groups, Council could investigate subsidising the fees instead of building a new building.

5.0 Trends in community infrastructure planning

Participation patterns in sport, recreation and leisure are changing at a community level. Factors such as a move toward non-organised structured sport, increased use of technology, and increased time pressures have all had a significant impact on how people recreate. Understanding these trends (and their impacts) is important as Council looks to develop strategies, programs and buildings to encourage people to engage in sport, recreation and leisure activities.

5.1 General trends

Aging society

- ☐ greater emphasis on low impact physical activity
- ☐ access to community infrastructure will require wider pathways, improved wheelchair/disabled access/parking, more lighting, shaded seats for resting along pathways and wider hallways
- ☐ increased use of mobility scooters as a favourable method of transportation.

Lack of time

- ☐ people don't have the time to commit to organised sport/social club as a regular member and/or volunteer
- ☐ extended trading hours, shift work, increasing numbers in part-time and casual employment
- ☐ participants are seeking buildings with flexible hours.

Increasing costs

- ☐ participation and hire costs are increasing due to rising costs of public liability insurance.

Impacts of technology

- ☐ traditional recreation providers are now competing against non-physical activities such as the internet and computer games
- ☐ community buildings are becoming more modern in their services (e.g libraries now offer digital versions of books for tablets, education classes on social media).

Commercial use of community infrastructure

- ☐ increasing pressure for one-off events and regular (or fixed) ventures (e.g. cafes, cooking classes, Weight Watchers, zumba and boot camps)
- ☐ associated legislative requirements.

Reduced resources

- ☐ resources and funding available to manage community infrastructure is reducing.

5.2 Sport and recreation trends

Move towards informal recreation

- ☐ organised sport national participation rates declining
- ☐ preference for informal, non-organised activities.

Nationalisation and diversification of sport

- ☐ growth in non-traditional sports
- ☐ modification of traditional sports (e.g. T20 cricket)
- ☐ clear move toward year-round sport (lengthening seasons and providing 'off-season' alternatives)
- ☐ anecdotally, a preference for participation indoors (e.g. basketball, netball and fitness).

Joint initiatives on education land

- ☐ agreements that lead to maximisation of sport and recreation facility use and investment.

Edible landscapes

- ☐ supporting and encouraging urban agriculture (e.g. community gardens).

5.3 Community buildings

Multi-purpose community buildings

- ☐ move away from single-purpose or dedicated buildings towards a cost and land use efficient model of multi-purpose buildings
- ☐ flexible design to cater for a variety of user groups.

Precincts

- ☐ community buildings are becoming more centralised, being built in shopping centres or as part of a leisure/aquatic centre
- ☐ if single purpose, there are often a number in the one area forming a community hub.

5.4 Open space usage trends

The surrounding environment, built and natural, can influence a community's need, values and use of open space. A successful open space network understands the characteristics of each locality and the community's needs while embracing the surrounding environments. The three different localities in Shoalhaven include urban, coastal and rural.

Urban locality

The urban locality revolves around a semi-dense urban form where a variety of settings and open space outcomes are desired. Examples of urban localities include Nowra and Ulladulla.

Compared to the other localities, the desired outcomes and key attributes of the urban locality are:

- ☐ a highly walkable open space network
- ☐ a diverse range of settings
- ☐ variety and choice of recreation (including sport) options
- ☐ equitable geographic spread of recreation spaces
- ☐ connected open spaces by corridors (linear parks) and on- (and beside) road pedestrian paths
- ☐ where possible, clusters of open space nodes that complement surround land uses, especially social infrastructure such as schools and community infrastructure.

Coastal locality

Shoalhaven's beaches and coastline are highly valued and offer scenic and recreation opportunities. So much so that it influences the pattern and spread of development. What has eventuated is a scattering of towns and villages along the coast. From an open space perspective, the following outcomes are desired for coastal localities:

- ☐ a linear spine along the coast line (or near to it)
- ☐ convenient pedestrian access to the spine from surrounding streets, both along the spine and into the spine connecting the majority of residents in the urban areas
- ☐ high quality recreation hubs or nodes along the spine offering a range of experiences and opportunities
- ☐ ancillary infrastructure to support use and access of the spine, in particular bench seating, water bubblers and bins
- ☐ communities in the coastal region are connected (from a pedestrian perspective) by this linear spine where feasible and desired
- ☐ embellishments and design of the parks are environmentally responsive and responsible.

Rural locality

The hinterland locality includes small- to medium-sized villages and towns. These towns become social hubs for people residing on farms in the rural land use zones. The population in these towns may not be enough to generate demand for higher level buildings (regional parks) yet due to their location, and social importance, should have parks with a higher-level of embellishment than local parks. Examples of hinterland localities include Milton and Berry. Key desired outcomes are:

- ☐ develop high-quality open space in key urban nodes across the hinterland area
- ☐ recreation nodes should complement surrounding opportunities neighbours, and it is preferred that social clusters are achieved, particularly with schools and retail areas
- ☐ attractive, well-designed and embellished spaces for residents and visitors, in particular, passing tourists
- ☐ complementing the wide roads should be pathways that connect key destinations
- ☐ where possible, the open space areas should include both sport and recreation opportunities
- ☐ district level sports buildings are also important as these will be used by residents in rural areas near the towns.

Future direction

- ❑ the way that people recreate and participate in organised sport is changing, people are becoming more convenient orientated and not committing to seasonal sport. There is opportunity for Council to identify an clubs currently running drop in, drop out programs and investigate opportunities to roll the program out across the LGA as a pilot project
- ❑ increasing demand from incorporated businesses to use Council's community infrastructure. Agreements and policies need to be established between Council and these types of user groups to ensure the primary purpose of the infrastructure remains community use, and community use is not restricted during peak times
- ❑ the way in which one uses community infrastructure is influenced by age, gender and locality. Council needs to ensure they design or upgrade their open space in consultation with the surrounding community to make it desirable, usable and valued by the local residents
- ❑ single purpose buildings are under utilised, investigations into alternative uses for single purpose buildings need to be conducted to increase usage
- ❑ as resources and funding available towards community infrastructure decreases, Council needs to look at alternative funding means. Council should encourage local community and sporting clubs to partner with service clubs or commercial partnerships and assist in sponsorship opportunities. Programs like 'park care' currently exist in the area. They can reduce maintenance resources and also improve the quality of life for volunteers, both mentally and physically. Awareness and promotion of these programs needs to be increased.

The Ulladulla Leisure Centre is a well used, multi-purpose community building



The demand for water filling stations will increase as informal activities such as walking and cycling become more popular



6.0 Consultation

An extensive program of consultation was undertaken with community members, groups and clubs across Shoalhaven. A range of tools and techniques were used to engage target groups and the general community, ensuring all interested people had multiple opportunities to comment during the development of the Plan. The communication program (Appendix B) included:

- ☐ Internal stakeholders
 - Mayor and Councillors
 - Council staff
- ☐ External stakeholders
 - general community via community workshops and online household surveys
 - community organisations and sporting clubs via workshops and online surveys
 - discussion with various government agencies.

The information presented in the following sections represents the views of those providing feedback and does not necessarily align with the views of Council or the consultant. Information has been presented as grouped key issues. The full outcomes of the consultation are provided in Appendix C.

6.1 Internal stakeholders

A number of consultation events were conducted with Council staff and Councillors to understand current practice for delivery of community infrastructure in the Shoalhaven. Two separate workshops were held with Council staff and Councillors, while interviews were conducted with a number of other Council staff members. The Council consultation process revealed the following key issues and opportunities:

6.1.1 Issues

- ☐ general
 - Council's role in providing community infrastructures is unclear, particularly regarding childcare buildings
 - availability of funding for the development of new, modern buildings is a major constraint
 - lack or nonexistence of public transport around the Shoalhaven
 - the geographic spread of the LGA can be problematic
 - the Council buildings compete with private learn-to-swim schools
- ☐ community infrastructure
 - there is a shift in demand/trends for the use of park infrastructure
 - it is believed that swimming pools are over-provided in the City
 - small villages are typically over-supplied with community infrastructure
 - too much open space and single-use/ageing buildings
- ☐ management and rationalisation
 - general reluctance (politically) to increase fees and thus improve Council's return on investment
 - a range of commercial activities taking place in community centres that are providing no revenue back to Council
 - some buildings only being used for half of the year (due to seasonal nature of sport)
 - the rationalisation of buildings has occurred in an ad-hoc manner in the past.

6.1.2 Opportunities

- ☐ management
 - better management of community buildings and recreation buildings, especially those with management committees
 - develop consistent user-pays system for the hire of community infrastructure (buildings and parks)
 - commercial management and/or use of community infrastructure
- ☐ rationalisation
 - plan accordingly for asset and open space rationalisation
 - the acceptance that people will travel to access higher quality buildings, negating the need for a large number of inappropriate buildings may help support the rationalisation of buildings
- ☐ awareness raising
 - increased promotion of existing buildings and opportunities
 - activation of the river is an area
- ☐ future planning
 - the current network allows us to plan for the changing demographic and create a greater range of experiences that cater for a variety of the community
 - changes to the network to focus on retaining and attracting families and young people to Shoalhaven
- ☐ tourism
 - development of a multi-purpose stadium to host high-level sports/concerts
 - becoming part of the cruise ship market
 - a water-play park.

Councillors' summary

- ☐ cycleways and footpaths are high on the community's priority list and consideration needs to be given to commit regular funding
- ☐ the commercialisation of leisure centres has been tried but it was unsuccessful
- ☐ Council may need to continue to provide buildings for childcare services until federal funding is sorted
- ☐ more flexible designs of community buildings (such as halls) are needed to allow to cater for multi-use
- ☐ there is a need for increased recreation opportunities for teenagers such as skate parks, incorporating features such as free wi-fi
- ☐ boat storage is an issue across the Shoalhaven
- ☐ the availability of funding/revenue for the development of new, modern buildings is a major constraint.

6.2 External stakeholders

Consultation was conducted with the general community, community organisations, service providers and government agencies by two methods:

1. workshops
2. online surveys.

6.2.1 Workshops

A total of five workshops were conducted with external stakeholders;

- ☐ four community workshops at:
 - Sanctuary Point
 - Berry
 - Ulladulla
 - Nowra
- ☐ one stakeholder workshop.

Approximately 48 community organisations and government agencies attended the stakeholder workshop.

The number of attendees at the community workshops varied depending on location, attracting between five and twenty people to each workshop. Consistent with the growing trend across Shoalhaven, the majority of attendees were older adults, as such the opinions of the younger generation were not able to be captured to their full potential.

Community workshops

Community meetings were held at Sanctuary Point, Berry, Ulladulla and Nowra, with the feedback (as received) summarised as follows. The full outcomes of these workshops are provided in Appendix C.

Sanctuary Point

- ☐ A number of buildings in the Sanctuary Point region are well utilised including the Basin and Sanctuary Point boat ramps, the BMX area, Sanctuary Point skate park, the library and the parks in summer
- ☐ Retirees are well catered for
- ☐ The free local papers and local radio are the main forms of communication
- ☐ Youth programs are needed in the area
- ☐ Buildings needed in the area include a basketball facility, upgraded boat ramps, an all-ability park and a 24-hour dog park.

Berry

- ☐ The Berry Community School of Arts Hall and the showgrounds are highly utilised
- ☐ Social services in Berry are amazing and are promoted well
- ☐ The local paper is the main source of communication
- ☐ Berry has no major parks but has a lot of parks with little value
- ☐ Clear policy and direction are required on leasing and rents to create transparency and certainty for clubs
- ☐ Issues in Berry include maintenance of buildings, public transport to Nowra, no library space and walkability in town (or the connection of green spaces).

Ulladulla

- ☐ Council's pools are highly valued and well used
- ☐ Scouts halls and showgrounds are under-utilised
- ☐ Access to parks is a problem for those without a motor vehicle
- ☐ Consistency is required for Council across community funding
- ☐ Boat ramps are over capacity in peak periods with poor car parks
- ☐ Transparency and greater understanding from Council is needed

Nowra

- ☐ Greenwell Point is very busy in the summer and has no buildings for the youth
- ☐ There is high youth unemployment in the area
- ☐ Nowra needs to attract business to keep people in the Shoalhaven
- ☐ Well used buildings include Greenwell Point and Pyree town halls and skate parks in the Region
- ☐ The community receives good communication from Council
- ☐ Parks are generally well maintained
- ☐ Issues for the area include public transport, under-utilised pocket parks and connections between existing paths
- ☐ Needs for the community include an upgrade of the bridge between Vincentia and Huskisson and a walk on the foreshore at Culburra and Greenwell Point

Stakeholder workshop

A total of 54 attendees across 48 community organisations and government agencies attended a stakeholder workshop with the outcomes summarised as follows. The full outcomes (as recorded) of this workshop are provided in Volume D.

- ☐ Council should be providing a wide range of infrastructure for the community including parks, cycleways, halls, libraries, aged and youth buildings and public transport
- ☐ Funding of community infrastructure is seen as a major issue, which could be addressed by increasing levies or contributions
- ☐ Partnerships between business, community groups (NGO's) and Council are seen as both an issue and an opportunity for delivering community infrastructure
- ☐ Some stakeholders lack confidence in Council's ability to plan and provide the right buildings due to a lack of resources or skill
- ☐ Greater community engagement could provide greater knowledge to help Council plan and deliver quality community infrastructure.



Huskisson Sportsground, Huskisson

6.2.2 Online survey

There were two separate online surveys, one for the Shoalhaven community and another for the service providers, community organisations and government agencies that regularly use the community infrastructure within Shoalhaven.

Community survey

The online community survey consisted of 29 questions, ranging from multiple choice to open ended questions. A summary of the responses is included below.

Type of respondents

A total of 161 respondents completed the survey, of which:

- ☐ 71.15% were female
- ☐ Age
 - 7.55% were under 18 years of age
 - 11.32% were between 18-34 years of age
 - 36.48% were between 35-49 years of age
 - 33.96% were between 50-64 years of age
 - 10.69% were 65 years and above
- ☐ Area of Shoalhaven
 - 9.04% from planning area 1
 - 7.23% from planning area 2
 - 30.72% from planning area 3
 - 4.82% from planning area 4
 - 48.19% from planning area 5.

Sport and recreation parks and buildings

Table 9. Most popular sport and/or recreation spaces and/or buildings in Shoalhaven

Rank	Type of facility	Percentage
1	Beach	84.4%
2	Natural area/bushland	58.8%
3	Tracks, trails and boardwalks	56.9%
4	Aquatic centre	45.6%
5	Foreshore park	36.9%
6	Playground	32.5%
7	Sports fields and ovals	29.4%
8	Jetty, pontoon or boat ramp	26.3%
9	Sports courts i.e. tennis, netball	17.5%
10	Riverside park	17.5%
11	Showgrounds	17.5%
12	Gym or other private fitness centre	16.9%
13	Other	15.6%
14	Dog park	11.9%
15	Skate or BMX park	11.3%
16	Outdoor fitness equipment	8.8%
17	Indoor sports centre	6.9%
18	Community garden	4.4%

Other answers included: cycleways, footpaths, croquet lawns, waterways and lakes.

Travel time to the above buildings

Respondents were asked how far they currently travel to sport and/or recreation spaces and how far they are prepared to travel.

The distance travelled varied between respondents, however, 9.52% were prepared to travel around one hour to Shoalhaven's beaches.

More than half of the respondents are prepared to travel for 30 minutes and over to a sport and/or recreation space.

Table 10. Current and prepared travel time (in minutes) to a recreation park and/or sports park or building

Travel time	Currently travel (%)	Prepared to travel (%)
Less than 5 minutes	4.76%	0.00%
5 minutes	15.24%	1.42%
10 minutes	20.95%	8.51%
15 minutes	13.33%	9.22%
20 minutes	18.10%	21.99%
30 minutes	18.10%	39.72%
One hour	9.52%	19.15%

Adequate supply/number of sports parks/buildings in Shoalhaven

Just under half (46.88%) of respondents believe there is an adequate supply in Shoalhaven. Over a quarter (26.25%) are unsure.

Of the 26.88% that answered no, the following reasons were provided as their justification:

- ☐ distance between buildings
- ☐ poor public transport at all times, especially on the weekend
- ☐ most sporting buildings are located on Nowra, too far to travel for those living in the coastal towns
- ☐ more pathways, current ones do not connect
- ☐ need more variety of buildings, particularly aimed at young people
- ☐ lots of buildings but many are lacking in quality
- ☐ aquatic centres are outdated
- ☐ our natural assets are not promoted via quality parks
- ☐ an indoor facility is required.

Overall quality of sports parks and/or buildings in Shoalhaven

The majority of respondents rate Shoalhaven's sports park/buildings as good (53.16%) or very good (10.76%).

Table 11. Respondents quality rating of Shoalhaven's sporting parks/buildings

Quality of facility	Percentage
Very good	10.76%
Good	53.16%
Indifferent	18.35%
Poor	8.23%
Very poor	1.90%
Don't know	7.59%

Those that answered indifferent to very poor were asked if they would prefer to see fewer buildings but of a higher standard. Nearly all of the respondents agreed with the statement, however, a few were concerned that access to buildings would further be restricted if Council ceased to build new buildings, particularly in growth areas.

The same respondents were further asked if they would be prepared to contribute financially towards the cost of the buildings. The majority of respondents were not prepared to contribute, however, a small percentage (7.81%) were in favour of a user-pays system.

Adequate supply/number of parks in Shoalhaven

Over two thirds of respondents believe there is an adequate supply of parks in Shoalhaven.

Those that answered no (21.79%), we asked to explain their reasoning. Common answers included:

- ☐ kids parks are very poor standard and nowhere near enough especially when new estates are being built
- ☐ no pathways for riding bikes
- ☐ would like to see better quality of playgrounds and parks
- ☐ more natural play space environments for all ages of the community to engage in
- ☐ no fenced off leash area for dogs to socialise
- ☐ more diverse play equipment
- ☐ parks are not established in some important tourist areas e.g. shoalhaven river
- ☐ size and quality of recreational space is insufficient and of poor quality in new residential subdivisions.

Overall quality of parks in Shoalhaven

Table 12. Respondents quality rating of Shoalhaven's recreation parks

Quality of facility	Percentage
Very good	8.28%
Good	58.6%
Indifferent	15.92%
Poor	14.01%
Very poor	1.91%
Don't know	1.27%

Those that answered indifferent to very poor were asked if they would prefer to see fewer buildings but of a higher standard. Many agreed that the current infrastructure in Council's parks was ageing and felt that fewer parks of better quality would benefit the community more. Consistency of quality and maintenance was also a concern for some respondents (some areas get more attention than others). Others believed the community should be more involved in the type of upgrades to ensure a variety of needs would be met.

The same respondents were further asked if they would be prepared to contribute financially towards the cost of the parks. The majority of respondents were not prepared to contribute, however, some were in support of a parks levy in their rates. Others believed Council should sell any surplus parks and use the money to upgrade the popular, well-used parks.

Community buildings

Most popular community buildings in Shoalhaven

Table 13. Most popular community buildings

Rank	Type of building	Percentage
1	Library	74.8%
2	Public hall and community centre	54.2%
3	Art gallery	36.8%
4	Community building i.e. craft cottage, scout hall	26.5%
5	Tourist information centre	25.2%
6	Other	25.2%
7	Early childhood buildings	20.6%
8	Museum	11.6%
9	Youth centre or other youth venue	8.4%
10	Men's shed	5.8%
11	Senior citizen centre or other seniors venue	4.5%

'Other' responses included cycleways and footpaths.

Travel time to community buildings

Respondents were asked how far they currently travel to community buildings and how far they are prepared to travel.

The distance travelled varied between respondents, with many noting that it depended on which building they were going too.

Approximately 40% of respondents would travel more than 20 minutes to a community building.

Table 14. Current and prepared travel time (in minutes) to a community building

Travel time	Currently travel (%)	Prepared to travel (%)
5 minutes	14.93%	9.23%
10 minutes	26.87%	27.69%
15 minutes	17.91%	9.23%
20 minutes	10.45%	12.31%
30 minutes	26.87%	41.54%
One hour	2.99%	0.00%

Adequate supply/number of community buildings in Shoalhaven

Just over half (50.96%) of respondents believe there is an adequate supply in Shoalhaven. A third (32.48%) are unsure.

Of the 16.56% that answered no, the following reasons were provided as their justification:

- ☐ Central Shoalhaven has a variety of buildings that are in poor condition. It would be better to build a major centralised building including a library and performance venue
- ☐ there is a need for a dedicated Youth Club (PCYC) or Youth Center in Sanctuary Point
- ☐ more affordable things for families to do and places to take the children. The entertainment centre activities are always expensive

- ☐ no promotion
- ☐ there are adequate number but poorly maintained, run and expensive
- ☐ sparsely spread, geographically large area
- ☐ the area seems to do little to actively encourage and promote cultural and heritage tourism.

Overall quality of community buildings in Shoalhaven

The majority of respondents rate Shoalhaven's community buildings as good (57.24%) or very good (5.92%).

Table 15. Respondents quality rating of Shoalhaven's community buildings

Quality of building	Percentage
Very good	5.92%
Good	57.24%
Indifferent	15.13%
Poor	7.89%
Very poor	1.32%
Don't know	12.50%

Those that answered indifferent to very poor were asked if they would prefer to see fewer buildings but of a higher standard. All respondents agreed with this comment. A number of respondents were concerned that some buildings are too run-down to be upgraded properly.

The same respondents were further asked if they would be prepared to contribute financially towards the cost of the buildings. Similar to the responses to sporting buildings, the majority of respondents were not prepared to contribute, however, some supported a user-pays system.

Accessing community buildings and spaces

Using their experiences, respondents were asked how they find accessing the community buildings and spaces. A number of options were provided.

Table 16. Respondents responses to the below questions about accessing community buildings and their services

Questions	Strongly Disagree	Disagree	Neither Disagree Nor Agree	Agree	Strongly Agree
It is easy to book	2.27%	3.79%	46.97%	37.88%	9.09%
The building is well maintained	4.26%	10.64%	16.31%	58.87%	9.93%
I can usually book the time/date that I require	-	8.46%	43.85%	41.54%	6.15%
The building is reasonably priced	0.75%	10.53%	33.83%	45.11%	9.77%
The building is easy to find	0.72%	4.32%	13.67%	67.63%	13.67%
The building meets my requirements (size, buildings available etc)	4.38%	10.22%	27.01%	48.18%	10.22%
There is sufficient car parking	2.16%	15.83%	19.42%	51.08%	11.51%
The community buildings of the Shoalhaven are well promoted	5.07%	34.06%	39.86%	18.12%	2.90%

“It is easy to book”, “I can usually book the time/date I require” and “the community buildings of Shoalhaven are well promoted” were the only three comments where less than half of respondents either agreed or strongly agreed with the comment. Approximately 39.13% of respondents feel that Shoalhaven’s community buildings are under promoted.

Despite the consistent theme of inadequate maintenance throughout the survey results, only 14.9% disagree or strongly disagree that the buildings are well maintained.

Programs in Shoalhaven

Respondents were asked to indicate how satisfied they are with the range of community, recreation and sport programs offered in Shoalhaven.

Table 17. Respondents satisfaction levels with the number of activities provided for the below community members

Community	Very unsatisfied	Somewhat unsatisfied	Neither satisfied or unsatisfied	Somewhat satisfied	Very satisfied
Activities for children	2.10%	19.58%	38.46%	28.67%	11.19%
Activities for teenagers	10.56%	32.39%	38.73%	14.08%	4.23%
Activities for older adults (55+)	5.37%	10.74%	43.62%	25.50%	14.77%
Activities for women	2.74%	15.07%	40.41%	32.19%	9.59%
Activities for men	2.80%	8.39%	51.75%	27.97%	9.09%
Activities for families	1.42%	23.40%	39.01%	27.66%	8.51%
Activities for the disabled	4.96%	21.28%	56.74%	14.89%	2.13%

Just under half (42.95%) of respondents are somewhat or very unsatisfied with the number of programs aimed at teenagers. Respondents appear to be satisfied with the number of programs offered to older adults (55+) and women. The high neither satisfied or unsatisfied results may indicate that Council is not effectively promoting its programs to the community.

Respondents were further asked to indicate the programs they would like to see.

- ☐ small donation activities such as walks and outdoor activities
- ☐ Aboriginal Cultural and heritage understanding for non-indigenous people. Build a Aboriginal Cultural Heritage Centre
- ☐ cycling skills for older people, more focus on exercise and social activities for older people
- ☐ more free family fun days
- ☐ more vacation and after hours services for children 0-12 years
- ☐ outdoor movies in summer
- ☐ art classes
- ☐ programs should really be driven by community organisations, Council should facilitate but does not have to provide
- ☐ greater education on natural assets
- ☐ computer training for seniors.

Future direction

- funding of or resources for maintenance of community infrastructure is an ongoing issue. Council needs to increase its cost recovery rate for community infrastructure. This can be achieved by gradually increasing usage rates over time (justification of why should also be provided to minimise public outcry) and by taking a firmer stance on hire rates (enforcing different rates for commercial and not-for-profit groups) and leasing arrangements. Suggestions can be found in section 10.3.2
- the larger recreation parks are well used by the community, which further supports the direction of 'quality vs quantity'
- destination recreation parks need to be developed or existing ones enhanced to encourage extended use and entice both locals and tourists to return. Extra consideration needs to be taken when embellishing the recreation parks, as many of the locals are over 55 years of age, while families are popular holiday makers. The parks need to meet the needs of both the locals and tourists
- boat ramps are at capacity in most areas of the Shoalhaven, even outside of the peak holiday seasons. Parks with existing boat launching buildings could further be developed to create picnic destinations for boating enthusiasts
- crime prevention through environmental design (CPTED) principles need to be applied in park design as many of the homes in the coastal towns are unoccupied during the week or winter season. With limited residents around to provide casual surveillance, the park equipment needs to be sturdy and minimise potential damage. Clear site paths from the road will also be important
- Shoalhaven residents are very involved in the community, opportunities to trial, and increase awareness of existing 'park care' programs with locals to reduce maintenance costs
- environments (beaches and natural areas) that support informal recreation are the most popular areas for people to recreate. Council needs to ensure that these environments have supporting infrastructure to encourage informal recreation activities. As people in Shoalhaven age, they will be seeking wider and smooth recreation paths, to minimise falls and allow for shared use with motorised scooters. Parking with easy access to these locations will also need to be planned for.
- Despite the lack of public transport, people in Shoalhaven are prepared to travel to quality buildings. The need to provide every town with a community building is no longer feasible, instead planning should focus on providing larger multi-use buildings within a 20 minutes drive radius. In some instances, the public transport routes will need to be amended to ensure the community building is a scheduled stop on route.
- local newspapers are a popular source of information. Council should continue to embrace and utilise these tools to communicate with locals about programs, upgrades to and availability of community infrastructure and rationalisation announcements
- Shoalhaven has an abundance of natural areas and beaches, and a number of valued community buildings, recreation and sports parks, however, many of these are under promoted. Through the proper promotion of Council's assets, usage and knowledge about what buildings will be increased, by locals and tourist. While Council does have a page on their website that directs people to community buildings for hire and recreation and sports parks, it is hard to use and lacking information and photos
- despite the ageing population, the number of young people in Shoalhaven is increasing. While Council has developed skate and BMX parks, the young people are still under catered for. Council does not have to build new buildings, but instead look at developing holiday/weekend/after school programs with sporting clubs and community organisations that introduce the young people to new experiences and opportunities within Shoalhaven, while keeping them entertained.

7.0 Community infrastructure planning

Traditionally, community infrastructure has been planned using the 'standards' approach. However, over time, planners have learnt that the standards approach will not, on its own, necessarily produce well used and successful community infrastructure. An approach that incorporates best practice planning guidelines and assesses the physical characteristics of the area, the range of community infrastructure already available and the surrounding community, is more effective.

The integration of the following four planning tools will ensure Council has a community infrastructure network that is diverse, encourages and supports social cohesion, ensures equality and is appropriately funded. The four tools include:

1. Design guidelines
2. Community infrastructure classification framework
3. Planning approaches
4. Provision standards.

7.1 Design principles

A number of over arching principles have been identified to guide the preparation of the City's Community Infrastructure Strategic Plan. These principles shall ensure that infrastructure provision outcomes consider a number of perspectives including variety, equality, wellbeing and longevity.

Table 18. Over arching design principles that guide the development of the Plan and current and future community infrastructure

Principle	Description
Quality planning	Ensure the provision of community infrastructure is evidence-based and the buildings will be fit-for-purpose and once developed, adaptive management practices (e.g. regular audits and evaluation) will be undertaken
Place making	Create attractive, meaningful and connected places that create a sense of pride in the community and encourage people to spend more time in their community
Multi-use and adaptable	Design community infrastructure that will adapt well to change, allow for a range of users to enjoy the same space/facility at different times and will evolve, mature and adapt over time to meet the community's changing needs
Variety	Provide a diverse community infrastructure network, with open space and buildings that complement each other, rather than duplicating the neighbouring area, result in an integrated system of differing opportunities and services for the community
Accessible to all	Create buildings and spaces that are safe and easily accessible for all members of the community regardless of age, ability or income, and ensure a suitable range of buildings and services are available to all
Sustainable places	Encourage and enable the sustainable use of community infrastructure within its social, cultural, environmental and economic capacity and no duplication of facilities in close proximity, encouraging well utilised multi-use facilities

Principle	Description
Shared buildings	Develop precincts of integrated community buildings, recreation parks and/or sports parks to enhance opportunities for physical activity, community interaction and encourage the sharing of resources and infrastructure
Safe places	Design and maintain community infrastructure where all members of the community can meet and socialise while feeling safe and secure using the Crime Prevention through Environmental Design principles (CPTED)
Active living	Design community infrastructure that integrates physical activity into people's everyday lives by locating recreation parks, sports parks and/or community buildings close to where people live, work, schools, shops and public transport

7.2 Community infrastructure classification framework

The community infrastructure classification framework is a system that classifies and allocates open space and community buildings, based on land and activity use within Shoalhaven. Various open space and community building types possess different values, functions and settings. Community infrastructure needs to be assessed in terms of its existing and likely future function (classification) and its role (hierarchy) within that function.

The table below provides the proposed classification framework for Shoalhaven's community infrastructure network.

Table 19. Shoalhaven's community infrastructure classification framework

Classification	Hierarchy	Description
Open space		
Recreation Park	Local	<p>Local recreation parks provide a limited range of recreational opportunities for local residents. These parks contain minimal infrastructure for recreational use, however, if well-positioned can offer community benefits.</p> <p>Local recreation parks are intended to be small parks that offer residents a supplementary open space to complement their backyards. They are likely to attract users from a small catchment area and generally cater for short visits by very small groups.</p>

Classification	Hierarchy	Description
Recreation Park (cont)	District	<p>Larger sized parks (generally 2ha-5ha) providing a range of buildings and activity spaces for recreation. These parks have buildings to cater for large groups and are appealing to a wide range of users.</p> <p>District recreation parks can service several suburbs or a whole town depending on population density, and are fairly well known destinations for those people living within their catchment. These parks are particularly important in smaller communities (where population is generally less than 1,000) as they function as the town feature park.</p> <p>It is preferable that they be located adjacent to, or as a part of, a district sports park to maximise the space available.</p>
	Regional	<p>Major recreation parks that offer a wide variety of opportunities to a road cross-section of Shoalhaven's population and visitors. These parks are generally large in size, embellished for recreation and/or sport, well known amongst residents and are major destinations/drawcards.</p> <p>People are usually content spending several hours in these parks. Regional recreation parks offer unique experiences. They are often used to host large community events such as carols in the park, Australia Day celebrations and other festivals. Regional recreation parks offer exciting and no cost activities for residents and visitors.</p>
Sports Park	District	<p>District sports parks are suitable for local fixtures. The buildings would be of a good standard but may not have the required playing surface or ancillary infrastructure of a regional-level facility nor comply with State standards for the sport.</p> <p>These buildings often have only one or two regular user groups (potentially sharing the site between summer and winter competition), or one higher-level user. These buildings should be designed with an adaptive and flexible approach, to accommodate possible future changes in sporting disciplines and club needs.</p>
	Regional (not provided in planning areas two & four)	<p>Regional parks could comfortably host regional (or potentially State) competitions.</p> <p>Factors such as quality of playing surface, amenities and canteen availability and lighting standards (where lights are provided) have been considered.</p>
Aquatic facilities	District Local	<p>Aquatic facilities are publicly owned and managed swimming pools. These can either be outdoor (uncovered) facilities, indoor aquatic facilities or a mix of both. Aquatic facilities are very important community assets as they are often social meeting places as well as venues for sport and (swimming) education.</p>

Classification	Hierarchy	Description
Indoor sports	District	Indoor sport and recreation centres primarily provide space and ancillary facilities for playing indoor sports. Indoor sports are facilities with a high level of built form required to undertake the activity.
Community buildings <i>A hierarchy approach is more difficult for community buildings. The spatial distribution of Shoalhaven has resulted in a large number of local towns having some type of community building, mainly due to historical existence. While no strict hierarchy has been applied, a simple hierarchy based on the catchment and size of the building has been applied, though no further clarification has been provided.</i>		
Community centre	Local District Regional	Provide a variety of free or low-cost social, educational and community support activities or programs to a broad range of the community. Programs and activities vary from centre to centre, and may include supported accommodation services, family support, adult education, employment skills, support groups, physical activity classes and more.
Cultural buildings – convention centre/ performance spaces – art gallery	Local District Regional	Buildings often used for the programming, production, presentation, exhibition of any of the arts and cultural disciplines. These disciplines include music, dance, theatre, creative writing, literature, architecture, painting, sculpture, folk arts, photography, crafts, media arts, visual arts, and programs of museums.
Museum and historical buildings	Local District	Provide public access to a collection of artefacts with a historical, cultural or scientific importance. The exhibits may be permanent or temporary. Museums should be located in an activity centre or cultural hub in association with a convention centre, citywide art gallery and/or performance buildings with good public and private transport access including car parking
Library	Local District Regional Mobile	Provides a collection of books, films, music, magazines and newspapers for use or borrowing by members or the public. Increasingly, libraries are becoming hubs with multimedia resources, meeting rooms and office space for community organisations.
Specialised community buildings – men's shed – arts and craft buildings – surf life saving clubs		Often offer the same services as a community centre, but the building has specific infrastructure required to partake in particular activities.

Appendix E helps to inform the future embellishment and upgrade of existing open space and the planning and delivery of future open space. Further influencing embellishment considerations, is the need to provide a range of different recreation opportunities in smaller individual catchments (e.g. suburbs). Design guidelines are also noted for community buildings.

7.3 Planning approaches

The way in which councils plan community infrastructure varies depending on their geographic location, population, council organisational structure and resourcing. The two most common planning approaches within the industry are discussed below.

7.3.1 Needs-based approach

The needs based approach to community infrastructure provision considers the social, demographic and environmental characteristics of an area for which a facility is needed or the type of embellishments required in the open space. Not only does the needs based approach consider the number of people living in the area, but importantly it also takes into account their recreation preferences and cultural differences.

Potential limitations

Unfortunately, the needs-based approach is often costly and time consuming as the information must be obtained through various consultation methods such as community surveys, observations, focus groups and other community interaction. Additionally, the needs of a community can change over time. Further, this approach is not practical in greenfield situations. Hence, this approach is often considered merely a point-in-time approach and is often used as a foundation in master planning activities.

7.3.2 Standards-based approach

Open space standards

Clearly, it is important to develop open spaces that meet the needs of the community. It is also important to have desired standards of service (DSS) for open space by which Council strives to provide a 'minimum' to all residents across the LGA. DSS can be categorised under four broad measures:

- ☐ quantity of land for open space
- ☐ access to open space
- ☐ land characteristics
- ☐ level of embellishment.

Table 20. Open space desired standards of service

Standard	Description
Quantity	The quantity standard identifies the recommended minimum standards for the provision of land for open space. Standards are generally presented as hectares/1,000 (population)
Accessibility	<p>The accessibility standard is used to guide appropriate spatial distribution of open space in terms of the accessibility and distances of the open space to its visitors. The recommended spacing and distribution will vary depending on the hierarchy, and the population to be serviced.</p> <p>It is hoped that all residents within urban areas are within easy walking distance to an embellished open space area. Best practice guidelines suggest no more than a five minute walk is preferred. Natural and man-made constraints (such as rivers, major highways and rail lines) must also be considered. It is also important to note that many councils perceive that residents are comfortable to drive some distance to participate in their preferred sport.</p>

Standard	Description
Land	<p>These standards are used as a base in determining quality land characteristics. A range of land types are required to provide diversity within the open space network. These recommended minimum levels of provision will ensure a realistic and achievable quality urban open space network that is generous in accordance with the proposed vision. Land character standards include consideration of:</p> <ul style="list-style-type: none"> <input type="checkbox"/> size of the open space <input type="checkbox"/> preferred shape of the open space <input type="checkbox"/> flood immunity, topography and gradient <input type="checkbox"/> road frontage <input type="checkbox"/> other site features (creeks, outcrops etc).
Embellishment	<p>Embellishment standards are very important in defining open spaces and are also important in making them attractive for a variety of people to use. Embellishments include consideration of:</p> <ul style="list-style-type: none"> <input type="checkbox"/> activity options - play/recreation opportunities irrespective of age and ability <input type="checkbox"/> furniture (e.g. tables, seats and bins), picnicking infrastructure, public amenities (toilets and showers), sports infrastructure <input type="checkbox"/> buildings, signage, landscaping, car parking, fencing and lighting.

Appendix E outlines all four desired standards of service for each open space typology.

Major buildings

Councils use various provision rates based on population and catchment areas in relation to indoor sports and aquatic centres to ensure their residents are provided acceptable levels of access to such buildings. These provision rates also provide guidance to Councils to prevent an over-supply of what are very expensive buildings to design, construct, operate and maintain.

Community buildings

Planning for community buildings using standards is appropriate in greenfield developments, but in developed areas like Shoalhaven, they should be used more as a guide or a starting point.

Similar to major buildings, provision rates for community buildings are based around building per population.

Potential limitations

Standards-based approaches to park provision have received some criticism from both the industry and academia. Potential limitations of the standards approach may include:

- ☐ does not consider changing demographics over time
- ☐ changes in sport and recreation participation trends are not considered
- ☐ does not reflect geographic and climatic influences
- ☐ assesses park typology in isolation, without reference to how other park typologies may fill local need/demand (for example higher order park also serve the function of lower order parks in the same typology)
- ☐ the standards-based approach focuses on land for open space rather than the activities and opportunities the parks provide.

7.4 Provision standards

It should be noted that in addition to the following provision standards, the future planning of Shoalhaven's community infrastructure should take into account the needs and demographics of the surrounding community, what is currently already being provided by neighbouring infrastructure, availability of existing buildings that are being under utilised and funding opportunities. The community infrastructure planning guidelines should also be considered.

Table 21. Provision standards for Shoalhaven community infrastructure

Classification	Hierarchy	Provision standard
Open space		
Recreation parks	Local	0.5ha per 1,000 people
	District	0.6ha per 1,000 people
	Regional	0.2ha per 1,000 people
Sports parks	District	1.3ha per 1,000 people
	Regional	0.6ha per 1,000 people
	District aquatic centre	1 facility per 20,000-50,000 people
	Regional aquatic centre	1 facility per LGA
	Indoor leisure facility	1 facility per 50,000 people
Classification	Hierarchy	Demand based
Community buildings		
Community/ neighbourhood centre	Local	1 building per 10,000 people
	District	1 building per 50,000 people
Convention/exhibition centre	Regional	1 building per 200,000 people
Art Gallery	District	1 building per 45,000 people
	Regional	1 building per 150,000 people
Performing Arts space	District	Needs based
	Regional	Needs based
Museum	Dependent on need	Needs based
Library	District	1 building per 40,000 people
	Regional	1 building per 100,000 people

7.4.1 Minimum land requirements

Recreation parks

In the past developers have dedicated unusable land for local recreation parks. The following criteria are provided as a guide to land that will not be accepted by Council for dedication for passive local open space for park purposes unless it adds to an existing reserve, or will be added to from future subdivisions to create at least the minimum area:

- ☐ land with an area less than 0.3ha
- ☐ irregular land in which the widest section is less than 30m
- ☐ land that does not provide good visibility from local road and potential for adequate passive surveillance

- ☐ land which any part has a slope greater than 20%
- ☐ land which is substantially covered with native vegetation
- ☐ land which contains drainage areas and stormwater easements, which have no recreational value but primarily exist as part of a natural watercourse, or for drainage control or stormwater management
- ☐ land required to ensure the provision of appropriate riparian zones along watercourses
- ☐ land upon which utilities such as water, sewerage pumping stations, stormwater pumping stations, electricity substations, power transmission towers or other similar level infrastructure is located
- ☐ land that does not have adequate access for maintenance vehicles, or for visitor parking if required
- ☐ land subject to inundation that is greater than 10% AEP
- ☐ land whose sole purpose is to form a setback to neighbouring properties for fire risk management (asset protection zones).

Sports parks

The essential characteristics of public open space intended for active recreational use should include the following:

- ☐ land that is regular in shape to maximise the number and layout with a minimum of two rectangle playing fields;
- ☐ land must be relatively level, with no greater than 1% fall, or the additional cost of facility provision incurred due to slope of land to be borne by the developer of the subdivision;
- ☐ sporting fields must have north-south orientation;
- ☐ land must be fully serviced, and adequate drainage systems in place;
- ☐ land must allow provision for appropriate level of parking and traffic movements to and from the site, and within the site;
- ☐ land should ideally have adequate road frontages to facilitate vehicular and pedestrian access arrangements. Access where possible should avoid quiet residential streets. Ideally access should be from commuter routes that also provide opportunities for passive surveillance;
- ☐ adequate space to be available for the provision of essential infrastructure and landscape buffers from neighbouring properties to minimise impacts of noise and floodlights when facilities are used at night.

Future direction

- ☐ While the standards approach is used to collect developer contributions under section 94, the needs approach should be used when developing the open space and/or community building. The embellishments should service the local community to ensure they are used, respected and looked after by the surrounding community. Looking at what is currently provided in neighbouring communities and buildings will avoid the duplication and competition. Council should instead look for what is missing and develop and promote it as the key draw card of the building or open space.

8.0 Open space analysis

8.1 Consultation summary

Top five most used sport, recreation buildings and spaces used in Shoalhaven

- ☐ beach
- ☐ natural area/bushland
- ☐ tracks, trails and boardwalks
- ☐ aquatic centres
- ☐ foreshore parks

Over half of respondents rate the overall quality of sporting buildings (53.2%) and parks (58.6%) as good, however, 21.8% believe there is not an adequate supply across the Shoalhaven.

Community likes

- ☐ the community is proud of and values the surrounding natural areas/beauty of Shoalhaven
- ☐ the Bay and Basic Leisure Centre is well used and enjoyed by the community
- ☐ the skate and BMX parks around Shoalhaven are well used
- ☐ Council pools are highly valued by the community

Community issues

- ☐ Maintenance
 - run down buildings at recreation and sports parks
 - concentrate on upgrading the buildings they have rather than build new ones
 - rationalisation of open space instead of maintaining and/or upgrading some of the existing spaces and embellishments
- ☐ Access
 - footpaths/cycleways don't connect to each other or key destination areas
 - parking around popular open spaces is problematic, especially for those needing assistance
 - longer operating hours at the leisure centres
- ☐ Variety
 - the parks lack a variety of play equipment, too many of them are focused at toddlers
 - foreshore parks lack picnic buildings and quality playground equipment
 - less pocket parks and more higher quality parks, particularly along the rivers and foreshores
 - more buildings are needed for the youth
- ☐ Sporting grounds
 - too much under utilised supporting infrastructure at sports grounds. Some grounds have a clubhouse and toilet block for each club that uses the ground, many are run down. Better to have one high quality facility that caters to all the clubs
 - a regional sports precinct would mean people wouldn't need to drive to numerous small sports grounds. Council could rationalise some of the smaller ones
- ☐ Off leash dog areas
 - community is split on their views regarding off leash dog areas
 - lack of designated areas for off leash dogs
 - too many people have their dogs off leash on the beaches, making the area unsafe. The ongoing issue of dog droppings not being picked up
- ☐ Lack of natural and artificial shade.

8.2 Supply

Previous open space planning in Shoalhaven has resulted in clusters of pocket parks with basic, run down play equipment, normally a set of swings and a bench seat.

The natural waterways and coastline provide residents with beautiful foreshores offering a variety of recreation experiences, however, many of these foreshore parks are behind private residential homes. Although public access is allowed, the paths are often hidden or informal and look like private property. A large number of the formalised foreshore parks lack quality play and picnic embellishments.

Sports park planning has also been ad-hoc, resulting in a large number of single or two field parks. This process has resulted in a degree of ad-hoc provision, with opportunities for integration and co-location being limited.

Overall, Shoalhaven has an abundance of land for open space, with over 620ha of recreation and sports parks. However, when Council's bushland, undeveloped open space and utility corridors are included, the natural open space network is approximately 792ha. Although out of the scope of the Plan, they add to the aesthetics of Shoalhaven's green network. A summary of the open space supply by classification and hierarchy for each planning precinct is presented in table 22.

Table 22. Current supply of open space in the Shoalhaven LGA and planning areas

Area	Local recreation park (ha)	District recreation park (ha)	Regional recreation park (ha)	District sports parks (ha)	Regional sports parks (ha)
Shoalhaven LGA	130.161ha	119.83ha	7.53ha	193.38ha	64.18ha
Planning area one	78.80ha	48.19ha	0.62ha	98.62ha	42.08ha
Planning area two	2.97ha	7.06ha	-	4.78ha	-
Planning area three	13.33ha	13.33ha	3.50ha	43.10ha	-
Planning area four	12.97ha	12.97ha	-	13.40ha	-
Planning area five	22.09ha	22.09ha	3.41ha	33.48ha	22.10ha

In addition to the above open space, approximately 300,000ha of Shoalhaven is National Park, State Forest, rivers, bays, lakes and major creeks, each offering a variety of attractive environments for outdoor recreation pursuits and quality of life. A number of Shoalhaven's natural areas are listed below:

- | | |
|---|---|
| <input type="checkbox"/> Morton National Park | <input type="checkbox"/> Conjola National Park |
| <input type="checkbox"/> Budderoo National Park | <input type="checkbox"/> Narrawallee Creek Nature Reserve |
| <input type="checkbox"/> Seven Mile Beach National Park | <input type="checkbox"/> Croobyar State Forest |
| <input type="checkbox"/> Budawang National Park | <input type="checkbox"/> Swan Lake |
| <input type="checkbox"/> Booderee National Park | <input type="checkbox"/> St Georges Basin |
| <input type="checkbox"/> Jervis Bay National Park | <input type="checkbox"/> Lake Wollumboola |
| <input type="checkbox"/> Jervis Bay Marine Park | <input type="checkbox"/> Shoalhaven River |
| <input type="checkbox"/> Murramarang National Park | <input type="checkbox"/> Crookhaven River |
| <input type="checkbox"/> Cudmirrah National Park | <input type="checkbox"/> Lake Conjola. |

8.3 Demand

The likely demand for open space and any gaps in provision for Shoalhaven LGA and the planning areas are detailed in the table below using the land rate of provision for each open space type, as discussed in section 7.4. These rates are:

- ☐ Local recreation park - 0.5ha per 1,000 people
- ☐ District recreation park - 0.6ha per 1,000 people
- ☐ Regional recreation park - 0.2ha per 1,000 people
- ☐ District sports park - 1.3ha per 1,000 people
- ☐ Regional sports park - 0.6ha per 1,000 people (it is important to note, that regional sports parks are not required in all planning precincts, particularly planning areas two and four).

This demand assessment is based on the land standard and population projections only.

Table 23. Open space demand and gap assessment

Open space type	Current land supply (ha)	Current land demand (ha) (DSS x population /1,000)	Current land gap (ha) (current supply minus demand)	Future land demand 2036 (ha) (DSS x future population /1,000)	Future land gap 2036 (ha) (current supply minus future demand)
Shoalhaven LGA					
Recreation parks					
Local	130.16ha	48.99ha	+81.17ha	59.73ha	+70.43ha
District	119.83ha	58.79ha	+61.04ha	71.68ha	+48.15ha
Regional	7.53ha	19.60ha	-12.07ha	23.89ha	-16.36ha
Sports park					
District	196.89ha	127.37ha	+68.52ha	155.30ha	+41.59ha
Regional	62.22ha	58.79ha	+3.43ha	71.68ha	-9.46ha
Planning area one					
Recreation parks					
Local	78.80ha	22.02ha	+56.78ha	28.17ha	+51.02ha
District	48.19ha	26.43ha	+21.79ha	33.80ha	+18.19ha
Regional	0.62ha	8.81ha	-8.19ha	11.27ha	-7.55ha
Sports park					
District	79.26ha	57.26ha	+22.00ha	73.24ha	+6.02ha
Regional	62.22ha	26.43ha	+35.79ha	33.80ha	+28.42ha
Planning area two					
Recreation parks					
Local	2.97ha	3.58ha	-0.61ha	4.12ha	-1.15ha
District	7.06ha	4.30ha	+2.76ha	4.94ha	+2.12ha
Sports park					
District	4.78ha	9.32ha	+0.82ha	10.70ha	-0.56ha

*figures in red indicate an under supply of land for open space in the planning area

Table 23 cont.

Open space type	Current land supply (ha)	Current land demand (ha) (DSS x population /1,000)	Current land gap (ha) (current supply minus demand)	Future land demand 2036 (ha) (DSS x future population /1,000)	Future land gap 2036 (ha) (current supply minus future demand)
Planning area three					
Recreation parks					
Local	13.33ha	10.06ha	+3.27ha	11.60ha	+1.73ha
District	19.39ha	12.07ha	+7.32ha	13.91ha	+5.48ha
Regional	3.50ha	4.02ha	-0.52ha	4.64ha	-1.14ha
Sports park					
District	43.10ha	26.16ha	+16.94ha	30.15ha	+12.95ha
Regional	-	12.07ha	-12.07ha	13.91ha	-13.91ha
Planning area four					
Recreation parks					
Local	12.97ha	2.14ha	+10.83ha	2.46ha	+10.51ha
District	9.97ha	2.57ha	+7.40ha	2.95ha	+7.02ha
Sports park					
District	13.40ha	5.56ha	+7.84ha	6.40ha	+7.00ha
Planning area five					
Recreation parks					
Local	22.09ha	9.87ha	+12.22ha	12.02ha	+10.07ha
District	35.23ha	11.84ha	+23.39ha	14.42ha	+20.81ha
Regional	3.41ha	3.95ha	-0.54ha	4.81ha	-1.40ha
Sports park					
District	33.48ha	25.65ha	+7.83ha	31.24ha	+2.24ha
Regional	22.10ha	11.84ha	+10.26ha	14.42ha	+7.68ha
*figures in red indicate an under supply of land for open space in the planning area					

8.4 Analysis

8.4.1 Recreation parks

Using the standards approach, analysis shows that Council's overall open space land provision is well above the land provision requirements, particularly for local and district recreation parks. Despite the significant over supply of land for recreation parks, Shoalhaven is under supplied in land for regional recreation parks. Currently, regional recreation parks are only located in planning area's one and three. Due to planning area five's growing population, a regional recreation will be required to service residents and visitors.

Looking forward to 2036, Council will still be oversupplied in land for local and district recreation parks. An option, with the support of the community, is to rationalise the local open space network and focus on reducing the current and future gaps in regional recreation parks that would be attractive for visitors and residents seeking higher level experiences.

Council also maintains a significant network of linear open space and bushland. Council has developed some of this network with tracks, trails, pedestrian links and recreation opportunities. As such, much of the linear and bushland network also functions in a limited capacity as passive open space.

8.4.2 Sports parks

The land provision of sports parks varies between planning areas. At an LGA level, Shoalhaven has a significant surplus of land for district sports parks, a trend that is expressed throughout all the planning areas. Planning area one is the only planning area where the provision requirements for land for regional sports parks is meeting demand.

Despite the over supply of land district sports parks, the 2008 Sportsground Strategy and consultation identified that a number of Council's sports parks have capacity for increased participation, while others are at full capacity. A summary of the user groups and usage rates for each sports parks is provided in table 24. Usage rates are from the 2008 Sportsground Strategy.

- ☐ Low = 1 - 6hrs per week
- ☐ Medium = 7 - 12hrs per week
- ☐ High = 13hrs plus

Table 24. Usage rates, based on hours per week, and the summer and winter user groups for Shoalhaven's sports parks.

Sports park	Summer user groups	Winter user groups	Usage
Planning area one			
Artie Smith Oval	-	AFL	Medium
Bernie Regan Sporting Complex	Cricket	Hockey and soccer	Medium
Berry Showground	No organised sports group	Rugby league	Low
Berry Sports Complex	Cricket, touch football, netball and tennis	Netball, rugby league and tennis	Low
Bomaderry Oval	Cricket	Soccer	High
Bomaderry Sports Complex	Cricket, touch football and croquet	Rugby league and croquet	Medium
Drexel Park	Cricket	Soccer	Medium
Gordon Ravell Oval	Cricket	Rugby league	Low

Table 24 cont.

Sports park	Summer user groups	Winter user groups	Usage
Jerry Bailey Oval	Cricket	No organised sports group	Low
Kangaroo Valley Showground	Cricket and touch football	Rugby league	Low
Lyrebird Sports Park	Cricket and touch football	Rugby league and soccer	High
Nowra Recreation Ground	No organised sports group	No organised sports group	Low
Nowra Showground	Cricket	Rugby league and AFL	Low
Ray Abood Village Green	Cricket	No organised sports group	Low
Rugby Park	Cricket and touch football	Rugby union	Medium
Sharman Park	No organised sports group	Soccer	Medium
Ison Park	Soccer and cricket	Soccer	High
Thurgate Oval	No sports usage of fields	No sports usage of fields	No organised sport
Vic Zealand Oval	Cricket	Soccer	High
West Street Oval	Cricket	AFL	Low
Planning area two			
Callala Sports Field	No organised sports group	Soccer	Medium
Crookhaven Park	Cricket and touch football	Rugby league and soccer	High
Planning area three			
Francis Ryan Reserve	Cricket	Rugby league	Medium
Huskisson Sportsground	Cricket	Soccer	High
Sanctuary Point Oval	Athletics and cricket	No organised sports group	Low
St Georges Basin Sports Field	Touch football	Soccer and touch football	High
Vincentia Sportsground	Touch football and cricket	Rugby union, AFL and soccer	High
Wool Lane Sporting Complex	No sports usage of fields	No sports usage of fields	No organised sport
Planning area four			
Finkernagel Reserve	No organised sports group	Rugby league	Low
Thomson Street Sporting Complex	Touch football, cricket and soccer	Soccer	High
Planning area five			
Bill Andriske Oval	No organised sports group	Rugby league	Low
Burrill Lake Sportsground	Cricket	No organised sports group	Low
Frogs Holla Reserve	Touch football, Oztag, athletics and cricket	Rugby league, rugby union and touch football	Medium to high
Kioloa Sportsgrounds	No organised sports group	No organised sports group	No organised sport

Table 24 cont.

Sports park	Summer user groups	Winter user groups	Usage
Lake Conjola Sports Field	Cricket and equestrian	Equestrian	Low
Lighthouse Oval	Cricket	Soccer	High
Milton Showground	Cricket, equestrian and croquet	Equestrian and croquet	Low
Ulladulla Sports Park	Cricket and netball	Rugby league and AFL and netball	Medium
Yulunga Reserve	No organised sports group	Soccer	Medium

8.5 Major buildings

Council is becoming increasingly aware of the importance of aquatic buildings and the opportunities they provide to enhance quality of life and reduce chronic disease, especially as Shoalhaven's population continues to age. Council currently provides ten public swimming pools and two sea pools within Shoalhaven:

Regional aquatic facility

- ☐ Bay and Basin Leisure Centre
- ☐ Ulladulla Leisure Centre
- ☐ Nowra Aquatic Park

District aquatic facility

- ☐ Bomaderry Aquatic Centre
- ☐ Sussex Inlet Aquatic Centre

Local swimming pools

- ☐ Berry Swimming Pool
- ☐ Greenwell Point Pool
- ☐ Kangaroo Valley Pool
- ☐ Milton Swimming Pool
- ☐ Shoalhaven Heads Pool

Sea pools

- ☐ Huskisson Sea Pool
- ☐ Ulladulla Sea Pool.

Using the below provision rates (section 7.4), Shoalhaven should only have three district and one regional aquatic facility.

- ☐ District aquatic centre - 1 facility per 20,000-40,000 people
- ☐ Regional aquatic centre - 1 facility per LGA

While each of these buildings is heavily utilised by the community, their ageing infrastructure needs to either be replaced or requires significant repair. Both of these solutions are very costly. As the population increases and ages significant pressure will also be placed on these existing pools.

Future direction

- ☐ Council is generally over supplied with local and district recreation parks. With limited resources to maintain the existing network, future focus should be to provide good quality district recreation parks (refer to appendix F), with a variety of play embellishments for all ages and picnic buildings, as opposed to numerous local parks, that are often limited in play experiences. Recreation corridors (appendix F) or shared footpaths should provide connections to these larger parks and increase the walkability of the neighbourhood.
- ☐ unused local recreation parks in poor condition should be rationalised (play equipment is removed and discarded or relocated to a nearby district recreation park), the land can then sold, with the funds being reinvested back into the district recreation park that serves the surrounding community or into upgrading connections to the district recreation park
- ☐ need to embellish existing sporting facilities to encourage greater use
- ☐ need to consider the rationalisation of sportsgrounds which are used for one season only and low usage
- ☐ despite their heavy usage, Council should develop an aquatic strategy that looks at the feasibility of their aquatic buildings as they are expensive assets to run and maintain with little or no financial return
- ☐ developer contributions towards open space should focus on embellishing the existing recreation parks and sporting facilities to encourage use and ensure they meet the demands of future residents.

CL22.199 - Attachment 1

9.0 Community buildings analysis

9.1 Consultation summary

Top five most used community buildings and spaces used in Shoalhaven

- ☐ library
- ☐ public hall and community centre
- ☐ art gallery
- ☐ community building (craft cottage, scouts halls)
- ☐ tourist information centre

Over half (57.2%) of respondents rate the overall quality of community buildings as good, while only 51.0% feel there is an adequate supply across the Shoalhaven, 32.5% were unsure.

Community likes

- ☐ libraries have a variety of services, many value and appreciate the mobile library service. Many would love to see a cafe in the complex
- ☐ the art galleries allow locals to display their artwork and promote Shoalhaven's history
- ☐ community buildings are often affordable and easy to book
- ☐ the large number of community buildings make it easy to access classes

Community issues

- ☐ Maintenance
 - many of the community buildings are run down and in need of maintenance
 - there is a lack of maintenance in many of the early childhood centres
 - community would prefer Council concentrate on upgrading the buildings they have rather than build new ones
 - there is an inconsistency of maintenance standards across Shoalhaven
- ☐ Access
 - poor public transport around Shoalhaven, especially on the weekend
 - parking around some community buildings is problematic, especially for those needing assistance
- ☐ Variety
 - more buildings are needed for the youth, current youth centre needs to be more attractive and inviting
 - access to affordable buildings such as fitness centres
- ☐ Community buildings
 - there are too many community buildings, many are under utilised and run down. Money is being wasted maintaining them
 - community buildings and what they offer are not well promoted
- ☐ Management
 - inconsistency about use, fees etc. Many of the buildings are managed individually not by Council
- ☐ Cost/fees
 - it is unclear among stakeholders what Council should and should not be paying for
 - inconsistency among community groups and sporting groups
 - a number of community groups feel they should not have to pay to use community infrastructure
 - don't believe fees should be paid for hire as money is not being reinvested back into the buildings.

9.2 Supply

The existing supply of community buildings is a consequence of historical relationships, ad-hoc projects and identification of priorities through various Council strategic planning documents.

Overall, there is a total of 84 community buildings in Shoalhaven. Just under two thirds are community centres, with the majority located in planning area one (43 of the 52 community centres). All of the district community centres are under lease agreements restricting general public access; only a quarter of the local centres are leased.

The second most type of community buildings are the specialised buildings, at a total of 19. Arts and craft buildings account for most of these buildings, all are under lease agreements.

The building condition varies greatly. There are six 'as new' buildings, five of these are located within planning area five. Just under 40% of the community buildings are have a building condition above 'good'.

A quick summary of the number of community building and the management arrangements are below. More detail is provided in tables 25 and 26.

- | | |
|--|---|
| <input type="checkbox"/> Number of community buildings | <input type="checkbox"/> Building condition |
| – 52 Community centres | – 6 as new |
| – 13 Cultural buildings | – 1 very good |
| – 19 Specialised buildings | – 26 good |
| <input type="checkbox"/> Management type | – 37 fair |
| – 20 Council managed | – 1 very poor |
| – 46 leased | – 1 unusable |
| – 18 Management committee | – 12 unknown |

Table 25. Summary of the community buildings in the Shoalhaven LGA, including management type and building condition

Type of building	Total	Management type	Count	Building condition	Count
Community centres					
Total = 52 buildings					
Local	44	Council Managed	11	As new	1
		Management Committee	18	Very good	1
		Leased	15	Good	16
				Fair	20
				Very Poor	1
				Unusable	1
				Unknown	4
District	8	Leased	8	As new	2
				Good	4
				Fair	1
				Unknown	1

Table 25 cont.

Type of building	Total	Management type	Count	Building condition	Count
Cultural buildings					Total = 13 buildings
Convention centres/ Performance space					Total = 4 buildings
District	2	Leased	2	Fair	2
Citywide	2	Council Managed	2	As new	2
Museum					Total = 4 buildings
Local	2	Leased	2	Fair	2
District	2	Leased	2	Fair	2
Art gallery					Total = 1 building
Citywide	1	Council Managed	1	Good	1
Library					Total = 4 buildings & 1 mobile service
Local	1	Council Managed	1	Good	1
District	3	Council Managed	3	As new	1
				Good	1
				Fair	1
Citywide	1	Council Managed		Mobile service	
Specialised buildings					Total = 19
Arts and craft buildings	8	Leased	8	Fair	6
				Unknown	2
Surf life saving clubs	4	Leased	4	Good	1
				Fair	1
				Unknown	2
Mens shed	5	Leased	5	Fair	2
				Unknown	3
Visitor information centre	2	Council Managed	2	Good	2

Table 26. List of community buildings by planning area, including management type, building condition and usage rate (where applicable)

Type of building	Count	Building name	Management type	Building condition
Planning area one				Total = 42 buildings
Community centres				
Local	21	Berry Court House	Leased	Good
		Berry School of Arts	Council Managed	Fair
		Bomaderry Community Centre	Management Committee	Fair
		Bomaderry former school building	Leased	Fair
		Cambewarra Scout Hall	Leased	-
		East Nowra HACC – Cottage 1	Leased	Good
		East Nowra HACC – Cottage 2	Leased	Good
		East Nowra HACC – Cottage 3	Leased	Good
		Greenwell Point Public Hall	Management Committee	Very poor
		Kangaroo Valley Public Hall	Management Committee	Fair
		Kangaroo Valley Showground Pavilion	Management Committee	-
		North Nowra Community Centre	Council Managed	Good
		Nowra Girl Guide Hall	Leased	Fair
		Nowra School of Arts	Council Managed	Good
		Nowra School of Arts (Annexe)	Council Managed	Fair
		Nowra Senior Citizens	Leased	Good
		Nowra Showground Committee Room	Council Managed	Good
		Nowra Showground Pavilion	Council Managed	-
		Pyree Old School	Management Committee	Fair
		Pyree Old School Demountable Pottery Building	Management Committee	Fair
		Shoalhaven Heads Community Centre	Management Committee	Good

CL22.199 - Attachment 1

Table 26 cont.

Type of building	Count	Building name	Management type	Building condition
District	6	East Nowra Community Transport Building 1	Leased	Good
		East Nowra Family Support Building 3	Leased	Good
		East Nowra Neighbourhood Centre Building 2	Leased	Good
		Nowra Integrated Youth Facility	Leased	Good
		Shoalhaven Neighbourhood Centre	Leased	Fair
		South East Community College	Leased	-
Cultural buildings				
Convention centres/Performing space				
District	1	Nowra Players Theatre	Leased	Fair
Citywide	1	Shoalhaven Entertainment Centre	Council Managed	As new
Museum				
Local	1	Berry Museum	Leased	Fair
District	1	Nowra Museum	Leased	Fair
Art gallery				
Citywide	1	Shoalhaven City Arts Centre	Council Managed	Good
Library				
District	1	Nowra Central	Council Managed	Good
Specialised buildings				
Arts and craft building	4	Berry Cottage	Leased	-
		Nowra Players Theatre Workshop and Shed	Leased	-
		Muir House Gallery	Leased	Fair
		Werninck Craft Cottage	Leased	Fair
Surf life saving club	1	Shoalhaven Heads SLSC	Leased	-
Mens shed	3	Nowra Mens Shed	Leased	Fair
		Shoalhaven Heads Mens Shed	Leased	
		Berry Mens Shed	Leased	
Visitor information centre	1	Shoalhaven Visitor Information Centre	Council Managed	Good

Table 26 cont.

Type of building	Count	Building name	Management type	Building condition
Planning area two			Total = 9 buildings	
Community centres				
Local	6	Callala Community Centre	Management Committee	Good
		Callala Bay Progress Hall	Management Committee	Fair
		Callala Beach Community Centre	Management Committee	Good
		Culburra Beach Community Centre	Management Committee	Very good
		Culburra Beach Scout Hall	Leased	Fair
		Orient Point Community Centre	Council Managed	Fair
Specialised buildings				
Arts and craft building	1	Currarong Arts and Crafts	Leased	-
Surf life saving club	1	Nowra Culburra SLSC	Leased	Good
Mens shed	1	Culburra Beach Mens Shed	Leased	Fair
Planning area three			Total = 9 buildings	
Community centre				
Local	6	Erowal Bay Public Hall	Council Managed	Fair
		Huskisson Community Centre	Management Committee	Fair
		Huskisson Meals on Wheels	Leased	Fair
		Sanctuary Point Community Centre	Leased	Good
		St Georges Basin Community Centre	Management Committee	Good
		Vincentia Public Hall	Council Managed	Fair
Cultural buildings				
Museum				
District	1	Lady Denman Heritage Complex	Leased	Fair
Library				
Local	1	Sanctuary Point Library	Council Managed	Good
Specialised buildings				
Arts and craft building	1	Bay and Basin Potters Community Centre	Leased	Fair

Table 26 cont.

Type of building	Count	Building name	Management type	Building condition
Planning area four				Total = 8 buildings
Community centre				
Local	5	Cudmirrah Public Hall	Management Committee	Good
		Royal Volunteer Coastal Patrol Sussex Inlet	Leased	-
		Sussex Inlet Community Centre	Management Committee	Fair
		Sussex Inlet Lions Club Storage Shed	Leased	Fair
		Sussex Inlet 'Old Bakery'	Council Managed	Unusable
Specialised buildings				
Arts and craft building	1	Sussex Inlet Potters	Leased	Fair
Surf life saving club	1	Sussex Inlet SLSC	Leased	Fair
Mens shed	1	Sussex Inlet Mens Shed	Leased	-
Planning area five				Total = 16 buildings
Community centre				
Local	6	Burrill Lake Public Hall	Management Committee	Fair
		Kioloa/Bawley Point Community Centre	Management Committee	Good
		Lake Conjola Community Centre	Council Managed	Good
		Manyana - Yulunga Public Hall	Management Committee	Fair
		Milton Ulladulla Historic House	Leased	Fair
		Ulladulla Meals on Wheels & Home Care	Leased	As new
District	2	Southern Shoalhaven Youth Services	Leased	As new
		Ulladulla Community Resources Centre	Leased	As new
Cultural buildings				
Convention centre/Performance space				
District	1	Milton Theatre	Leased	Fair
Citywide	1	Ulladulla Civic Centre	Council Managed	As new

Table 26 cont.

Type of building	Count	Building name	Management type	Building condition
Museum				
Local	1	Lake Tabourie Museum	Leased	Fair
Library				
District	2	Ulladulla Library	Council Managed	As new
		Milton Library	Council Managed	Fair
Specialised building				
Arts and craft building	1	Milton Village Cultural Centre	Leased	Fair
Surf life saving club	1	Mollymook SLSC	Leased	-
Visitor Information Centre	1	Shoalhaven Visitors Centre	Council Managed	Good

9.3 Demand

The demand for community buildings has been calculated using Shoalhaven's current (97,997) and future (119,463) population numbers (section 3.2.3) and the provision rates for each community building type discussed in section 7.4.

The results are presented in table 27.

Table 27. Community buildings demand and gap assessment

	Current number of buildings	Current demand for buildings	Current gap (current supply - demand)	Future demand for buildings	Future gap (current supply - future demand)
Community centres					
Total	52 buildings	11 buildings	+41 buildings	14 buildings	+38 buildings
Local (1/10,000 people)	44 buildings	9 buildings	+35 buildings	12 buildings	+32 buildings
District (1/50,000 people)	8 buildings	2 buildings	+6 buildings	2 buildings	+6 buildings
Cultural buildings					
Convention centres/performing spaces					
Total	4 buildings	2 buildings	+2 buildings	4 buildings	meet demand
District (1/50,000 people)	2 building	1 building	+1 building	2 buildings	meet demand
Citywide (1/100,000 people)	2 buildings	1 building	+1 building	2 buildings	meet demand
Museums					
Total	2 buildings^	1 building	+1 building	1 building	+1 building
Local (opportunistic*)	2 buildings^	-	-	-	-
District (1/100,000 people)	2 buildings	1 building	+1 building	1 building	+1 building
Art galleries					
Citywide (1/100,000 people)	1 building	1 building	meet demand	1 building	meet demand
Libraries					
Local (no standard, demand based)	1 buildings	-	-	-	-
District (1/40,000 people)	3 buildings	2 buildings	+1 building	3 buildings	+1 building when Vincentia library is built and operational

Table 27 cont.

Specialised community centres	
<i>There are no standards for the number of facilities per population for these types of buildings. Instead, they are built or retrofitted to meet the demands of the local community</i>	
Arts and craft buildings	Total = 7
Surf life saving clubs	Total = 4
Visitor information centre	Total = 2
Mens sheds (<i>a large number of mens sheds are not on Council land</i>)	Total = 6

9.4 Analysis

Community buildings are important for the social development of communities, they provide a location for local residents to participate in activities and build relationships.

Overall, Shoalhaven has an significant surplus of community buildings, particularly community centres. Currently, there are an additional 41 community centres servicing the Shoalhaven community. Even with the projected population growth, in 2036 the area will still have a surplus of 38 community centres.

In all other classification (excluding libraries where there is one additional building), Shoalhaven is meeting demand from a standards per population perspective, with the building condition of many being rated as 'good' or 'as new'.

Future direction

- With a high percentage of community buildings being used below capacity and some small towns having more than one building servicing the community, the rationalisation of community buildings is required. Rationalisation of these assets would not only benefit Council financially, but would produce better quality buildings for the community. A number of ways Council can conduct this process include;
 - the integration of buildings, making them more multi-purpose
 - rezone the land to allow commercial use of the building
 - the decommission of buildings that are in very poor or poor condition and past their effective asset life.
- developer contributions towards community buildings should focus on embellishing the existing buildings to encourage use and ensure they meet the demands of future residents.

10.0 Management and delivery issues

10.1 Management issues

In the management of Community infrastructure, Council has the responsibility to have appropriate policies and procedures to ensure that community needs are being met, a basic standard of service is being maintained and there is equity and consistency in the costs and use of the infrastructure across the Shoalhaven.

Council's community infrastructure is managed in four ways.

- ☐ Directly by Council staff
- ☐ Licence or Lease
- ☐ Management committees
- ☐ No agreements

Over time a lack of enforcement and inconsistency of these methods has resulted in a network of community buildings with varying building conditions, confusion over roles and responsibilities, declining cost recovery percentages, many single use buildings, inequitable and inconsistent hiring fees (or no fees) across different users and planning areas/towns.

Strong policy has to be developed and applied to ensure the most appropriate model of management is used for any particular facility. In general, where Council does not manage the facility directly, a single user group facility should be on a lease, seasonal users under licence agreements and remote sites with multiple users and strong community interest should be a management committee. There should not be any groups occupying a facility without one of these management models in place,

10.1.1 Asset Management Plans

Council has developed Asset Management Plans for all classifications of community infrastructure. These plans determine how the physical asset is to be managed in a sustainable and effective method. The plans provide the guidance for decisions regarding renewal, replacement or demolition of an asset.

It is important that the plans are kept up to date and implemented in timely fashion to ensure the buildings are maintained to a high standard and in a manner that ensures available resources are effectively applied.

Council's community infrastructure is managed by the following asset management plans:

- ☐ Arts and Crafts Buildings - POL12/46
- ☐ Community Buildings - POL12/59
- ☐ Courts - Tennis and Netball - POL12/25
- ☐ Cultural Centres - POL12/60
- ☐ Libraries - POL12/53
- ☐ Public Halls and Community Centres - POL12/56
- ☐ Scout and Guide Club Buildings - POL12/66
- ☐ Parks and Reserves - Playgrounds - POL12/55
- ☐ Parks and Reserves - POL12/54
- ☐ Walking Tracks - POL12/72.

10.1.2 Section 355 Management Committees

Under the Local Government Act 1993 Section 355, Council is able to delegate some of its management functions to a committee of Council. Council uses this delegation and appoints community members to manage its buildings or functions through a committee of management.

The committees provide a mechanism by which interested persons can have an active role in the provision/management of Council buildings or services. This provides Council with assistance in the carrying out of its functions. The majority of Council's community halls and sports parks are managed by Management Committees.

Management Committees are required to adhere to guidelines which ensure their proper functioning in accordance with the rules and regulations which govern Council's activities and the integration of their procedures with those of Council. As such, Council prepared the Management Committee Guidelines to detail the essential roles and functions of the committees and the protocols and procedures they must follow.

Despite these guidelines a number of issues have arisen:

- ☐ commercial activities are taking place in community centres with no profit back to Council
- ☐ some buildings have become inaccessible to the community
- ☐ inconsistency of hire rates (some community organisations are using the buildings for free)
- ☐ ad-hoc maintenance not approved by Council.

The lack of volunteers (discussed in section 5.0) to manage the committees is another major issue for Council. With high volunteer turnover, a stable and consistent management regime is difficult to implement and maintain. This can often be frustrating for committee members and user groups.

10.1.3 Licence/lease agreements

Council's buildings that are a single user should be under a Council lease. These leases give the user the right to the facility (security of tenure and both parties responsibilities can be clearly defined under the lease).

All service providers wishing to occupy a Council facility must complete a Proposal to Occupy Council Property - Community booklet, which clearly outlines the roles and responsibilities of both parties.

A licence is more appropriate when there is seasonal/multi users.

10.1.4 No agreement

There are a small number of community groups who have use of a Council community building without a formal agreement. This has generally come about as the group has been located within the building for a long time and developed a historical attachment.

All use of community buildings must have an agreement in place to provide assurances to both Council and the community group. These agreements are used to provide consistency, transparency and equity in the treatment of all community groups wanting to utilise Council owned community buildings.

10.2 Request for new buildings

Councils all over Australia are regularly told by their community groups that there is a need for more buildings due to a range of factors, with the most common being:

- ☐ the growth of their particular activity
- ☐ increased overlap of seasons
- ☐ lack of storage
- ☐ wear and tear of facility
- ☐ general population growth
- ☐ increasing need for higher quality buildings.

In reality, Shoalhaven owns/controls an adequate number/total area of community infrastructure to cater for the needs of the local organisations. However, the issue is that they are often not managed in the most effective or efficient manner.

It has become evident through the development of the Plan, that Council has previously built new buildings for groups, which has resulted in perceived ownership, creating numerous single-use buildings.

To prevent the future building of unnecessary buildings and to maintain a manageable asset base, Council needs to take a tougher stance and enforce the sharing of buildings, many of which are currently under utilised.

While it is acknowledged that specific infrastructure is required for some community groups in order to conduct their activities, before building any new requested buildings, Council needs to ensure that the group has explored all alternative options before agreeing to invest in a single-use facility that is likely to provide little or no operating profits and require on-going maintenance.

If a new facility is required, the community infrastructure design guidelines (section 7.1) need to be incorporated.



Bay and Basin Leisure Centre, Vincentia

10.3 Management options

10.3.1 Recreation and community buildings

When determining how to best manage community buildings and major recreation and cultural buildings, Council has three key models to consider.

The key models include:

1. In-house management: full in-house operational management of all services
2. Out-sourced contract management: full out-sourcing of the operational management of all services
3. Section 355 Committees: delegate some of council functions to a committee.

The selection of an appropriate management structure is influenced by:

Planning	the facility's business and strategic plan in relation to the financial targets and community service obligations
Organisational support	determining if the management of venues and services is considered to be a core business of Council.
Performance outcomes	the ability to develop robust commercial structures, such as leases or contracts, which can deliver measurable commercial and social equity targets
Asset management	the model that improves and maximises the functionality of the facility and increases the effective asset life cycle
People	in-house employment structures and associated employee awards, including the availability of suitably qualified and experienced staff from within the existing structure and/or local community.
Program and service delivery expectations	the ability to deliver a broad range of community programs that deliver customer service excellence and provide fair and equitable access to the greater community whilst also increasing the opportunities for commercial viability
Third party contribution	possible third party contribution towards the development of the facility

In-house managed

Under this structure, the facility would be under the control of Council, which may consider the future formation of a dedicated Business Unit to manage this and other similar buildings (commonly indoor and aquatic centres).

Under this model, Council's Business Unit would receive all profits resulting from a facility's operation, but would also be responsible for all operational and maintenance costs. The structure of this Business Unit will need to allow it to utilise Council's significant resources in this regard.

This structure also enables Council to develop a consistent marketing strategy (including branding) that can be applied across all of its buildings.

The philosophical argument that needs to be addressed is whether or not Council considers it should be in the business of operating these services. The counter to this argument is that Council should consider retaining the high revenue generating services in order to reduce the financial burden. It can also ensure that there is accountability and consistency in the delivery of quality customer service outcomes. This can effectively reduce the amount of customer complaints compared to the out-sourced and hybrid models.

This model will also require the employment of specialist officers including professional venue managers and support staff, hospitality, and program delivery staff. This would provide Council with an in-house specialist knowledge base and skill sets that can be used to good effect across other buildings in the future.

This model also provides Council with the opportunity to raise its community profile. Council can ensure that customer service excellence is delivered at buildings whilst providing fair and equitable access and cost effective programs and services.

Asset management needs to be considered in the selection of the business model. There is a high level of capital expenditure involved and consequently a need for controlling asset management and maintenance costs. This model will require correct asset management plans to be developed and implemented. This can effectively increase the life of a facility and provide opportunities to maximise the use of the asset. Historical evidence shows that asset management can be a low priority for out sourced providers.

It should be noted that Council's aquatic facilities are currently effectively managed under this model through the operations of Shoalhaven Swim and Fitness a significant consideration in the development of recommended future directions for the management of relevant community infrastructure detailed at the end of this section

Out-sourced

This option is appropriate to Council's broader service catchment buildings.

The appointment/employment of a facility manager/management company can be an effective manner to manage and operate such centres. This is due to the fact that such buildings are highly specialised in their operational nature, requiring specialists with the adequate experience, qualifications and resources available to ensure the facility's ongoing viability.

A significant advantage of utilising this management model (assuming satisfactory tender responses are received) is the ability of these organisations to accurately determine the appropriate buildings, services and programs that should be offered by the facility. This is due to the fact that they will be highly driven by 'the market'. That is, they have to offer popular attractions to ensure that people will come and pay to use the facility and the programs being offered. Another advantage of this model is the 'distancing' of Council from the day to day issues associated with facility management, including the risk of litigation through personal injury claims.

Other major benefits of employing a contractor to manage a facility include, but are not necessarily limited to:

- ☐ access to specialised staff in various program and facility management areas
- ☐ a proven ability to develop and effectively manage quality programs
- ☐ a knowledge of the importance of, and an ability to, apportion revenues across different areas, such as admission fees, membership fees and program participation fees
- ☐ the employment of strategies to ensure effective marketing and promotion of the facility and its services, including the use of social media (facebook, twitter, etc)
- ☐ greatly enhanced ability to access appropriate training needs for staff through established networks.

Consideration should be given to inviting tenders from operators of major buildings. It would be anticipated that two main 'types' of organisations will submit offers under this process:

- ☐ established community organisations that may include organisations such as PCYC, YMCA or similar
- ☐ professional management companies.

There are advantages and disadvantages involved with both types of organisations, with the main issues identified (in no particular order) in the table on the adjacent page.

Management types	Advantages	Disadvantages
Community organisations (CO)	CO's can be more interested in a balance of community benefit and profit, not just profit alone. However, this focus is changing.	In recent times, CO's have developed a much higher 'business' focus and may well expect Council to subsidise the Centre's operations.
	CO's usually have extensive networks within a community, with their 'brand' generally being highly respected	CO's have in the past, assumed an unreasonable level of control over a facility, reducing access to other community groups. This has however, been diminishing over recent years.
	If relevant, the CO can establish its 'headquarters' at the Centre, creating a greater presence.	Some CO's may have limited resources, especially in comparison to commercial organisations, and can be affected by changes in the political landscape.
	CO have experience with the community's needs and wants and it is usually in their charter to provide benefits to the community through their operations.	
Professional management (PM)	Suitable PM's are generally staffed by personnel with facility management experience.	PM's reason for involvement in such centres is to make a profit – sometimes community organisations can suffer as a result through high hire fees, lack of access, etc.
	PM's are usually well resourced in all the relevant areas of facility management (administration, financial control, asset management, etc).	PM's are likely to have a higher level of skill in negotiations than Council staff and users of the facility. This may result in a PM achieving a higher level of control than intended.
	Potential for obtaining a capital contribution from the PM in return for a long-term lease/ contract.	Conditions of the arrangement must be well documented to ensure capital development meets expectations and is managed appropriately.

The success of any commercial or community operator is highly dependent on the terms and conditions, and structures, of the associated management agreements negotiated by Council. It is imperative that the agreement clearly defines performance criteria in relation to community obligations and access, quality of service levels, financial performance, program outcomes, fees and charges, asset management (including maintenance), quality control and reporting protocols. There is also a need to ensure that skilled in-house staff resources are available to effectively manage the contract.

Section 355 Committee

Under the Local Government Act 1993 Section 355 Council is able to delegate some of its functions to a committee of Council. Council uses this delegation and appoints community people to manage its facilities or functions through a committee of management.

The committees provide a mechanism by which interested persons can have an active role in the provision/management of Council facilities or services. This provides a two fold benefit by giving protection to the committee operating under the banner of Council, and by providing Council with assistance in the carrying out of its functions. Memberships consist of a Councillor and community representatives.

Approximately 18 of Council's community centres are managed by Section 355 Management Committees. While Council does have a Management Committee Guideline, consultation with Council staff and community members identified that the guidelines and associated schedule of fees have not been consistently enforced across Shoalhaven. If Council is to continue to use Section 355 Management Committees, Council needs to be more active in ensuring the guidelines and schedule of fees are being enforced accordingly.

Council will also need to conduct more maintenance inspections to ensure ad-hoc non-compliant upgrades are not being performed and monitor the condition of their existing assets.

10.3.2 Sporting grounds/buildings

There are two management options for the use of Council's sports parks, licences and leases. Licences are generally the most common form of agreement with clubs. Despite Council currently enforcing ground allocations (i.e permits), consultation identified that a number of clubs had no formal agreement with Council regarding the use of the sports park, while others just assumed that it was 'their home ground' due to historic precedent. It is recommended that Council change their current management agreements to licence contracts, as stated below, this will allow Council to encourage multi-use of the facility and change the current mentality of historical ownership of a specific facility.

Licence

Under the terms and conditions of a licence contract, the licensee is granted permission to access property for a specified purpose(s), such as conduct of a sporting activity, at specified times, usually seasonal, and under specified conditions. Licences rather than lease agreements are usually used in cases where the facility or premises are shared by a number of user groups.

As a licence agreement does not provide for exclusive use of a facility beyond the specified times of access no 'interest' in the land is created. It is therefore reasonable to expect the rights and obligations of the lessee in respect to maintenance and management requirements of the facility will be less stringent under a licence agreement than would be expected under a lease agreement.

In addition, as no interest is created under a licence agreement, a licence cannot be assigned without agreement from the licensor. Similarly, a licence agreement terminates should the licensor cease to own the land.

Issues such as seasonal over-lap and the required maintenance of grounds for appropriate sports pre-season can create significant angst between sporting clubs. This can be avoided by Council taking a strong position on when fields will be available to sporting clubs and the type of field maintenance through seasonal licence arrangements.

Responsibility to maintain buildings

In the sport and recreation context, the 'facility' being leased is not usually just a single building or premise, but rather is an area which includes a range of buildings such as a pavilion or club house, courts or fields, car parks, fences, spectator seating and access pathways for example. Given there are no standardised guidelines clearly defining who has responsibility for maintaining each of these areas, it is important the maintenance responsibilities of the sporting group as the lessee are clearly defined in the agreement.

The roles and responsibilities regarding maintenance is currently unclear for many user groups, as such, many of the buildings are becoming run down. Generally, maintenance requirements will vary depending on the type of lease/licence or hire agreement entered into. Before signing an agreement, Council must ensure that the lessee fully understands their maintenance responsibilities and is satisfied these responsibilities are fair and equitable.

An example of a Council's maintenance responsibilities:

- ☐ Regular Maintenance (During Season)
 - Mowing of fields
 - Mowing and maintenance of surrounding area of facility
 - Irrigation
 - Weed control (as necessary).
- ☐ Seasonal Maintenance (Only performed when necessary)
 - Fertilisation
 - Top dressing
 - Goal mouth rehabilitation
 - Re-profiling
 - Over sowing
 - Weed control.

Lease

Council's sport specific buildings such as croquet greens, tennis courts and synthetic hockey pitches, would benefit under a lease agreement. Lease agreements are usually used where the site is fully occupied for a specific purpose.

A lease is a right granted by the owner of land for an occupant to have the exclusive use of that land for a specified period of time in exchange for an agreed rental payment.

If a lease agreement grants to the lessee exclusive occupancy over the land or facility it follows the maintenance and management expectations placed on the lessee will usually be much greater than they are under licence or hire agreements. As such the terms and conditions of a lease agreement will generally be extensive.

Similar to a licence agreement, any sport or active recreation organisation that currently holds, or is considering taking on a lease agreement, should be fully aware of the legal implications of these types of agreements, and its contractual obligations as a lessee. Prior to signing a lease agreement, Council must ensure that the organisation must be able to meet all the obligations and requirements outlined in the agreement.

Cost-recovery option

Current arrangements could be reviewed to bring the cost-recovery rate more in line with other New South Wales local governments.

This cost-recovery rate varies greatly both across New South Wales and the whole of Australia and is essentially determined by the philosophical position of the subject local government. Some councils accept zero, or significantly low, cost-recovery rates but expect high levels of maintenance to be undertaken by the tenant group. Other councils charge fees equating to up to 75% of the maintenance costs of a facility to off-set their total costs of providing such a facility to the community.

Following investigations into a range of fees employed by local governments, it is recommended that Council look at a figure of eventually between 20%-50%. This figure is only indicative and should be determined through a detailed review of the current fees and charges currently employed to ensure the ongoing viability of community sport and recreation organisations and an adequate return on Council investment in the maintenance of sporting parks.

Given that community groups could be eventually paying higher than the current fees, a staged introduction of the increased cost recovery percentage is recommended. Further, these groups must be made fully aware of the reason for any increases (to assist funding the maintenance and development of playing fields and associated infrastructure) and the benefits they will enjoy, such as improved playing surfaces and possibly additional fields.

Other methods of cost recovery employed by councils include:

- ☐ lighting income - lighting is computerised and clubs are sent a bill for their usage
- ☐ development of funds such as a Sports Improvement Fund, where clubs pay an annual fee
- ☐ commercial sponsorship of individual clubs and their buildings. commercial naming rights over sports parks
- ☐ tougher maintenance agreements - councils undertake random inspections, and if clubs are in breach of their licence agreement, council perform the duty at the cost of the club.

A similar method could be applied to the use of community buildings to increase their cost recovery rate.



10.4 Commercial use of community infrastructure

Community infrastructure is in high demand for commercial activities, particularly by fitness trainers. Councils all over Australia are constantly debating whether to charge these types of groups for using public buildings to conduct their commercial business. The increasing numbers of commercial operators choosing to use recreation and sporting parks for their activities has resulted in:

- ☐ equity of access issues – potential conflict with displaced users, management of demand, domination and monopolisation of areas and exploitation of public land by commercial operators
- ☐ impact on the asset – trainers of larger groups are causing wear-and-tear to recreational buildings
- ☐ facility management – scheduling of regular, seasonal and reactive maintenance
- ☐ public liability concerns – trainers with insufficient qualifications or insurance.

Councils have an obligation to preserve community infrastructure for the community but they are increasingly recognising that in many circumstances, commercial use of a park and building can enhance its use and provide a benefit to the community.

Council's Use and Hire of Community Buildings for Commercial Activities policy allows commercial groups, with consent, to conduct temporary events in community buildings and/or reserves for up to 28 days a year (does not have to be consecutive). Commercial organisations are also charged a higher fee than community groups for using community buildings for meetings and events. However, Council has no such policy or fee schedule in place for fitness providers in open spaces.

Issues may arise when proprietary limited companies such as Weight Watchers, that provide a health service to the community, want to use a facility. It is important that Council's policies regarding commercial use of community infrastructure differentiate between types of commercial organisations.

10.4.1 Commercial use of open space

Council needs to develop a specific policy for outdoor recreation providers using Council reserves for business. The policy should cover organisations such as commercial boating providers, canoe and kayak providers, surf schools, boot camps and personal trainers.

In order to assess whether a commercial use is appropriate and not in conflict with the primary purpose of the land, Council should establish guiding principles to assess the broader community benefits of the commercial activity. Guiding principles should include:

- ☐ community use takes precedence - the commercial activity cannot conflict with or cannot be accommodated without detriment to the primary purpose of the land
- ☐ alignment with council's vision - the use and its purpose must align with council's vision and strategic direction as articulated in their community strategic plan
- ☐ community benefit - the commercial use must provide benefits to the wider community (i.e. not the minority)
- ☐ cost benefit - Council facility and commercial arrangement (i.e. Council has limited resources)
- ☐ limited impact - the commercial use must not unduly impact on the primary users of the community land, local residents or businesses, council assets and maintenance.

These principles are then monitored using a permit-based approach. If the individual/organisation conducting the activity is eligible for a permit, approval is only granted when the applicant meets certain criteria. It is important to note, permits do not grant exclusive use of community land.

Future direction

- With a diverse range of community infrastructure throughout Shoalhaven, there is no single management model. To ensure the community and recreation buildings and sports parks are managed in an effective and successful manner the following models are recommended for each type of community infrastructure, excluding recreation parks.

Type of community infrastructure	Management model
Sports parks	Seasonal licence agreement
Community/ neighbourhood centres	Out-sourced - continue management under Section 355 Management Committees
Convention/ exhibition centres	Out-sourced - professional management
Art gallery	Out-sourced - community organisation
Performing Arts Space	Out-sourced - community organisation
Museum	Dependent on size <ul style="list-style-type: none"> □ district - out-sourced - community organisation □ regional - out-sourced - professional management
Library	In- house
Aquatic/Leisure centre*	Out-sourced - professional management (currently managed by Council under the business name Shoalhaven Swim and Fitness)

** While many councils across Australia manage their aquatic facilities through the employment of out-sourced management groups, within Shoalhaven the existing management is through Council's Shoalhaven Swim and Fitness. This is working effectively and should continue to avoid the transitional issues involved with wholesale changes to a facility's management model. Further, past experience in such tendering processes has demonstrated a lack of suitable organisations capable of managing these facilities as well as the current model. It should also be noted that while the employment of an external management group can seemingly distance Council 'one step' from liability issues, it does not absolve them of these responsibilities.*

Future reviews of management models should however, always consider out-sourcing as an option. External providers come and go, and if the business environment is right at the time of going to tender, submissions may be quite competitive. Appropriate times for review may include when new facilities are coming on-line, such as the Northern Indoor Sports Centre or similar.

- If it is Council's desire to adopt a permit-based approach for the commercial use of open space it is recommended that Council adopt a Commercial Uses of Parks for Personal Training and Other Lessons policy. When writing the policy Council should consider the following permit options:
- a small, but non-refundable application fee to apply for the permit
 - permit duration
 - seasonal (summer or winter)
 - annual
 - number of attendees
 - eg. 10 or less attendees per session - no charge
 - eg. more than 10 attendees - charge
 - popularity of the desired recreation and sports park
 - district parks are more expensive
 - local parks are free or minimum cost.

11.0 Delivery options

11.1 Funding options

The acquisition, development and management of community infrastructure is a key responsibility of Council. As the population changes, the need for a variety of well maintained and adjustable community infrastructure intensifies to sustain the quality of life now and into the future. As Council is committed to providing quality buildings, high levels of subsidy for users is required to make them affordable for all.

Included below is a brief summary of existing and potential funding sources.

11.1.1 Internal options

Section 94 contributions

Under Section 94 of the Environmental Planning and Assessment Act 1979 Council is permitted to request from developers the reasonable dedication of land or the payment of money, or both, for any development that is likely to require the provision of, or increase the demand for public amenities and services within the development area.

Before Council can request a contribution, a contribution plan and/or contribution project must identify what public amenities and services will be required to meet the demand of the development. To ensure the demand for future community infrastructure is accurately represented and recorded in the contribution plans/project, integration among Council's departments and reference to this plan.

A disadvantage of Section 94 contributions is that charges are only applied to new development and incoming population rather than being a general tax across the whole community to upgrade or build new public amenities and/or services in already established communities.

Section 94A levies are an alternative to the dedication of land or the payment of money under Section 94 contributions. Under Section 94A, the developer is required to pay a fixed percentage of the proposed cost of carrying out the development and the funds allocated to Council's priority infrastructure. Refer to section 11.2 for more detailed information.

Special or separate rates

Funding for the maintenance of open space assets can be made available through special rates. For example, special rates could be levied to ratepayers for purposes including sporting buildings and major public infrastructure works.

Council can use special rates (and levies) to raise additional funds to develop and maintain quality buildings for the community.

Potentially, a special rate could be included in order to advancements to deliver community infrastructure in the short-term. Examples may include a levy to allow the acquisition of land for sporting buildings and/or to fast track the Plan's recommendations.

Casual hiring, licences and leases

Council obtains regular income for community infrastructure through the implementation of casual hiring and licence fees. Unfortunately, due to the high costs associated with operating and maintaining these buildings, the income does not cover all costs associated with running the facility.

Extras such as a lighting and/or above average maintenance fees can be included in licence agreements to cover night training costs and if the club desires a high maintenance standards, such as a turf cricket wicket.

Decommission of infrastructure

Council is responsible for the maintenance of its assets. In some instances, Council may choose to build new buildings as an alternative to upgrading run down ones. Council has the option, if land zoning allows, to decommission or sell the run down community infrastructure. The money can be reinvested back into the community infrastructure network.

11.1.2 External options

Sponsorship

Sponsorship, in the form of funds from corporate or commercial sources for advertising or naming rights, may be allocated towards the maintenance and management of the Council's assets and programs.

Council may look to expand its sponsorship base by seeking a naming rights sponsor for its key sport and recreation buildings and in some instances citywide community buildings.

State and Federal Government funding programs

Funding is available for a variety of community based projects across a range of State and Federal Departments (including State Departments of Education, Planning and Infrastructure; and Federal Departments such as Regional Australia, Local Government, Arts and Sport). However, in many instances grants are based on Council, clubs or associations allocating matching funding and with limited budgets this can limit opportunities for submitting applications.

Other

- ☐ *Public/private partnerships*, where there are opportunities for private investment in public infrastructure.
- ☐ *Community fundraising*, where funds are raised for an identified service or project.

11.1.3 Community grants

Council community grants and funding

Every year Council makes funds available to community and sporting groups.



Paradise Beach Reserve,
Sanctuary Point



Burrill Lake Lions Park, Burrill Lake

11.2 Development Contributions (Section 94) applying a new approach

11.2.1 Current approach

Development Contributions are collected by Council (via Shoalhaven Contributions Plan 2010) for the:

- ☐ provision, extension or augmentation of community infrastructure where development is likely to require the provision of or increase the demand for community infrastructure; and
- ☐ recoupment of the cost of providing existing community infrastructure within the area if it is satisfied that:
 - the development concerned will, if carried out, benefit from the provision of the existing public infrastructure, and
 - the existing public infrastructure was provided within the area by a consent authority in preparation for or to facilitate the carrying out of development in the area.

Contributions collected are then applied by Council to provide identified community infrastructure or additional infrastructure to meet demand created by this development. Shoalhaven Contributions Plan identifies some 177 specific projects (of which 46 are community infrastructure projects) that are to be delivered with the contributions collected.

Through the provision of additional infrastructure it must also be recognised that new development will use existing community infrastructure, therefore in some circumstances it may be more appropriate to embellish and upgrade existing infrastructure than provide new standalone infrastructure.

Weakness in current approach

Although the contributions plan was made in 2010, many of the community infrastructure projects within the plan have been the subject of development contributions for many years. In addition, development has not always occurred at the scale and rate envisaged or intended projects are no longer in demand. Also, many of the projects cannot be completed without Council providing funds from non-developer sources to meet costs apportioned to existing development. As a result of these weaknesses a significant amount of contributions funds have been collected for 46 community infrastructure projects and a limited number of projects have been delivered.

11.2.2 Revised approach

Council in 2013 commissioned a review (discussion paper) of its contributions plan by GLN Planning to improve certainty in local infrastructure delivery, and to improve Council's long term funding sustainability. This discussion paper examined the current contributions plan and its projects and the opportunities and constraints of the legislative framework for development contributions.

The discussion paper concludes by making recommendations on the best way forward for Council to effectively and efficiently manage development contributions. Key recommendations of the paper are summarised as follows:

- ☐ Council to better manage community expectations in the delivery of development-generated infrastructure.
- ☐ simplify and provide flexibility in the contributions system, where possible, so that it is easier to manage.
- ☐ place the burden of local infrastructure on developers wherever this is reasonable, and reduce Council's active involvement in development-generated infrastructure delivery where practical.
- ☐ complementary or alternative funding vehicles for the delivery of local infrastructure should be evaluated and pursued where feasible.

In terms of assisting with the delivery of community infrastructure, the following specific recommendations were made:

- Community & Library Projects
 - review current levels of provision and assess the current and future needs for community buildings and libraries
 - enlarge the contribution catchments of projects to 'Planning Areas'
 - determine contribution based on replicating existing standards or by applying an appropriate planning standard
 - a more efficient contributions structure for community and library buildings should be matched by a Council commitment to a needs analysis and an asset rationalisation and divestment strategy. The proceeds from the strategy would provide valuable funds complementary to section 94 to provide the modern, multi-use buildings that the current and future population demands.
- Passive Recreation Projects
 - retain projects for local passive open space in their current form
 - retain the citywide passive open space project by updating the list of sub-projects so that they:
 - reflect contemporary priorities of the Council, and
 - they are high priority works with good prospects for complementary funding from other sources
- Active Recreation Projects
 - determine contributions based on the estimated cost of replicating existing standards or providing an appropriate planning standard for respective Planning Areas. Most of the works relate to providing new sportsfield complexes to serve Planning Areas
 - for other projects (e.g. showgrounds, synthetic hockey) retain existing split apportionment approach.
 - for major cost items such as stadia and leisure centres, only retain these in the plan if they are high priority works with good prospects for complementary funding from other sources.

Council's Section 94 Development Contributions Plan requires projects serve the additional demand generated by new development. These are based on the assessment of the needs of the community which may also change over time. Actions in the CISP will be incorporated into the review of Council's Section 94 Developer Contributions Plan where they are in line with legislative requirements for local infrastructure contributions.

Future direction

Upon reviewing the above information, the following changes to Council's contributions plan are recommended:

- ☐ all current contribution plan community building projects which have been built and associated costs from development are being recouped (including the citywide hockey project) be retained in the contributions plan until all contributions owing to Council are collected.
- ☐ existing projects for the future library project in Bay & Basin precinct be retained in the contributions plan which have not been built
- ☐ all projects for local passive recreation space be retained in the contributions plan in their current form
- ☐ delete all remaining community infrastructure projects from the contributions plan, recognising that the current level of service of for these projects (primarily active recreation and community building projects) and contributions collected to date have met the supply for the existing level of development (discussed in sections 8.0 and 9.0). Contributions collected for these projects will then be used to provide both priority active recreation and community building projects identified in this Plan (section 12.0)
- ☐ identify new contribution projects for inclusion in the contributions plan for active and passive recreation and community building projects based on the estimated cost of replicating existing standards for each planning area. Contributions collected will then be used to assist in delivering the priority projects identified in section 12.0 for each planning area
- ☐ actions in CISP will be incorporated into the review of Council's Section 94 Development Contributions Plan

12.0 Recommendations

The recommendations are based on the research and consultation (with Council, community and key stakeholders) undertaken throughout the development of the Plan.

Implementation of actions outlined in this plan will require strong leadership, allocation of resources and a commitment from Council (interdepartmental). Priorities are assigned for each action. A high priority recommendation should be undertaken as soon as resources allow (1 - 5 years), while medium (5 - 10 years) and low priorities (in the next 10 years plus) are not as urgent and also recognise that some strategies need to be ongoing.

The priorities within the Plan are intended for ongoing implementation, and are flexible in nature to allow adaptation to changing community needs and trends and will be reviewed.

12.1 Whole of Shoalhaven recommendations

Reference	Action	Justification	Priority
Outcome: Quality community infrastructure that is embellished to a high standard and encourages greater community use			
1.0 Activation of community infrastructure			
1.1	Simplify the booking process associated with community use of parks and community buildings	To increase the sense of community and make it easier and more desirable for people to use parks and community buildings <i>Sections 6.0 and 9.0</i>	H - ongoing
1.3	Develop and implement a strategy for the installation of informative and/or directional signage	To provide legible information on where the community and visitors can walk, cycle and access key destinations <i>Sections 3.2, 5.0, 6.0 and 7.0</i>	M
1.4	Promote the activation of community buildings for physical activity	Some community buildings are under utilised and could provide opportunities for physical activity and social interaction. Would also start to change the stigma that only older adults use community buildings <i>Sections 3.2, 5.0, 6.0, 7.1, 8.0, 9.0 and 10.0</i>	ongoing
1.5	Undertake detailed investigations/ consultations regarding buildings with a low usage rate to determine what could be done to increase usage or provide an alternative solution	Investigations will identify the reason for low usage rates (E.g. ageing building, no community demand, better building close by, etc.). Council can then consider rationalisation or methods to attract users <i>Sections 3.2, 5.0, 6.0, 9.0 and 10.4</i>	M

Reference	Action	Justification	Priority
1.6	Investigate the feasibility of a mobile playgroup/gymboree that visits a key park	To activate the park and provide low cost activities for families with children <i>Sections 3.2, 5.0, 6.2, 7.1 and 8.0</i>	L
1.7	Promote Council's Parkcare program	The community has a sense of ownership over their assets, this program allows them to be more involved. <i>Sections 3.2, 5.0, 6.2, 7.1 and 8.0</i>	L
2.0 Diversify income streams of community infrastructure to make user groups to become less reliant on Council funding			
2.1	Review Council's Commercial Naming Right Policy to allow community groups and sporting clubs to obtain sponsorship for the commercial naming rights to buildings/infrastructure	To allow groups to become more self sufficient. The policy must also stipulate time frames of naming rights to avoid outdated sponsorship recognition remaining without ongoing contributions from sponsors <i>Sections 10.0 and 11.0</i>	M-L
2.2	Develop a sponsorship and signage manual for clubs using Council sporting fields and courts. Due to the multi-use of most sites, the manual will need to: <input type="checkbox"/> require applications to demonstrate all users of a site (and their respective sponsors) approve of the proposal <input type="checkbox"/> clearly articulate that any Council approvals are for a set duration (1-5 years) and that sponsorship recognition must not extend past that time	To provide a policy position and framework for clubs to seek funding to enhance their buildings and support their club functions. The duration of any Council approvals will need to be enforced to avoid outdated sponsorship recognition remaining without ongoing contributions from sponsors <i>Sections 10.0 and 11.0</i>	M-L
2.3	<input type="checkbox"/> Develop a strategy for increased use of sports parks	Many of the sports parks are under utilised. Through extensive consultation with sporting clubs currently using the parks, the Strategy can re-allocate clubs to more appropriate parks to better suit the club needs and enhance the usage of sports parks. <i>Sections 5.0, 6.0, 7.1, 8.0 and 10.1</i>	H
3.0 Improve communications, internal and external			

Reference	Action	Justification	Priority
3.1	Develop internal communication procedures to improve awareness of projects being undertaken within Council	Current communication is lacking with little knowledge of cross-department projects <i>Section 6.1</i>	M
3.2	Undertake an annual user satisfaction survey with management committees and sports clubs (at the end of their licence)	To measure usage, user satisfaction with buildings and to monitor demand <i>Sections 5.0, 6.0, 8.0, 9.0 and 10.0</i>	M - ongoing
4.0 Improve awareness of community infrastructure to encourage greater use and awareness of existing infrastructure			
4.1	Make information and advertising relating to community infrastructure services and programs available and accessible	To increase awareness of the community infrastructure and encourage use among residents and visitors <i>Sections 5.0 and 6.2</i>	H - ongoing
4.2	Develop an interactive component on Council's website allowing users to select by infrastructure type, locality or activity	Current method just lists the buildings names. Allowing users to search by other criteria makes it easier and may identify buildings that the user was unaware of <i>Sections 5.0 and 6.0</i>	M
4.3	Use on-site and directional signage to promote the location of community buildings (currently hard to find)	Buildings should be easy to locate, particularly in the popular tourist towns which receive an influx of visitors that are not familiar with the area <i>Sections 3.2, 5.0, 6.0, 7.1, 8.0 and 9.0</i>	M-L
4.4	Develop a brochure that promotes existing community infrastructure to visitors	To increase awareness of the community infrastructure and encourage use among residents and visitors <i>Sections 3.2, 5.0, 6.0, 7.1, 8.0 and 9.0</i>	M
5.0 Effective and efficient management of community infrastructure			
5.1	Review cost-recovery rates for use of buildings and spaces to ensure appropriate return and consistency	Council should seek higher returns on their investments on community infrastructure <i>Sections 6.0, 8.0, 9.0, 10.0 and 11.1</i>	ongoing
5.2	Enforce the administering of commercial rate versus not-for profit	Despite different hire rates, commercial users are being charged the same as not-for-profit organisations <i>Sections 6.0 and 10.0</i>	H

Reference	Action	Justification	Priority
5.3	Review of existing hire policy to <ul style="list-style-type: none"> <input type="checkbox"/> encourage shared use and multiple users of Council owned community infrastructure <input type="checkbox"/> support wider community use of sporting buildings (not supporting the over use of sporting fields) <input type="checkbox"/> include criteria in expression of interests or leasing process relating to applicants responding to identified need (E.g. youth, CALD, elderly) <input type="checkbox"/> maximise regular and consistent use of community infrastructure. 	To maximise appropriate use of community infrastructure <i>Sections 6.2, 8.0 and 10.0</i>	H
5.4	Undertake a detailed assessment of the utilisation and capacity of existing Council owned community buildings to determine best future direction and use and appropriate management model.	Many of Council's community infrastructure is aging and under utilised <i>Sections 6.0, 8.0, 9.0 and 10.0</i>	M
5.5	Council continue to commit to its Playground Replacement Strategy and review yearly	To ensure Council delivers good quality play opportunities for the community <i>Sections 5.0, 6.0, 7.0 and 8.0</i>	ongoing

CL22.199 - Attachment 1

Reference	Action	Justification	Priority
5.6	<p>Review Council's tenure/management arrangements for sports clubs with a view to developing a formal licence policy.</p> <p>Council should be especially firm on issues such as:</p> <ul style="list-style-type: none"> <input type="checkbox"/> the duration of the seasonal agreements to reflect traditional summer/winter season changeovers (in September and March) to minimise season clashes. Specifically, those groups wishing to access fields earlier should look at alternative venues/sites <input type="checkbox"/> historical use of sites. For example, if a club ceases to operate from a site for a period of 2 years or more, historical use is no longer considered relevant. However, the level of existing infrastructure for that sport should also be considered <p>Included in the review should be other issues such as:</p> <ul style="list-style-type: none"> <input type="checkbox"/> fees to be charged based on Council's preferred cost recovery rate. An eventual rate of between 20-50% should be the target, but over a staged process with incremental increases to the current rates <input type="checkbox"/> the length of arrangements - making longer arrangements possible upon request to meet the needs of clubs seeking grant funding and/or loans 	<p>To minimise the administration of the seasonal allocation of fields and reduce disagreement between local clubs/user groups</p> <p>To ensure an equitable approach for clubs, and address a level of cost recovery for Council, while still assisting clubs accessing external funding opportunities</p> <p><i>Sections 5.0, 6.0, 8.0 and 10.0</i></p>	H
Outcome: A network of community infrastructure that is embellished to a high standard and well used by the community			
6.0 Appropriately designed community buildings that provide for multiple users and are financially sustainable			
6.1	Incorporate flexible, multi-use and adaptable designs in upgrades to existing buildings (including sport buildings)	<p>To ensure the building meets the changing needs of the population</p> <p><i>Sections 5.0, 7.0, 8.0 and 9.0</i></p>	ongoing

Reference	Action	Justification	Priority
6.2	Develop an 'all access' policy to provide equitable access for all ages	To provide access for all users <i>Sections 3.2, 6.0, 7.1 and 9.0</i>	H
6.3	Design community infrastructure to allow for temporary commercial and retail used to provide alternative income streams	To allow an alternative use of the infrastructure if community need decreases <i>Sections 3.2, 5.0, 6.0, 7.1, 8.0, 9.0 and 10.0</i>	H
6.4	Encourage waste and water minimisation	To reduce operating costs. Costs, such as electricity and water, will be reduced, these savings can then be passed onto users via reduced hire fees <i>Sections 10.0 and 11.0</i>	H
6.5	Facilitate community involvement in the planning, design, management and review processes for upgrades to existing infrastructure	To ensure the infrastructure meets the changing needs of the population <i>Sections 5.0, 6.0, 7.1, 8.0 and 9.0</i>	H
6.6	Ensure parks operational staff have input into the design and upgrade of park features and furniture	To ensure appropriate infrastructure is installed, and adequate maintenance can be undertaken <i>Sections 3.2, 5.0, 6.0 and 8.0</i>	H
Outcome: Informed and educated user groups			
7.0 Community groups development, education and training			
7.1	<p>Establish an education program for community groups and sporting clubs that addresses various issues such as;</p> <ul style="list-style-type: none"> <input type="checkbox"/> alternative delivery methods (catering for drop in-drop out sports) <input type="checkbox"/> governance issues and processes <input type="checkbox"/> fund raising <input type="checkbox"/> business planning <input type="checkbox"/> field management (including scheduling team use of fields). <p>To be reviewed and evaluated every 6-12 months for its effectiveness. Attendance should be encouraged through offering simple incentives (such as catering)</p>	<p>To raise the self-sufficiency of community groups and clubs and allow them to cope with the ever changing nature of sport and recreation provision. Community groups and clubs should be viewed as assets, not liabilities, and this education program will also enhance communication processes between community groups and clubs and Council</p> <p><i>Sections 10.0 and 11.0</i></p>	ongoing

Reference	Action	Justification	Priority
7.2	Refer clubs to relevant industry information to assist clubs to prepare club development plans, feasibility studies and business plans	To assist clubs in quality governance and to prepare quality funding application (and ensure proposed projects are of clear benefit) <i>Sections 10.0 and 11.0</i>	M
7.3	Inform sporting and community groups of available funding programs and grant funding opportunities	To allow groups to become more self sufficient <i>Sections 10.0 and 11.0</i>	ongoing
Outcome: Effective and efficient processes for the timely delivery of community infrastructure			
8.0 Planning of future community infrastructure			
8.1	Develop a Planning Buildings Checklist for community groups or clubs asking for new community infrastructure.	Council has a history of building single use buildings for groups/clubs. Develop a checklist that must be completed by the requesting group to show that all options have been explored. Example checklist items include: <input type="checkbox"/> shared use of existing buildings <input type="checkbox"/> can upgrades be made to an existing buildings to accommodate use <input type="checkbox"/> has private partnerships been considered etc. <i>Sections 6.0, 7.1, 9.0, 10.0 and 11.0</i>	H
9.0 Undertake relevant monitoring and review to ensure community infrastructure meets the community's needs and regularly used			
9.1	Review the Community Infrastructure Strategic Plan every five years to align with the changing community needs and Council's financial ability	To ensure the community is adequately serviced by community infrastructure in line with the Desired Standards of Service and population growth <i>Sections 2.0, 3.2, 5.0, 7.0, 8.0 and 9.0</i>	H
9.2	Review Council's policies every five years in line with the Community Infrastructure Strategic Plan	To ensure the buildings meet the changing needs of the population <i>Sections 2.0 and 3.2</i>	H
9.3	Undertake a detailed building audit of Council owned community infrastructure and identify a 10 year improvement and maintenance program.	To prevent ad hoc maintenance and identify required funds <i>Sections 6.0, 7.0, 9.0 and 10.0</i>	M
9.4	Develop asset management plans for each sportsground	To ensure the grounds and ancillary infrastructure is safe and prevent ad hoc maintenance and development <i>Sections 6.0, 7.0, 9.0 and 10.0</i>	M

Reference	Action	Justification	Priority
10.0 Development of partnerships and funding opportunities to embellish existing community infrastructure and increase usage			
10.1	Explore opportunities for Private Public Partnerships in the delivery and management of community buildings	To reduce the pressure of Council <i>Section 10.0</i>	ongoing
10.2	Utilise funds from open space disposal to develop multi-use, multi-experience destination parks across the Shoalhaven	To assist Council in the delivery of quality open space <i>Sections 3.2, 5.0, 6.0, 7.1, 8.0 and 11.0</i>	M/L
10.3	Utilise funds from community building disposal to upgrade existing community buildings across Shoalhaven	To assist Council in the delivery of quality community buildings <i>Sections 3.2, 5.0, 6.0, 7.1, 9.0 and 11.0</i>	M/L
11.0 Community infrastructure specific			
11.1	Undertake an aquatic facility review to provide an accurate position regarding asset condition and facility use	A number of existing aquatic facilities are ageing, in poor structural condition and not meeting community expectations. The cost of repairing these buildings should be considered and budgeted for. <i>Sections 6.0, 7.0 and 8.0</i>	M
11.2	Develop Community Building Reports for specific towns and villages which have community buildings with identified historical significance	Similar to Berry, develop a report for Milton or any other identified towns and villages <i>Sections 6.0 and 9.0</i>	M

12.2 Specific community infrastructure recommendations

Planning area one

Locality	Action	Justification	Recommendation
Bomaderry	Upgrade	Identified in the Bomaderry Nowra Regional Sports and Community Precinct Master Plan to develop a regional sporting hub around the indoor sports centre	Bomaderry Sporting Complex <ul style="list-style-type: none"> – upgrade the Complex to become a regional recreation/ community and sporting facility
	Upgrade	Upgrades to the Oval will increase usage capacity and contribute to developing the Bomaderry Nowra Regional Sports and Community Precinct Master Plan	Artie Smith Oval <ul style="list-style-type: none"> – upgrade the Complex to become a regional recreation/ community and sporting facility – upgrade floodlighting to Australian Standard – upgrade irrigation
	Rationalise	Residential area is over supplied with land for open space. Once the Reserve is rationalised the residential area will still have access to Sampson Crescent Reserve and Bomaderry Nowra Regional Sports and Community Precinct	Leonard Street Reserve <ul style="list-style-type: none"> – remove play equipment and look at methods of rationalisation (preferably sale)
	Upgrade	The Reserve is well placed within the neighbourhood and a good size to act as a quality district park for surrounding residential area	Edwards Avenue Reserve <ul style="list-style-type: none"> – upgrade play equipment to a district recreation park
	Rationalise	Development of the Bomaderry Nowra Regional Sports and Community Precinct will minimise the need to Thurgate Oval	Thurgate Oval <ul style="list-style-type: none"> – investigate future uses, potential to convert from active to passive use site
	Decommission and upgrade	A district quality playground will be developed within the Bomaderry Nowra Regional Sports and Community Precinct. Instead of duplicating play experiences, the Reserve should offer an experience that is prohibited at the Complex (eg. dogs off leash)	Sampson Crescent Reserve <ul style="list-style-type: none"> – remove play equipment end of life – develop the park as a large fenced off-leash dog park

CL22.199 - Attachment 1

Locality	Action	Justification	Recommendation
Bomaderry (cont.)	Rationalise	Upgrades to Bomaderry Nowra Regional Sports and Community Precinct will become the preferred playground destination	Mulgen Street Reserve, Reid Park, Bunberra Street Reserve and Cavalier Parade Reserve – remove play equipment end of life and rationalise (sell land)
Berry	Upgrade	As per Berry District Park master plan	North Street - develop site as a district recreation park
Greenwell Point	Upgrade	As the main and only recreation park for the area, the supporting embellishments need to be upgraded to meet both community and visitor needs	Greenwell Point Wharf – upgrade play equipment to a district recreation park, including accessible toilets
Nowra	Rationalise	The building is in a very poor condition and rarely used. With better, multi-use community centres approximately 20 minutes away, there is little demand for the Hall	Greenwell Point Community Memorial Hall – investigate implementing one of the rationalisation options
	Rationalise	Both reserves are little undeveloped parks with no recreation value. Funds from the sale of land could be reinvested into the Greenwell Point Wharf upgrade	West Street Reserve (1.426ha) Lot 2, Terrara Street (0.056ha) – rationalise (sell land) the undeveloped open space
	Upgrade	Due to the Park's location, the Park will become the main park for the neighbourhood, especially as Arunta Crescent and Torridon Street Reserve are rationalised	Parramatta Park – upgrade to a district recreation park
	Master Plan	As the two main destination parks in Nowra, future planning is required to avoid ad-hoc developments. The master plans will also assist in future funding applications for upgrades	Marriott Park and Harry Sawkins Park – develop a master plan for each park ensuring inclusion of pathway network
	Upgrade	Upgrades will increase the usage capacity of the Sports Park	Lyrebird Sports Park – upgrade floodlighting to Australian Standard (fields 1 and 2) – upgrade amenities building
	Upgrade	Upgrades will increase the usage capacity of the Showground	Nowra Showground – upgrade floodlighting to Australian Standard – upgrade road network

Locality	Action	Justification	Recommendation
Nowra (cont.)	Upgrade	The current building is acting as both a district and regional building, and will have to cater for the future demands of the area	Shoalhaven City Library Extensions – continue with library extensions
	Rationalise	Parramatta Park is to become the main park in the area. The recreation experience previously provide by the Reserve will no longer be required	Arunta Crescent Reserve – once Parramatta Park's upgrades are complete, rationalise
	Rationalise	Parramatta Park is to become the main park in the area. The recreation experience previously provide by the Reserve will no longer be required	Torridon Street Reserve – once Parramatta Park's upgrades are complete, rationalise
	Decommission	Low usage. Marriott Park is approximately 500m away if users require a public toilet	Davis Park – remove toilets
	Upgrade	There are no other play opportunities within the surrounding neighbourhood	Gateway Park – Investigate and design a district recreation park
	Rationalise	Facility is under used as a sports park, but has potential to become a quality recreation park	Nowra Recreation Reserve - encourage passive use to compliment the active users
	Master Plan	To meet current and future non-motorised water sports needs	Paringa Park – design and delivery of a non-motorised water sports facility on the Shoalhaven River
North Nowra	Upgrade	The Park will become the main park for the neighbourhood as the play equipment is to be removed from Sharpe Reserve	Joe Hyam Reserve – upgrade play equipment to a district recreation park, minus toilets
	Upgrade	Upgrades will increase the usage capacity of the Oval	Drexel Oval – upgrade irrigation
	Upgrade	Upgrades will increase the usage capacity of the Park	Sharman Park – upgrade irrigation (field 2)

CL22.199 - Attachment 1

Locality	Action	Justification	Recommendation
Shoalhaven Heads	Rationalise	There is limited public access to the park and a lack of casual surveillance	Caravan Park Reserve <ul style="list-style-type: none"> – rationalise (sell land) but keep the small section of the Park that links it to Shoalhaven Heads Road to act as an access pathway for future development
	Upgrade	There are no other play opportunities within the surrounding neighbourhood	Oval Drive Reserve <ul style="list-style-type: none"> – upgrade to a basic local recreation park
	Upgrade	Upgrades will increase the usage capacity of the Oval	Vic Zealand Oval <ul style="list-style-type: none"> – irrigation (complete system) – additional car parking – upgrade lighting
Worrigee	Rationalise	The play equipment in some reserves is ageing and lacks variety, while others have recreation value. The surrounding area is also well serviced with recreation parks	Elderberry Avenue Reserve and Liberty Park <ul style="list-style-type: none"> – remove play equipment end of life and rationalise
	Upgrade	Upgrading the play embellishments will create a destination park in Worrigee. The Park is large with good connections through to residential areas. A number of parks in the area have also been rationalised, so better quality play embellishments are required	Sullivan Street <ul style="list-style-type: none"> – upgrade to a district recreation park
Cambewarra	Upgrade	One of two parks servicing Cambewarra, the variety of play embellishments is lacking.	Howell Faulks Park <ul style="list-style-type: none"> – upgrade play equipment, including toilets, to a district recreation park
	Rationalise	Once Howell Faulks Reserve is upgraded, there will be no demand the Reserve	Rouse Avenue Reserve <ul style="list-style-type: none"> – remove play equipment end of life and rationalise (sell land)
	Upgrade	Existing play equipment is ageing and the sportsground in under utilised	Ray Abood Reserve <ul style="list-style-type: none"> – upgrade play equipment – upgrade sportsground to improve usage

Planning area two

Locality	Action	Justification	Recommendation
Callala Bay	Rationalise	The Hall is in a fair building condition and there are other community centres offering the same services nearby. Focus on making Callala Community Centre the community hub for the area	Callala Bay Progress Hall – investigate implementing one of the rationalisation options
	Upgrade	Community consultation identified the need for outdoor exercise equipment	Bicentennial Park – investigate the addition of exercise equipment along the foreshore path, Bicentennial Path
	Upgrade	Upgrades will increase the usage capacity of the Sports Ground	Callala Bay Sports Ground – upgrade the Ground to attract summer sporting codes – embellishments to include outdoor gym equipment
Callala Beach	Rationalise	Focus on making Callala Community Centre the community hub for the area	Callala Beach Community Hall – investigate implementing one of the rationalisation options
Orient Point	Upgrade	District recreation parks are lacking in the area. The existing infrastructure and foreshore location will assist the park to function as a district recreation park for the surrounding community	Orient Point Boat Ramp – expand and upgrade the park by formalising the car park and build a local play ground
	Rationalise	The play equipment is ageing and a new playground will be built at Orient Point Boat Ramp	Orient Point Reserve – rationalise toilet and play equipment end of life
	Rationalise	Culburra Beach Community Centre is in better condition	Orient Point Community Centre – investigate implementing one of the rationalisation options

CL22.199 - Attachment 1

Locality	Action	Justification	Recommendation
Culburra Beach	Upgrade	District recreation parks are lacking in the area. The existing infrastructure and foreshore location will assist the park to function as a district recreation park for the surrounding community	Culburra Beach Boat Ramp <ul style="list-style-type: none"> – expand and upgrade the park by formalising the car park and build a local play ground
	Rationalise	The building is run down. It is in a great location for a future local recreation park	Former Culburra Scout Hall <ul style="list-style-type: none"> – rationalise the building if utilisation level is reduced or occupier request Council to maintain the building
	Upgrade	To increase usage capacity	Crookhaven Park <ul style="list-style-type: none"> – upgrade drainage and amenity facilities

Planning area three

Locality	Action	Justification	Recommendation
Sanctuary Point	Upgrade	Next to the Sanctuary Point Youth and Community Centre the Park's location makes it an ideal spot for a youth precinct. While some development has occurred to transform the Park into a recreation park as opposed to a sports park, further upgrades are required to make it a place that the youth want to visit	Francis Ryan Reserve Sports Field <ul style="list-style-type: none"> – encourage passive recreation use of park to compliment the active uses – continue to master plan the site as the youth precinct
	Upgrade	Athletics is the main sport at the Oval and it is the only athletics venue in the area	Sanctuary Point Oval <ul style="list-style-type: none"> – continue to develop as an athletics facility
	Upgrade	Upgrades will increase the usage capacity of the Complex	Wool Lane Sporting Complex <ul style="list-style-type: none"> – relocate netball courts to Vincentia Sportsground – master plan the Complex – remove playground when at end of life
	Rationalise	The relocatable library building will be relocated to Sussex Inlet, once the Vincentia Library is constructed and operational	Sanctuary Point Library <ul style="list-style-type: none"> – investigate implementing one of the rationalisation options

Locality	Action	Justification	Recommendation
Vincentia	Master Plan	Upgrades will increase the usage capacity of the Sportsground	Vincentia Sportsground <ul style="list-style-type: none"> – develop a master plan to delivery community hub, which could include: <ul style="list-style-type: none"> – relocate netball courts from Wool Lane Sporting Complex – develop a regional sized skate/scooter/BMX facility – subsoil drainage required oval
	Construct	There is ongoing demand for a library in the area. The development of the large multi-use community centre would allow others in the area to be rationalised. The Bay and Basin Leisure Centre would be the ideal location, and thus a community hub would be formed	Vincentia Library and Community Centre <ul style="list-style-type: none"> – Construct a new Vincentia Library and community centre (preferably one building)
	Rationalise	The Hall has low usage rates and fair building condition. Residents in the future will also be able to travel to the new, multi-use centre at the Bay and Basin Leisure Centre once it is operational	Vincentia Public Hall <ul style="list-style-type: none"> – investigate implementing one of the rationalisation options
	Upgrade	Upgrade play equipment as the Reserve is a popular destination	Plantation Point Reserve <ul style="list-style-type: none"> – remove play equipment end of life
	Rationalise	Play equipment is an ongoing maintenance issue	Blenheim Beach Reserve <ul style="list-style-type: none"> – remove play equipment end of life
St Georges Basin	Decommission	Play equipment is an ongoing maintenance issue	Blackett Park <ul style="list-style-type: none"> – relocate toilet near play equipment above the tidal zone and decommission existing toilets
	Upgrade	Upgrades will increase the usage capacity of the Field	St Georges Basin Sports Field <ul style="list-style-type: none"> – flood lighting to Australian Standard

Locality	Action	Justification	Recommendation
Huskisson	Implement	Previous work has the support of the community and will activate the Park	Voyager Park – deliver the existing master plan and look at rationalising play equipment
	Implement	To improve the services the Lady Denman Complex offers	Lady Denman Reserve – implement Strategic Business and Master plan
	Rationalise	Once the new community centre is operational at Bay and Basin Leisure Centre, the focus will be to relocate all activities to this central location. Alternative uses are then required for the Huskisson Community Centre (e.g. not for community use)	Huskisson Community Centre – investigate implementing one of the rationalisation options
Erowal Bay	Rationalise	The Hall has low usage rates and fair building condition. Residents will also be able to travel to the new, multi-use centre at the Bay and Basin Leisure Centre once it is operational	Erowal Bay Public Hall – investigate implementing one of the rationalisation options

Planning area four

Locality	Action	Justification	Recommendation
Sussex Inlet	Upgrade	Make it the home for the new library once Vincentia Library is built and operational	Sussex Inlet Community Centre – upgrade facilities within the Centre
Cudmirrah	Rationalise	The Hall is ageing and significantly under used. It is also less than 10 minutes drive to Sussex Inlet Community Centre (which has been recommended for an upgrade)	Cudmirrah Community Hall – investigate implementing one of the rationalisation options

Planning area five

Locality	Action	Justification	Recommendation
Ulladulla	Upgrade	Upgrades will increase the usage capacity of the Park	Ulladulla Sports Park <ul style="list-style-type: none"> investigate the potential to expand onto the adjacent land - old wastewater treatment site develop netball courts and internal paths
	Rationalise	There is a surplus of land for open space and better quality recreation parks are within walking distance	Green Street Reserve <ul style="list-style-type: none"> rationalise park
	Rationalise	There is a surplus of land for open space and the Reserve lacks casual surveillance	Willunga Crescent Reserve <ul style="list-style-type: none"> rationalise park
Mollymook	Upgrade	This is a single use site and under utilised	Bill Andriske Oval <ul style="list-style-type: none"> investigate the potential to relocate to Ulladulla Sports Park
	Upgrade	A popular destination park, though the current supporting infrastructure is not meeting demand	Mollymook Beach Reserve <ul style="list-style-type: none"> finalise master plan and commence staged development
Milton	Upgrade	Upgrades will increase the usage capacity of the Reserve	Frogs Holla Reserve <ul style="list-style-type: none"> irrigation/drainage lighting to Australian Standards to all fields formalise car park
	Investigate	Milton is significantly oversupplied with community buildings, however, many have historical significance. The study is required to get community support for future rationalisations (sale of land or alternative uses)	Develop a Milton Community Buildings Study, similar to the Berry Workshop Outcomes Report, to engage the community and identify values, usage and associated costs to achieve financial sustainability
Burrill Lake	Rationalise	There are a number of community centres available for use within Ulladulla	Burrill Lake Community Hall <ul style="list-style-type: none"> investigate implementing one of the rationalisation options
Kioloa	Upgrade	The Centre is well used by the community. The addition of the a local recreation park and the conversion of Kioloa Sporting Complex into a recreation park, will further activate the area and create a community hub	Kioloa/Bawley Point Community Centre <ul style="list-style-type: none"> build a local recreation park near the Centre

Locality	Action	Justification	Recommendation
Manyana	Upgrade	Acting as the sporting park for Manyana, upgrading the playground will further activate the Reserve	Yulunga Reserve – upgrade playground and park embellishments
Lake Conjola	Upgrade	A popular destination, the playground is lacking variety. Located next to the Tourist Park, extra demand is placed on the Reserve in peak holiday times.	Lake Conjola Boat Ramp Reserve – upgrade with district play embellishments. A partnership with the Lake Conjola Entrance Tourist Park should be investigated to help fund the upgrade
	Upgrade or rationalise	Upgrades will increase the usage capacity of the Complex	Lake Conjola Sporting Complex – establish the Complex as an equestrian facility and discourage use by traditional sports. If equestrian is not feasible, begin to rationalise the Complex and demolish existing structure

Appendix



Appendix A

Plan methodology

Appendix B

Literature review

Appendix C

Communication program

Appendix D

Consultation notes

Appendix E

Open space typologies, design elements and costings

Appendix F

Community infrastructure mapping

Appendix G

Document inventory

Appendix H

Community infrastructure summary by town

Appendix A

Plan methodology

Stage 1

An overview of the demographic profile of Shoalhaven City was undertaken to gain an understanding of the distribution and make-up of the population. Characteristics from the 2011 ABS Census that are key determinants for physical activity participation, indicators of community health, and influences/ characteristics that affect people's lifestyle choices were assessed

In addition to the ABS Census characteristics, population growth projections across Shoalhaven were assessed to identify any emerging demands and areas likely to experience growth within the next 10-20 years.

Stage 2

A review of the existing internal and external documents including reference materials, studies, research, policy and guidelines regarding community infrastructure was conducted to build knowledge and understanding of previous studies and new emerging issues.

Development Control Plan's (DCP's) and Strategic Plans were also reviewed to ensure compatibility with the Plan's outcomes and recommendations.

Stage 3

A communication and engagement program was developed in line with Council's Community Engagement Policy. A copy of the communication and engagement program is provided in Appendix .

Awareness raising

- ☐ Media releases and messages on Council's website and publications, including brief statements about consultation dates, times and locations and contact details, were used to raise awareness of the project.
- ☐ Social media outlets, such as Facebook, were also used to directly promote the project to known Facebook groups within Shoalhaven.
- ☐ Letters raising awareness (Appendix C) of the consultation were also sent out to 2,000 randomly selected households.

Workshops

- ☐ A number of workshops with key stakeholders, internal and external, were conducted during stage 3.
 - Project Control Group
 - Mayor and Councillors
 - Community service providers and groups
 - Community.

Surveys

- ☐ Two surveys were developed and made available to the community and community service providers and groups, both in hard copy and electronic format (online). The hard copy version was available in Council's two administration centres, libraries and major community buildings (where they are staffed) as well as other appropriate community venues. The electronic version was made available on Council's website to either print and return or fill in online.

Stage 4

An audit and analysis of the existing community infrastructure and services available within Shoalhaven was undertaken.

Stage 5

Development of hierarchical model

- ☐ A hierarchical model for the delivery of assets consistent with Council's planning areas, the community's needs, identified gaps in provision and operational/maintenance service levels was developed for community infrastructure.

Community infrastructure data analysis

- ☐ An analysis of the community infrastructure was undertaken utilising the current supply (undertaken in stage four), and the community infrastructure standards developed within the hierarchical model.

Stage 6

A review of Council's management models and delivery options was undertaken to help determine Council's current position regarding opportunities for community infrastructure planning, provision and management.

Stage 7

The draft Plan was developed and presented to Council. Once the changes to the Plan had been approved, the Plan was displayed for community review on Council's website and email. Hard copies were made available at key Council buildings. A community workshop of the draft Plan was also conducted.

Stage 8

Final report presented and adopted by Council.

Appendix B

Literature review

NSW State Plan 2021

The state plan sets the direction for development in NSW until 2021. The following relevant targets have been set by the plan:

- ☐ Increase the proportion of the NSW population involved in local community organisations, to exceed the national average by 2016
- ☐ Increase participation in sport, recreational, arts and cultural activities in rural and regional NSW from 2010 to 2016 by 10%
- ☐ Increase the number of opportunities for cultural participation, including:
 - Aboriginal cultural activities/events
 - Multicultural activities/events
 - Community events which are planned and delivered locally

These targets have been considered in the recommendations put forward in this Plan.

Recreation and Open Space Planning Guidelines for Local Government - NSW

The Recreation and Open Space Planning guidelines stipulate that all council owned land should be meant for public access. It stresses the importance of proper provision and management of community land as it impacts on the liveability and quality of life of neighbourhoods. The guidelines also demand that all parcels of community land are categorised by use and as a local, district or regional facility where possible.

The guidelines stress the importance of developing a vision, goals, objectives and standards in support of recreation and open space planning. Goals and objectives assist in connecting with the community and providing direction for Councillors and administrators. Meanwhile, standards in the form of provision rates help to identify the needs and gaps of community infrastructure.

Shoalhaven Local Environment Plan 2014

In April 2014, Council adopted the Shoalhaven Local Environment Plan 2014 to ensure definitions and land use zones are consistent with the rest of New South Wales. The new zoning and associated development controls will simplify land use planning across the LGA, especially for community infrastructure.

A list of the zones in the LEP appropriate to this Plan area:

- ☐ B1: Neighbourhood Centre
- ☐ B2: Local Centre
- ☐ RE1: Public Recreation
- ☐ RE2: Private Recreation
- ☐ SP1: Special Activities.

Development Contributions Discussion Paper 2013

This discussion paper documents the review of the Shoalhaven contributions system. It examines the current contributions plan and its projects. It also reviews the opportunities and constraints of the legislative framework for development contributions.

The review documents the proposed changes to the current developer contributions system. Relevant amendments include:

Regional open space land and drainage land will no longer be funded through local contributions but will be funded through a Regional Growth Fund.

Community and Library

- ☐ There is probably an excessive amount of community buildings floor space, with much of it dispersed, single purpose and out-dated buildings
- ☐ No current strategy for determining the need and required provision of these buildings
- ☐ In the case of multi-purpose community buildings, better structuring of the contributions plan could provide a more flexible pool of developer funds. These funds could then be flexibly applied to evolving community floor space priorities

Instead of the current approach, Council could do the following in order to reduce its funding obligation:

- ☐ Use planning areas as the basis for community buildings floor space planning in the LGA
- ☐ Determine the prevailing rate of provision of community buildings floor space across the LGA or planning area. Compare this to the planned rate of provision in the contributions plan projects. From These sources, decide on the rate of floor space provision appropriate for future development to be levied under the contributions plan
- ☐ Based on the indexed costs of the projects in the contributions plan, determine the per square metre cost of providing land and works for community buildings
- ☐ Multiply the square metre cost by the person rate of floor space provision cost to get the cost per person contribution rate
- ☐ Adjust the person rate to the per ET rate by using the plan's conversion factor (i.e. 1 ET + 2.39 persons)

This approach will provide Council with a flexible pool of money to provide additional or replacement community buildings in a multi-purpose format in a location within the same planning area. Potentially this enable new space to be entirely funded by contributions, and avoid the outcome of buildings which are too small or inappropriately located to meet the community's needs.

The Shoalhaven Contributions Plan (CP2010) levies for future library projects across the LGA. For library projects, Council could consider a similar approach that sought to levy the cost of providing floor space for new development and population that is consistent with the NSW State Library standards. The provision rates can be based on the State Library central library floor space standards (for the proposed Nowra central library) and based on State Library branch library floor space standards for each of the planning areas.

Recreation - Passive

CP2010 includes various passive recreation open space projects to serve local catchments containing new residential subdivisions. All of these projects costs are fully apportioned to expected development within the respective catchments.

The plan also has a project that addresses passive recreation works and icon parks that serve a district or LGA level catchment. The costs for this project are split between existing and new development, with existing development (i.e. Council) to meet the majority of the costs.

Both of these types of passive recreation projects are legitimate inclusions in the contributions plan. However, there is difficulty in Council providing all of the icon parks works because of it needing to find the majority of the funds. A contributions project for the higher order passive recreation buildings should only remain in the plan if it only includes sub-projects that:

- ☐ Reflect the contemporary priorities of the Council, and
- ☐ Are high priority works with good prospects for complementary funding from other sources (such as through grants, or a successful special variation to rate income).

Recreation - Active

The contributions plan includes projects relating to active recreation buildings. Most of these are based on a planning area service catchment. The planning area-based projects include various buildings, however a majority of the cost of these projects is focussed on providing new sportsfield complexes.

An alternate and reasonable approach would be to determine the prevailing rate of provision of sportsfields in the planning area or LGA, and base the contribution on what it would cost for forecast future ET's to replicate this standard. If, like as was discussed above with community buildings, it was deemed that the rate of provision was excessive, then another planning standard could be applied. In order to do this, the following would need to be documented:

- ☐ The prevailing or planning standard of sportsfield provision (e.g. 1 field per 1,000 ET)
- ☐ The prevailing or planning standard of sports court provision (e.g. 1 outdoor court per 1,000 ET)
- ☐ The cost (of both land and works) of providing fields and courts in a conceptual facility module. For example, the costs could be based on a typical double sports field with 4 sports courts on an easy grade site with a minimum area of 5 hectares

This approach recognises that the existing community has made a significant investment in existing sporting buildings that the future development will benefit from.

With this information a contribution can be determined that would reduce Council's funding liability to provide planning area level sports buildings.

The plan also includes active recreation buildings with broader service catchments. For example, the Northern Shoalhaven Sports Stadium and the Northern Shoalhaven Leisure Centre. The planning area approach to determining the contribution rate is not as easily applied to these types of buildings. This is because they are often unique buildings in the catchment, meaning that a reasonable contribution would have to be based on spreading the cost across existing and future ET's.

They are often the more expensive projects in a contributions plan because of their specialised nature (the stadium and leisure centre have a combined cost most recently assessed at over \$33 million). They are nearly always financially very risky projects with the final costs often turning out to be two to three times the original estimate.

Generally, councils should be cautious in including these types of projects in contributions plans. Unless the council is committed to providing the facility with or without development contributions then these types of projects should not be included. Otherwise, the most likely outcome is an accumulation of funds that is not sufficient to provide even a first stage of the facility, coupled with a lingering developer and community

expectation that the Council should provide the facility.

Sportsground Strategic Plan 2008-2036

Council managed land that currently provides for sporting buildings is made up of a network of Crown Land, Community Land and Operational Land.

In addition to sporting buildings provided on Council managed land, a number of sporting buildings are provided on state government land and private land. For example, Berry Sport and Recreation Centre, various school sites, Ulladulla Pistol Club, various equestrian buildings and Shoalhaven Ex-Servicemen's Club. Where Council has negotiated agreement for community use of such buildings, these sporting buildings have been identified in this Plan (i.e. Shoalhaven High School and Nowra High School).

School sport fields

With the exception of schools with large sport field areas or purposed built sporting buildings (i.e. Shoalhaven High School & Nowra High School), use of school fields generally provide an opportunity to improve training / junior competition capacity for clubs that may have reached capacity at an existing venue or possibly reduce wear of fields caused by overuse. This limited use of school sports fields is due to the following constraints:

- ☐ Generally small single fields for juniors or training
- ☐ Not all have a North – South orientation.
- ☐ Limited supporting infrastructure and access (i.e. irrigation, lighting, dedicated amenities building, car parking, etc)
- ☐ Field is used every school day.

Potential sites for further assessment and consideration include:

- ☐ Bomaderry High School
- ☐ Culburra Primary School
- ☐ Vincentia High School
- ☐ St Georges Basin Primary School
- ☐ Ulladulla High School
- ☐ Shoalhaven Anglican School (Milton)

Location of Indoor Sports Stadiums

Recognising the need to provide for indoor sporting activities, large costs associated with provision and Council's limited resources, the following 3 locations have been determined for provision of Indoor Sports Stadiums:

- ☐ Northern Indoor Sports Stadium (Bomaderry – servicing Planning Areas 1 & 2).
- ☐ Central Indoor Sports Stadium (Vincentia High School / Future facility adjacent to Bay & Basin Leisure Centre – servicing Planning Areas 3 & 4).
- ☐ Southern Indoor Sports Stadium (Milton Basketball Stadium – servicing Planning Area 5)

Where appropriate, Council's other existing community buildings should be encouraged for indoors sports use however, not embellished by Council with indoor sports specific infrastructure.

Principles for provision of future sporting buildings

The following principles have been developed to guide specific strategies and decision making for provision of future sporting buildings:

1. Where practical, a philosophy of clustering of compatible sporting buildings to maximise cost benefits be implemented.
2. Extension be undertaken to existing sporting buildings where feasible and appropriate.
3. Consideration be given to the rationalisation of limited use sporting buildings to improve economies of scale and useability.
4. Optimum and (where practical) multipurpose sporting facility utilisation.
5. Current user demand / trends be used as a guide to future sporting facility planning.
6. Flexibility to respond to change in participation patterns.
7. Allocation of sporting buildings for use by sports bodies is based on adopted terms and conditions.
8. Ecologically Sustainable Development design considerations for all new buildings to minimise use of limited resources.
9. Future Sports field provision be based on the Sports Fields Layout Plan (shown as Appendix 6.2).

10. Embellishment of sporting buildings capable of hosting major state and national level games be based on Council's Sporting Buildings Hierarchy Standards, Sportsground Fencing Policy, and the Sports and Tourism Policy.
11. Provision of future sports fields to be in accordance with Council's Sporting Buildings Hierarchy Standards.
12. Buildings for sports such as croquet and skate parks be included in this Plan.
13. Provision of future outdoor netball, basketball, tennis courts and equestrian buildings be subject to separate detailed studies.
14. Provision of future aquatic sporting buildings (swimming / water polo) be subject to separate detailed studies.
15. Revision of this plan to be undertaken following availability of each census data.

Shoalhaven Public Open Space Plan

The Public Open Space Plan provides general recommendations for the future provision of open space in Shoalhaven. The plan sets the following standards for open space:

- ☐ Local passive open space - 1.2ha/1000 persons
- ☐ Active open space - 1.7ha/1000 persons

While the plan has high standards for local passive open space, it sets relatively low standards for provision of district passive open space. The recommendation for accessibility to open space of this nature is that it be within 15-30 minutes travelling time, including driving.

The plan does not provide analysis of open space provision in different areas in Shoalhaven but does provide a number of strategic recommendations, including:

- ☐ Utilise the parkland open space hierarchy, to avoid inappropriate allocation of open space resources in the future.
- ☐ Identify areas of passive open space that are not user friendly or are under-utilised.
- ☐ Ensure future active open space acquisition or dedication arising from subdivision and residential developments is usable open space being of a consolidated nature, and at an appropriate scale and quality.

Recreation and Open Space Planning Guidelines for Local Government - NSW

The Recreation and Open Space Planning guidelines stipulate that all council owned land should be meant for public access. It stresses the importance of proper provision and management of community land as it impacts on the liveability and quality of life of neighbourhoods. The guidelines also demand that all parcels of community land are categorised by use and as a local, district or regional facility where possible.

The guidelines stress the importance of developing a vision, goals, objectives and standards in support of recreation and open space planning. Goals and objectives assist in connecting with the community and providing direction for Councillors and administrators. Meanwhile, standards in the form of provision rates help to identify the needs and gaps of community infrastructure.

Develop a Library Infrastructure and Service Delivery Model for the Shoalhaven

The key objective of the library study was to undertake a review of the existing library infrastructure and service delivery model at Shoalhaven City Council in order to better meet the current and emerging information, recreation and education needs of the community. The study finds that there is a shortage of library floor space to accommodate the needs of Shoalhaven residents. They make the following key recommendations for libraries in the Shoalhaven:

- ☐ Extend the existing Nowra Library and maintain it as the central hub library for the region
- ☐ Significant upgrades and extensions for libraries in Ulladulla and Bay/Basin Catchment to act as branch hub libraries

The study also recommends a number of planning and design standards for libraries in line with recent trends to being more flexible spaces that encourage and attract people.

Appendix C

Communication program

Community and stakeholder engagement program

	Monday 1st December	Tuesday 2nd December	Wednesday 3rd December	Thursday 4th December	Friday 5th December
9-10am	Travel and site/facility inspections	Project Control Group Planning Meeting Council Administration Meeting Room 4	Site/facility inspections	Site/facility inspections	Travel and site/facility inspections
10am-12noon		Internal staff workshop Council Administration Training Room 2	Government Agency Workshop Nowra Administration Centre Reception Room	Site/facility inspections	
12-2pm		Site/facility inspections	Site/facility inspections	Site/facility inspections	
2-4pm		Site/facility inspections	Stakeholder Group Workshop Nowra Administration Centre Reception Room	Site/facility inspections	
4-6pm		Public forum Ulladulla 5.30-7.30pm Ulladulla Civic Centre Public forum Sanctuary Point Youth and Community Centre 5.30-7.30pm (these two meetings will be held concurrently)	Public forum Nowra 5.30-7.30pm Nowra Administration Centre Reception Room Public Forum Berry 5.00-7.00pm Berry School of Arts (these two meetings will be held concurrently)	Councillor and Mayor Workshop (approx 5-7pm) Nowra Administration Centre Committee Rooms 2 & 3	
6-8pm	Travel and site/facility inspections				Travel and site/facility inspections



17 November 2014

Dear Sir/Madam

Shoalhaven City Council is leading a major planning exercise to 'shape the Shoalhaven' into a vibrant and active community over the next 15 years as part of its commitment to achieving a Community Infrastructure Strategic Plan.

Your organisation has been identified as an important stakeholder in the development of the Plan, and as such, we would like to invite you to participate in the stakeholder engagement process.

We invite you to attend a workshop of key stakeholders and agencies to discuss community infrastructure including issues and opportunities for the Shoalhaven. The Community Infrastructure Strategic Plan will set out actions and priorities for Council that will guide future works and funding.

In addition to the Stakeholder Group Workshop, stakeholders are asked to fill in a short online survey on behalf of their organisation, club or body.

Details of the stakeholder engagement opportunities are:

Online stakeholder survey

Go online and simply type in the following address:

www.surveymonkey.com/s/M2LM8FV

Stakeholder Group Workshop

Wednesday 3rd December, 2-4pm, Nowra Administration Centre Reception Room.

This survey is for community-based stakeholders who use, or would like to use, community infrastructure. This survey is to be filled in on behalf of your organisation, club or body, and not as an individual.

In addition to the stakeholder engagement opportunities, there are four public forums scheduled which you can attend as a key stakeholder, a community member, or both. The details of which are provided below:

Public forums

Tuesday 2nd December:

- ☐ Ulladulla Civic Centre - 5.30-7.30pm
- ☐ Sanctuary Point Youth and Community Centre - 5.30-7.30pm

Wednesday 3rd December:

- ☐ Berry School of Arts 5.00 -7.00pm
- ☐ Nowra Council Reception Room 5.30-7.30pm

We look forward to your participation in the process.

Yours faithfully,



Carly Prenzler
Senior Consultant

Appendix D - Consultation notes

Council's current role

- ☐ Slipways are Council's responsibility - should they be? Should be private enterprise
- ☐ Childcare buildings - should Council provide these buildings? (Council historically provided because there was a gap in the market and no-one else did)

Positives

- ☐ The natural environment is a major drawcard to the city
- ☐ Community service sector is a significant employer in the City
- ☐ Libraries are well used
- ☐ Footpaths and cycleways are well used
- ☐ Major parks with multi-purpose features are well used - including White Sands Park Huskisson
- ☐ St George's basin Community Hall is a good example of multi-use
- ☐ Tourists visit for the natural environment
- ☐ Council has a public toilet matrix to consider requests against

Issues

- ☐ There is a shift in demand/trends for use of park infrastructure
- ☐ Crown Land given to Council without the associated management or operational capacity
- ☐ Perceived ownership from historical use
- ☐ Resistance from business chambers for food vans and Cafe's in parks
- ☐ Swimming pools are over-provided in the City
- ☐ Nowra Pool is undergoing a \$10million upgrade
- ☐ The Navy Base attracts young people however they rarely stay
- ☐ The workforce is not sustainable in the future with an ageing population
- ☐ Meeting peak demand for boat ramps is difficult
- ☐ Too many single purpose buildings including sports buildings
- ☐ Seasonal use means some buildings aren't used for half of the year
- ☐ Too many specific-use buildings such as youth centres
- ☐ Sporting groups are the major groups who

- receive assistance in regards to maintenance
- ☐ In-accessible buildings - The Youth Club Hall at the Nowra Showgrounds are run by a Management Committee however it is not accessible to the community
- ☐ Commercial activities are taking place in community centres with no profit back to Council
- ☐ Many groups are raking in the money but pay nothing (sporting groups, childcare)
- ☐ Ad-hoc manner to previously attempt to rationalise buildings
- ☐ Geographic spread can be an issue
- ☐ Transient population
- ☐ There is a mis-match between services and the buildings/buildings they utilise
- ☐ Community halls are under-utilised, creating cost burden for Council
- ☐ Small villages are typically over-supplied
- ☐ Historical attachment to buildings is an issue - Scouts are one of the hardest groups to convince to share buildings
- ☐ Berry has an abundance of historical buildings
- ☐ Sportsgrounds are under-utilised, mainly:
 - Cambewarra
 - Shoalhaven Heads
 - Thurgate (Bomaderry)
- ☐ Tennis courts are an issue with under-use - need some rationalisation
- ☐ Village tennis courts and pools are in conflict with the tourist park provision
- ☐ Contributions plan - community infrastructure may be over-stated as Council never retrieves more than 25%
- ☐ General reluctance politically to increase fees
- ☐ Some public halls are used as churches
- ☐ Council has far too much land - need to rationalise
- ☐ Too many pocket parks received through Section 94 contributions
- ☐ Political resistance to change is an ongoing issue
- ☐ Council keep doing more of the same with no vision or planning for the population the City would like to have

- ☐ Issue in striking a balance between the City's natural areas and the development of buildings to attract people
- ☐ Council has a lot of older, deteriorated buildings that it manages
- ☐ Many sportsgrounds are hardly used
- ☐ Sporting improvements are always asked for - however are they always warranted, or are they Council's responsibility?
- ☐ Jervis Bay is under-utilised in boating infrastructure

Opportunities

- ☐ Asset rationalisation - need to offer groups a 'carrot' when rationalising
- ☐ Reviewing governance structures
- ☐ Rationalisation of open spaces that cost Council to maintain with little community benefit
- ☐ Management Committees need more rigour and process
- ☐ Need to target future buildings to the demographic to ensure more of the same is not provided
- ☐ Need to attract young people to the area
- ☐ Promotion of existing buildings and opportunities is required
- ☐ Development of an active recreation precinct
- ☐ Need to activate the River
- ☐ A site to the West on the Southern side of the River has been identified however has proven too costly to develop, even with grant funding
- ☐ Motorbike riding is popular
- ☐ Attraction and retention of young families and young people to the Shoalhaven
- ☐ Creative use of Crown Reserves that community and/or business would love to use - need to look at alternate uses and land zoning
- ☐ Community buildings in town centres - look at activation for economic benefit as well as vibrancy. Council to lead the change
- ☐ User pays required
- ☐ Commercial use of open space
- ☐ May need a policy on where weddings and events can/can't be held
- ☐ Shared paths are a gap there is a reluctance of Council to get the developers to pay as part of their developments. Land is often provided but

not necessarily the infrastructure, which Council then needs to provide

- ☐ Jervis Bay water-based infrastructure is missing. They desire a marina due to the large boat population. There is a physical issue though with the depth of the water
- ☐ Boat storage buildings may be required in some areas due to the damage that small dingies can make to sensitive areas
- ☐ Rubbish bin rationalisation across the public network due to the high cost to service
- ☐ The community seem to be open to the idea of amalgamating buildings and services into precincts
- ☐ The community want to see community spaces within CBD's
- ☐ People will travel to better buildings if provided - don't need the current provision of pocket parks
- ☐ Need to develop parks and playgrounds that provide a variety of experiences
- ☐ Need more barbecue buildings
- ☐ Need more skate parks
- ☐ Council needs to prioritise what it delivers.

Staff interview notes

Aquatics Manager

- ☐ Nowra Pool
 - Upgrade is scheduled for completion in June 2015. It will be a 50m, 9 lane heated pool with water-play
- ☐ Bomaderry Pool
 - The 50m outdoor is at the end of its life
 - Existing indoor pool will be retained, however the 50m will be at Nowra
- ☐ Pools are directly managed by Council
- ☐ There are two sea pools
- ☐ A water-play park is desired for Ulladulla to increase the recreation users
- ☐ All pools have accessible elements
- ☐ Council's compete with private learn to swim schools

Tourism Manager

- Shoalhaven Tourism Master Plan 2012 -2017
- ☐ Would like to see the development of a multi-

- purpose stadium to host high level games and outdoor concerts
- ☐ Major events exist in the City however there are no music events
- ☐ The City hosts Tier 2 events, however no Tier 1
- ☐ Would like to host pre-season games, City/ country cricket , Rugby League and Soccer are the biggest membership and participation
- ☐ An audit of sporting infrastructure document exists - Shoalhaven City Council Sports Associations - Assessment Summary Document 2010/2011
- ☐ Looking to be a part of the Cruise Ship market - potential for Huskisson-Jervis Bay

Community Development Manager

- ☐ East Nowra Family Day Care is a purpose-built facility
- ☐ Need to re-address the functionality of community centres
- ☐ Ulladulla Community Resource Centre may be at capacity
- ☐ Family day-care provides opportunities for workers in low socio-demographic areas

Councillor workshop notes

- ☐ Cycleways and footpaths are high on the community's priority list
- ☐ Council need to treat big cycleway initiatives as any other project and regularly commit funding
- ☐ Tried to commercialise leisure centres but it didn't work
- ☐ Child care - Council probably need to continue to provide the buildings until Federal funding is sorted
- ☐ More flexible design of community buildings (such as halls) to allow to cater for various activities/multi-use
- ☐ Burrill Lake Hall (?) is meeting a need and is very popular with certain community groups
- ☐ Council is involved in Family day care - Council is the regulatory authority and reports back to the Federal Government on carers
- ☐ 46% of the Shoalhaven population are on some sort of benefit
- ☐ Nothing really for teenagers - more skate parks are needed
- ☐ Free wifi as an attraction to youth

- ☐ \$140 million in Section 94 Contributions - way over subscribed
- ☐ Private enterprise needs to be involved in many areas if Council returns to a service provider
- ☐ Can sporting fields address issues and will they need to be expanded in the future
- ☐ There aren't many sporting fields that are under-utilised
- ☐ Boat storage is an issue across the Shoalhaven
- ☐ Signage is needed across the City
- ☐ Learn to ride buildings seem to be the flavour of the month

Recommendations

- ☐ All good ideas need to be funded - however an increase in revenue is needed
- ☐ No real money is available for new stuff - it has to be amazingly important
- ☐ Look at access to school buildings
- ☐ Benchmark Orange and Dubbo
- ☐ Community halls/centres could be much better used

Sanctuary Point Community Meeting

Positives

- ☐ Basin has a good double boat ramp, however is at capacity during Christmas time
- ☐ The BMX area is well used
- ☐ Sanctuary Point skate park is well used, including by the school
- ☐ Retirees are well catered for
- ☐ The library is excellent and well used
- ☐ White Sands Park at Huskisson is well used
- ☐ Sanctuary Point boat ramp is well used
- ☐ Parks are well utilised during summer
- ☐ The Ulladulla Youth Space is fantastic
- ☐ The free local papers are the main form of communication, as well as the local radio
- ☐ There is a shift in demographics, with young families moving to the Sanctuary Point area

Other emerging data

BBCR Youth Services in partnership with Vincentia High School and local youth providers developed the Bay and Basin Youth Survey in 2012 to determine local youth concerns and priorities. A total of 395 respondents.

Further, in 2014 a local community consultation event was held by xxxx In my neighbourhood I want'....

Required changes

- ☐ The walking track between the little and big boat ramps needs a rest stop including a seat
- ☐ Surveillance at the Sanctuary Point skate park is an issue, with older kids and undesirable behaviour keeping the younger kids away
- ☐ There is a gap in activities for youth in Sanctuary Point - need for a hang-out space
- ☐ Youth programs are needed, however need to be sustainable with paid staff and not just relying on volunteers
- ☐ Community support exists for activities for youth - including from Bendigo Bank
- ☐ The Vincentia bike path is great however requires signage, the sight-lines are poor due to the dunal vegetation. The pathways down to the beach are overgrown with Lomandra
- ☐ Sanctuary Point Oval is not the correct size to play sport
- ☐ A basketball facility is needed, the community are trying to get a team together
- ☐ Paradise Beach Road boat ramp can only take small boats due to the water depth
- ☐ Island Point Road (Pelican Point) boat ramp could be upgraded to take bigger boats, as it has deeper water, however car parking is limited
- ☐ There are no all-ability parks
- ☐ A dedicated youth facility with access to the internet.. is there wi-fi at the library?
- ☐ Sanctuary Point need a community notice board for community awareness raising on events and meetings
- ☐ Future council communication through rates notices could work
- ☐ Rubbish bins in public places
- ☐ Lack of dog poo bins
- ☐ A 24 hour dog park is needed
- ☐ Adult change tables within public toilets could be provided
- ☐ There is an inequity in facility provision between Nowra, Ulladulla and Sanctuary Point
- ☐ Sanctuary Point is a high need area (SEIFA)

however has a lack of services

- ☐ Infrastructure is required to support and encourage tourism, and subsequently enhance the local economy
- ☐ The school zone needs to be extended to improve safety
- ☐ The fence around the Francis Ryan oval creates a barrier for community use and creates a lack of safe access points

Berry Community Meeting

Positives

Nowra-Bomaderry Meals on Wheels operate out of Berrily Street, Bomaderry.

- ☐ The facility is purpose-built for the club and only has one other tenant. The facility still meets their needs
- ☐ Council is good with maintenance requests
- ☐ A rent has just been introduced however it is not unreasonable
- ☐ The group no longer cook on site and would like the kitchen to be converted into storage which would better meet their needs

General

- ☐ The Berry Community School of Arts Hall is highly used
- ☐ The showgrounds are highly used
- ☐ Social services are amazing in Berry and are promoted well
- ☐ The local paper is the main source of communication
- ☐ The community are looking forward to the 'new road' including improved safety for pedestrians
- ☐ Connectivity of parks is important

Required changes

- ☐ Clear policy and direction required on leasing and rents to allow clubs to be aware of where they stand and what they are up for
- ☐ The berry School of Arts Hall - maintenance may not have been kept up to the standard which it could
- ☐ Berry has no key park - it has lots of parks that have little value and may need rationalisation/ re-purposing

- ☐ The lack of public transport to Nowra from Berry is an issue - there are more frequent services to Woollongong - access to the Shoalhaven's main city (Nowra) is restricted to cars
- ☐ The south-west area of the Berry Showgrounds is poor - the cattle yards look shabby and the fence is tatty and doesn't match the amenity of the town
- ☐ The community miss having a physical library space - the locals use woollongong rather than Nowra due to the ease of access by train (and small cost only \$2.50 for pensioners)
- ☐ Need to enhance the walkability of the town - connections of parks and green spaces
- ☐ Council's priorities should be maintenance

Ulladulla Community Meeting

General

- ☐ Scouts halls are under-utilised
- ☐ Showgrounds are under-utilised
- ☐ Need to ensure access to parks, as no car = no access in the Shoalhaven

Positives

- ☐ Council's pools are highly valued and well used

Required changes

- ☐ Council require consistency/uniformity across community funding
- ☐ Consistent criteria needed for development and funding
- ☐ Would like to see more public toilet blocks
- ☐ Boat ramps are over-capacity during peak times
- ☐ Boat ramps have poor car parks
- ☐ Transparency between Council actions and community
- ☐ Council needs to understand the difference in need between villages
- ☐ There is a lack of community cohesion
- ☐ Need to reduce 'reactive' maintenance

Nowra Community Meeting

General

- ☐ Greenwell Point is very busy in summer and well done
- ☐ Boat ramp use is seasonal
- ☐ With the proposed Berry By-pass, the Shoalhaven will be more accessible as a holiday spot for South-Western Sydney
- ☐ High youth unemployment
- ☐ Need to attract business to keep the people here

Positives

- ☐ Greenwell Point and Pyree Town Halls are well used
- ☐ Skate parks are well used - need more
- ☐ Community receive good communication from Council
- ☐ Parks are generally well maintained

Required changes

- ☐ There is nothing for the youth in Greenwell Point
- ☐ Carrarong has insufficient car parking
- ☐ Public transport is an issue in the Shoalhaven
- ☐ Small pocket parks are under-utilised
- ☐ The bridge between Vincentia and Huskisson is not good enough - need a cycle/pedestrian path on the bridge
- ☐ Need further connections between existing paths
- ☐ Culburra and Greenwell Points need a walk along the foreshore
- ☐ Greenwell Point have a Centre of Marine Rescue need a facility
- ☐ Water refill stations are needed along cycleways
- ☐ Beach erosion at Vincentia from stormwater erosion is an issue
- ☐ Street signage is not clear

Stakeholder Workshop

Question one

Council's role - what community infrastructure should Council be providing?

Table	Priorities
Table one	<ol style="list-style-type: none"> 1. Cycling infrastructure 2. Inclusive recreation activities (for all-abilities) 3. Extended hours recreation activities - night exercise/under lights 4. Landcare
Table two	<ol style="list-style-type: none"> 5. Basic infrastructure (Roads, Rates and Rubbish) 6. Community buildings - Halls, sporting buildings, libraries, cultural, clinics, parks, drop-in centres, parks, boat ramps 7. Planning - social, development, tourism, economic growth, events, information, Visitor Information Centres
Table three	<ol style="list-style-type: none"> 1. Rationalise and provide cultural and community groups with better, purpose-built buildings 2. Council to provide a turnkey solution to public liability insurances 3. Transport hubs 4. Promotion of resources, public areas and better access 5. Parks and gardens 6. Cycleways and footpaths
Table four	<ol style="list-style-type: none"> 7. All sporting buildings, public toilets and amenities, Jettys, launching ramps 1. Council to provide a broad public liability insurance to cover one-off, small group activities (at a small cost to clubs) 2. Sustainable initiatives at Council buildings - Solar panels, LED lighting, water tanks etc 3. Provision of public venues - multi-purpose/outdoor spaces suitable for theatre, films etc 4. Cycleways with shade and rest stops including water
Table five	<ol style="list-style-type: none"> 1. Preserve and capitalise on the aesthetics of the current natural environment 2. Developing services that meet the needs of specific demographic groups 3. Cost-effective sports, arts and recreational buildings which meet the needs of local communities (both smaller villages and larger locations)
Table six	<ol style="list-style-type: none"> 1. Transport coordination 2. Aged buildings 3. Youth buildings 4. Tourist van parks and associated buildings

Stakeholder summary for Question one - priorities

- ☐ Community buildings
- ☐ Buildings for the aged and young people
- ☐ Natural environment and visual amenity

- ☐ Accessible community infrastructure
- ☐ Sustainable community buildings (i.e. green principles/solar power etc)
- ☐ Social infrastructure
- ☐ Services for specific demographics (both residents and visitors)
- ☐ Promotion of resources - locality based
- ☐ Supporting infrastructure
- ☐ Public liability insurance for community groups
- ☐ Cost-effective recreation and arts opportunities
- ☐ Water stations on cycle ways
- ☐ Volunteer support

Question two

Major issues - what are the major issues with the current provision of community infrastructure in the Shoalhaven?

Table	Priorities
Table one	<ol style="list-style-type: none"> 5. Funding - to maintain and improve infrastructure 6. Quality control of infrastructure as it is built - involve the community in planning 7. Balance between rent and affordability for groups 8. Partnerships with community groups can mean infrastructure can start sooner (and potentially be cheaper) 9. Would a rate levy be possible to fund specific infrastructure items voted on by the community?
Table two	<ol style="list-style-type: none"> 1. Lack of funds 2. Maintenance of buildings and buildings 3. Communication between Council/State Govt/local community groups
Table three	<ol style="list-style-type: none"> 1. Ageing assets are less attractive for rentals 2. Maintenance responsibilities are onerous for community groups - instead of reactive maintenance by Council as it is required 3. Lack of access to school buildings for use by community groups 4. Limitations council places on infrastructure such as public liability/OH&S, without support for managing or training
Table four	<ol style="list-style-type: none"> 1. Finance - not enough funds available to support all infrastructure requests. Maintenance - needs ongoing funding 2. Lack of clear, over-riding vision that ties the whole community together i.e. all villages etc
Table five	<ol style="list-style-type: none"> 1. Lack of policy and vision - i.e. implementation of new technology including sustainability initiatives on Council land and buildings 2. Preserving the historical nature of the Shoalhaven and community ownership of valuable land/assets
Table six	<ol style="list-style-type: none"> 1. The current provision is Nowra-centric 2. the need to better engage youth and the aged 3. There is no means to deal with green waste

Stakeholder summary for Question two - priorities

- ☐ Funding
- ☐ Partnerships
- ☐ Lack of access to school buildings
- ☐ Maintenance and funding for upgrades
 - Shoalhaven 'lottery'
 - Levying tourism
- ☐ Promotion of tourism
- ☐ Attitudes

Question three

What are the solutions - what opportunities exist to fix these issues?

Table	Priorities
Table one	4. Introduction of specific levies to fund infrastructure, with community support 5. Involve the community in planning before infrastructure is built 6. Investigate community partnerships to build infrastructure
Table two	1. Growing the economy 2. Better transport - rail and bus 3. Harnessing volunteers/welfare recipients/ in-mates 4. Designated levy of Council tourist park fees to go to local community infrastructure needs
Table three	1. The use of developer contributions for funding 2. Introduce a community calendar with better promotion to ensure the wider community are aware of available opportunities 3. Make other government departments more responsible for their areas (i.e. more boat ramps - which is a Maritime Services responsibility)
Table four	1. Raising finances - introduce a Shoalhaven 'lottery' to be spent on local projects 2. lift the rates by a levy 3. Building partnerships and seeking support i.e. with NGO's, Council to broker partnerships between business and community 4. Reaching out to non-resident rate payers and tourists
Table five	1. Develop the bonds between the arts and tourism - projects that bring the environment into communities year round 2. Use existing buildings to redesign use and access to a broad base of community groups and activities 3. Transparency of Section 94 expenditure and its application to associated developments
Table six	1. Lobbying and advocacy for better access i.e. transport (the State Government) 2. Local commercial 3. Flyers of information

Question four

Implementation of solutions - Given these solutions, what will be the main constraints to implementation?

Table	Priorities
Table one	<ol style="list-style-type: none"> 4. Finances 5. Funds available in State Government Plan which Council needs to access
Table two	<ol style="list-style-type: none"> 1. Attitudes - public, Not in my backyard, no government cooperation 2. Cooperation with partners and stakeholders 3. Lack of volunteering agency in Shoalhaven
Table three	<ol style="list-style-type: none"> 1. State Government constraints over funding 2. Ownership of public land/crown land 3. Council lack of resources (staff) 4. Lack of Council funding for infrastructure
Table four	<ol style="list-style-type: none"> 1. Funding 2. Motivating residents 3. Lack of clear planning that all staff are implementing
Table five	<ol style="list-style-type: none"> 1. More effective utilisation of inhouse skills and expertise to more effectively capitalise on localised opportunities 2. Attitudes of local management committees and Council who are inflexible in their thinking 3. A lack of, and high cost of public transport
Table six	<ol style="list-style-type: none"> 1. Funding 2. Historical Nowra-centric provision

Appendix E - Open space typologies, design elements and costings

Local recreation park

Description and intent

Local passive recreation open space (parks) provide a range of recreation opportunities for local residents. These parks contain limited infrastructure, yet offer local community benefits.

Local passive recreation parks are intended to offer residents a complementary open space to their backyards. They are likely to attract users from a small catchment area (about 400m radius) and generally cater for short visits by small groups.

Local passive recreation parks will be centrally located to the catchment or as hubs along recreation corridors where such corridors exist. There are many cost and land efficiencies (such as from dual use of land and consolidation of embellishments) that can be gained by developing hubs along pathways that connect key community areas such as: residents to schools, retail hubs etc.

Where a number of parks are to be provided, or are to receive embellishment upgrades within an area or community, community recreation master plans should be developed. These plans will ensure that the park embellishment suitably and collectively meets the needs and demands of the community. Furthermore, each park should complement nearby open space and be relevant to the local area, its character and demographic.

Design considerations

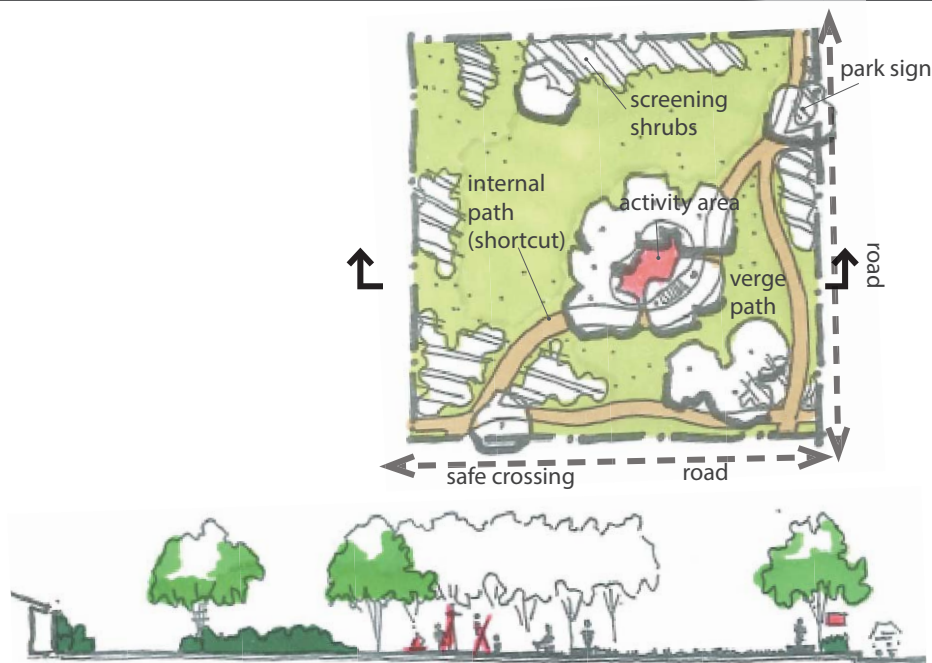
The following elements should be considered when designing and developing a local passive recreation open space:

- ☐ park to be located in a residential area and easy for residents to walk and ride to
- ☐ recreation buildings to be clustered in an activity area, ideally located under natural shade where possible
- ☐ mix of 3 activity options, such as:
 - basic toddler play (spring toy, slide and swing)
 - rebound wall
 - path circuit
 - flat kick-about area
 - multi-generational equipment to service a range of age groups
 - multi-functional equipment which can be used for both play and exercise (e.g. parkour equipment, monkey bars)
- ☐ picnic table and seats to be located where they can oversee and access the activity area (preferably under a shade tree), along the internal path
- ☐ surveillance of the majority of the park should be available from adjacent properties and from the road
- ☐ internal paths to connect to on-road pathway system and connect to the key activity area in the park. If the park can act as a short cut for pedestrians it may also encourage them to stop and utilise the buildings
- ☐ embellishments in the parks complement those in nearby parks (increasing the range of buildings available to nearby residents) and be relevant to the local area's character and demographic

- ☐ design and embellishment of parks reflect the demographic desires of the local catchment
- ☐ landscape edge treatments in the form of screening shrubs will improve the aesthetics of the park, soften the edges and provide some buffering to nearby residents.

Description of embellishments	Quantity	Unit of Measurement	Cost (chargeable)
Mix of activity nodes	3	nodes	\$86,250
Fencing - bollards or log and rail to prohibit car access	400	Lm	\$22,000
Shade clustered trees near activity nodes	30-50	%	\$10,000
Turf*	20	%	\$18,000
Gardens low maintenance	5-10	%	\$15,000
Lighting	1	item	\$20,000
Internal pathways (1.5m wide)	225	m ²	\$27,000
Signage	2	item	\$3,600
Water bubbler/tap (includes connection)	1	item	\$5,000
Bench seats	2	item	\$4,400
Picnic shelter	1	item	\$18,000
Picnic seating and table	1	item	\$6,000
Bins	1	item	\$750
Total indicative cost			\$236,000

* Turf is to be planted around activity areas and picnic embellishments. Grass seedlings or runners will be planted in the remaining areas of the local recreation park



District recreation park

Description and intent

District passive recreation open space parcels are larger sized parks providing a range of buildings and activity spaces for recreation. These parks have buildings to cater for large groups and are appealing to a wide range of users. District passive recreation parks can service several suburbs depending on population density, and are well known destinations for those people living within their catchment. Ideally, district passive recreation parks are located near social infrastructure such as schools, community centres and halls.

Design considerations

The following elements should be considered when designing and developing a district passive recreation open space:

- ☐ design should reflect a broad range of needs (i.e. something for all ages and abilities)
- ☐ one main activity node which has clusters of activities for different age groups (i.e. park equipment designed for teenagers to be together, and near to the activity node for younger age groups). This helps separate the age cohorts but keeps all activities in one larger area to assist carers monitoring activities
- ☐ activity area could include (in addition to those listed in the local recreation park type):
 - skate park, climbing structure, outdoor table tennis
 - bike activity track/learn-to-cycle facility
 - outdoor exercise stations
 - all-abilities play (design and layout should seek to integrate all of the play buildings together to provide social inclusion and integration of all abilities)
 - gazebos for larger groups
 - unisex toilets
 - grouped picnicking buildings
 - activity area to be ideally located under natural shade, however, may be supplemented by artificial shade
- ☐ there should be clear sight-lines into the park from nearby road and other land uses, especially the main activity area
- ☐ picnic areas located where they oversee the activity area
- ☐ embellishments in the parks could be themed
- ☐ if there are multiple district recreation parks in the same suburb/s each should have a range of (preferably different) recreation opportunities
- ☐ parks to be close to public transport, where possible
- ☐ amenities to be near road and active area for surveillance
- ☐ pathways link areas within the park and externally
- ☐ off-street car parking is required.



CL22.199 - Attachment 1

Description of embellishments	Quantity	Unit of Measurement	Cost (chargeable)
Mix of activity nodes (includes softfall)	6 to 8	nodes	\$600,250
Fencing - bollards or log and rail prohibition car access	800	Lm	\$44,000
Shade clustered trees near activity nodes (shade coverage at maturity)	30-50	%	\$26,400
Turf*	20	%	\$72,000
Gardens (low maintenance)	10-20	%	\$30,000
Lighting	4	item	\$32,000
Internal pathways (1.5m wide)	1,700	m ²	\$204,000
Signage	6	item	\$10,800
Water bubbler /tap (includes connection)	2	item	\$10,000
Beach seats	6	item	\$13,200
Picnic shelter	3	item	\$54,000
Picnic seating and table	3	item	\$18,000
Electric BBQs	2	item	\$30,000
Bins	4	item	\$11,200
Bicycle rack	2	item	\$2,400
Dog off leash park (4,000m ²)	1	item	\$60,000
Toilet block [^]	1	item	\$250,000 [^]
Car park	20	item	\$140,000
Total indicative cost			\$1,358,250
<p>* Turf is to be planted around activity areas and picnic embellishments. Grass seedlings or runners will be planted in the remaining areas of the local recreation park</p> <p>[^] Only to be provided in certain district recreation parks. The decision to build toilets in a district recreation park will be based on the park's popularity, location and type of use (some district recreation parks may be popular venues for weddings and large social gatherings). As such, the cost to build a toilet block has not been included in the total indicative cost for district recreation parks.</p>			

Regional recreation park

Description and intent

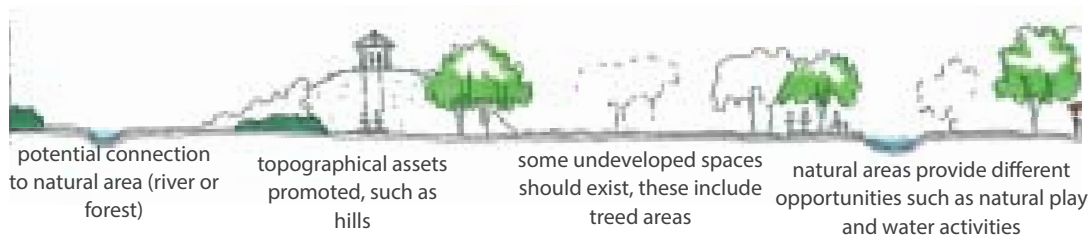
These open spaces are major recreation parks that offer a wide variety of opportunities to a broad cross-section of the City's population and visitors. They are large, embellished for recreation, are well known amongst residents and are major destinations.

People are usually content spending several hours in these parks. Regional recreation parks offer unique experiences. They are often used to host large community events such as carols in the park, Australia Day celebrations and other festivals. Regional passive parks offer exciting and no cost activities for residents and visitors.

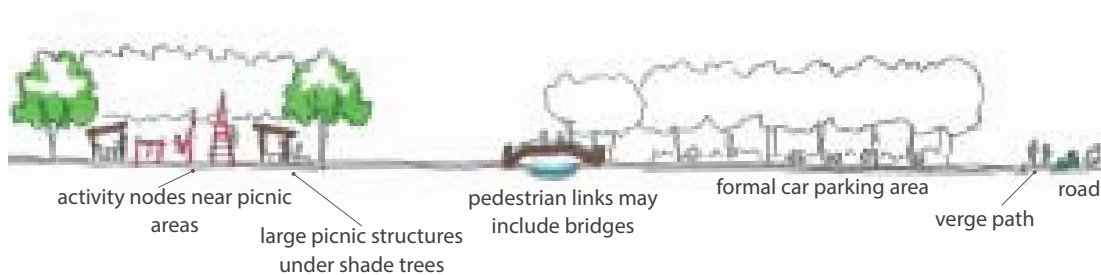
Design considerations

The following elements should be considered when designing and developing a regional passive recreation open space:

- ☐ undertake a master plan of the park. This is likely to include a long-term vision that can take many years to activate (potentially 10-15 years). The master plan should be staged so that it can be rolled out as demand is generated (and as resources allow)
- ☐ community input into the design of the park should occur (at master plan stage and as changes occur). This is important as the community will have specific thoughts and concerns regarding this level of park
- ☐ design must consider all age groups, people of all abilities and different cultural backgrounds
- ☐ detailed design is often required for specific elements
- ☐ multiple activity nodes may exist, however, these nodes will be unique, not replicated within the park and will add to the overall quality and attractiveness of the park
- ☐ potential to have some low key commercial activity such as kiosks, cafes, museums
- ☐ potential to have an array of buildings that offer some community service such as a nursery offering free street trees, environmental education centres, community training rooms, libraries etc.
- ☐ park to be located where people can access easily
- ☐ park should preferably have a variety of settings, from natural areas to highly-embellished activity areas.



Description of embellishments	Quantity	Unit of Measurement	Cost (chargeable)
Mix of activity nodes (includes softfall)	14	nodes	\$1,100,450
Fencing - bollards or log and rail prohibiting car access	2,000	Lm	\$108,000
Shade clustered trees near activity nodes (shade coverage at maturity)	30-50	%	\$92,000
Turf	50^	%	\$785,500
Gardens (low maintenance)	20-25	%	\$325,000
Lighting	35	item	\$280,000
Internal pathways (1.5m wide)	2,500	m ²	\$300,000
Signage	12	item	\$21,600
Water bubbler /tap (includes connection)	8	item	\$40,000
Beach seats	20	item	\$80,000
Picnic shelter	10	item	\$180,000
Picnic seating and table	10	item	\$90,000
Electric BBQs	6	item	\$90,000
Bins	15	item	\$42,000
Bicycle rack	5	item	\$6,000
Toilet block	2	item	\$500,000
Internal road	7,000	m ²	\$350,000
Car park	100	item	\$700,000
Total indicative cost			\$5,090,550
^ or the total remaining land			
* If Council choose to include a waterpark as one of the activity nodes an extra \$500,000 to \$1,000,000 will need to be added to this total.			





CL22.199 - Attachment 1

Linear passive

Description and intent

Linear passive recreation open space provides pedestrian connectivity and can link open spaces, local residences, community infrastructure and commercial areas. The land contains infrastructure to facilitate recreation use, including a formed path, signage and seating and offers an attractive recreation setting.

In areas like Melton City where the potential benefits of linear open space have been embraced, these open space types have the potential to create a 'green web' across the community. A large portion of the network is often located along riparian areas, drainage corridors and other easements (rail, telecommunications). Subsequently, the land usually has dual-functionality.

Linear open space provides health and environmental benefits. Walking and cycling continue to be the preferred physical activity options for all areas of Australia, with no trend to support a shift. Linear parks can encourage more (off-road and tree lined) walking, cycling and other wheel-based movement experiences.

Linear parks should link and be located so they are easily accessed. As such, consideration must be given to where people live and where they are most likely going to walk and/or cycle. Linking residential areas to retail/commercial hubs and social hubs (schools, sporting buildings, shops, pools etc) can provide important green pedestrian and cycle corridors. It is also beneficial to create a series of circuits rather than up-and-back paths. A number of interconnecting circuits can offer an array of options for users of different abilities, from short, easy circuits to longer and more-challenging ones.

Linear parks must link with the on-road path network, however, to keep the feel of the linear park, the development of 'Park Streets' should be considered where possible. The 'Park Street' concept takes advantage of wide streets that have sufficient space to accommodate a pedestrian path (and other park-like embellishments such as seating).

Linear parks may also aid in providing ecological corridors and links for flora and fauna due to the provision of green inter-connectivity.

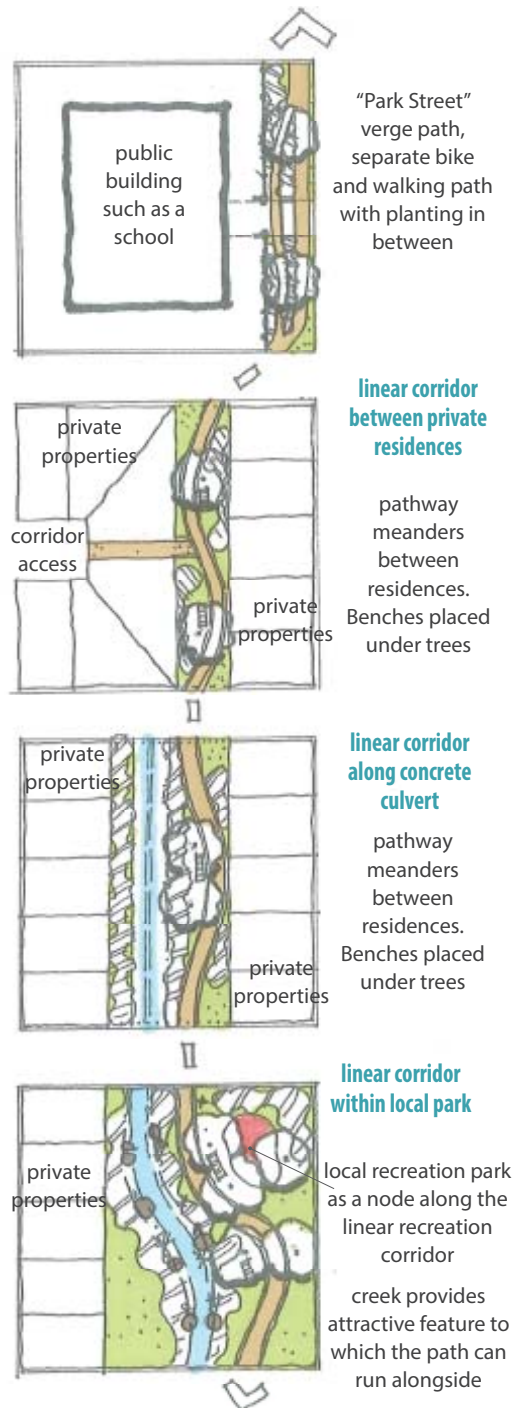
Design considerations

It is important that linear passive open space is well planned and designed to provide a safe and functional linear park network. It is critical that geography, topography, geomorphology and hydrology are considered in the planning and design of pathways and other landscape treatment in linear parks.

The physical alignment and construction requirements of the pathway needs to be investigated at the commencement of a development and take into account appropriate offsets from waterways, flooding, bank erosion and stability. In some cases, the location of a development may need to move to adequately accommodate linear park infrastructure and embellishments.

The following elements should be considered when designing and developing a linear passive open space corridor:

- ☐ ensure the corridor is suitable for people of all abilities
- ☐ pathways should follow contour lines, to provide limited grade - preferably not be steeper than 1:20 along any pathway
- ☐ appropriate vehicle access for maintenance is required
- ☐ create pathways and routes that connect to destinations and directly link residential areas to retail nodes and social hubs
- ☐ create circuits within the network, where appropriate
- ☐ ensure the corridors are safe for people to use and provide adequate visibility throughout the park (e.g. clear sight lines through the park, including selective clearing of vegetation where necessary and in accordance with relevant vegetation protection and environmental management plans)
- ☐ some areas should be lit (high visitation areas and social hubs)
- ☐ encourage different settings and experiences along the corridor, including taking advantage of views and vistas
- ☐ create a legible network by
 - creating clear and obvious path connections
 - use of continuous path materials
 - signage, where appropriate
 - use of trees and avenues and tall elements to aid in wayfinding and navigation
 - themed entry statements (can be minimal embellishment such as a totem pole).



District sports park

Description and intent

District sports parks and courts provide the vast majority of the venues for the City's training and club fixtures. A range of sports are catered for in these multi-use buildings including both field and court sports. Supporting buildings provided at district sports parks and courts allow clubs to effectively operate and include amenities, pavilion, storage, lighting and car parking.

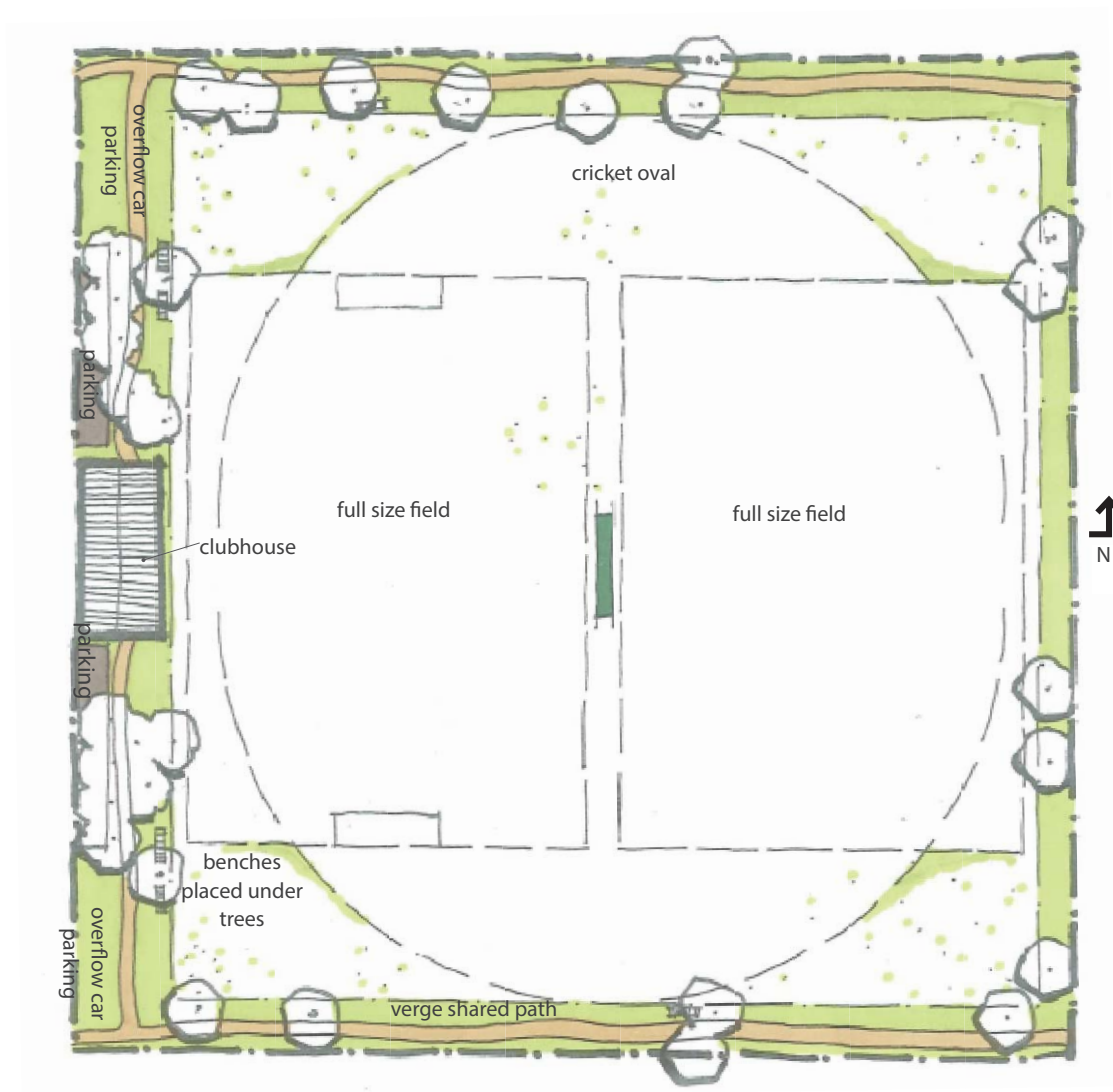
Design considerations

The following elements should be considered when designing and developing district active recreation open space:

- ☐ undertake a site master plan to set the direction for the facility
- ☐ where possible, aim for sports buildings to meet state sporting organisation standards
- ☐ internal path network to allow for connections within and to land adjacent to the facility
- ☐ maximise trees and natural shade around fields and courts (although careful tree selection for court areas is important to avoid issues associated with root invasion and limb, leaf or seed fall)
- ☐ long benches and spectator areas should be placed under shade trees where possible. Shaded spectator grass mounds can also provide good viewing areas
- ☐ hard surfaces should be minimised by developing the minimum number of sealed parking bays, and providing turf/unsealed overflow parking (for bigger spectator games, if required)
- ☐ carparks are to be designed to Australian Standards, with consideration to correct drainage and be sealed on construction
- ☐ consideration to be made regarding noise and light spillage with regards to its impact on surrounding land uses
- ☐ all field and court orientation to be north-south (or as close to as possible)
- ☐ facility to include pavilion with basic infrastructure that is suitable for a variety of uses. Pavilion to be centrally located where possible. Internal spaces to include:
 - amenities, change rooms and public toilets
 - kitchen/kiosk
 - first aid, massage/strapping areas
 - office and storage
 - social area
- ☐ flexible design to allow for multiple current (e.g. summer and winter sporting season) and future uses of the open space
- ☐ design consideration to allow for potential alternative events and temporary uses (circus, festivals, event registration area)
- ☐ consider co-locating with local/district passive open space - especially in smaller communities to maximise land efficiencies.

Description of embellishments	Cost (chargeable)	Cost (non-chargeable)
Landscaping (varies based on size, location and purpose of the sports park)	\$45,000	
Sportsfield development <ul style="list-style-type: none"> – levelling – top surface – irrigation (3ha) – field lighting – line marking – goal posts 	\$1,560,000	
Clubhouse		\$450,000
Car parking (125 car parks)	\$525,000	
Toilets	\$150,000	
Spectator buildings - grandstand and mounding	\$280,000	
Total indicative cost	\$2,560,000	\$450,000

CL22.199 - Attachment 1



CL22.199 - Attachment 1

Regional sports park

Description and intent

Regional active open space (sports parks and courts) are larger parks providing a greater number of fields/ovals and multi-purpose courts for formal sporting purposes. Buildings include a range of training and competition infrastructure as well as supporting buildings including pavilions, amenities, car parking, lighting and passive recreation nodes.

The level and quality of infrastructure at regional active open space buildings enable clubs (or associations) to host higher-level competitions and/or multi-day carnivals.

Sports parks and courts provide free, unrestricted access to the public when formal sport is not being undertaken. Public access may also include special and community events being hosted at these larger buildings including exhibitions, shows and festivals.

Design considerations

The following elements should be considered when designing and developing regional active open space:

- ☐ undertake a master plan for the site to ensure appropriate development in line with the established direction
- ☐ ensure an internal path network to allow for connections within and to the wider network
- ☐ maximise trees and natural shade around fields and courts (although careful tree selection is important to avoid issues associated with limb, leaf or seed fall)
- ☐ benches and spectator areas should be placed under shade trees where possible. Shaded spectator grass mounds can also provide good viewing areas in addition to built grandstands
- ☐ hard surfaces should be minimised by developing the minimum number of sealed parking bays, and providing turf/unsealed overflow parking (for bigger games and events)
- ☐ internal road and parking layout to accommodate bus parking, drop-off and turn around
- ☐ consideration to be made regarding noise and light spillage and impact on surrounding uses
- ☐ field and court orientation to be north-south (or as close to as possible)
- ☐ provision of ample storage. Should be located near the pavilion and form one single large shed (or preferably be combined into pavilion design to reduce built structures)
- ☐ pavilion to be of significant size and offer flexibility in design to cater for a range of uses (consider beyond those sports anticipated to use the site at opening). Pavilion to be centrally located to service fields. Internal spaces to include storage, kitchen/kiosk, multiple change rooms and amenities, public toilets, offices, versatile function/activity space and medical rooms
- ☐ recreation/activity area to consider the users of sports when designing nodes (e.g. play for spectators/children). These should ideally be clustered together and located under natural shade (where possible)
- ☐ complementary commercial opportunities could be considered at the facility (physiotherapy, personal trainers etc.)
- ☐ provision of adequate signage especially within large, multiple use regional sports parks (e.g. directional and information signs)
- ☐ create additional landscape amenities such as entry planting, feature landscaping, or earth mounds to increase visual amenity.

Description of embellishments	Cost (chargeable)	Cost (non-chargeable)
Landscaping (varies based on size, location and purpose of the sports park)	\$45,000	
Sportsfield development (based on 6 fields or 3 ovals) <ul style="list-style-type: none"> – levelling – top surface – irrigation (10ha) – field lighting – line marking – goal posts 	\$2,340,000	
Clubhouse		\$1,580,000
Car parking (200 car parks)	\$840,000	
Toilets	\$340,000	
Spectator buildings - grandstand and mounding	\$320,000	
Total indicative cost	\$3,885,000	\$1,580,000

CL22.199 - Attachment 1

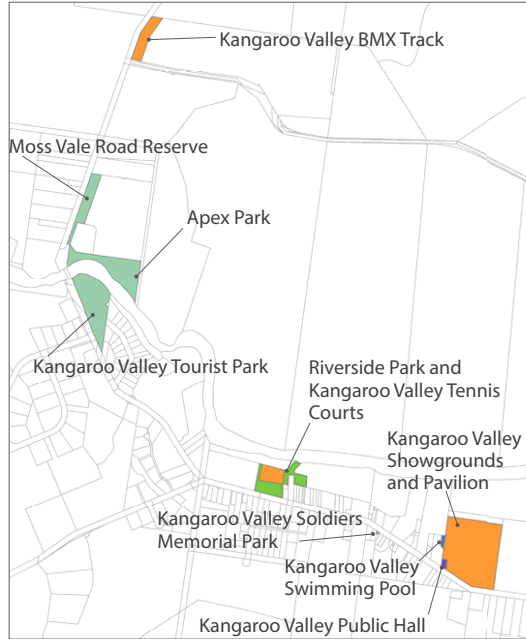
Appendix F

Community infrastructure mapping

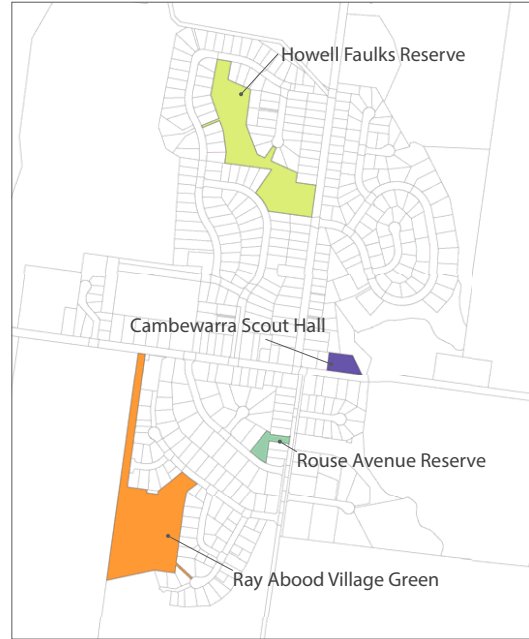
CL22.199 - Attachment 1

Planning area one

Kangaroo Valley



Cambewarra



Legend

Open space

- Local recreation park
- District recreation park
- Regional recreation park
- District sports park
- Regional sports park

Other open space

- Natural areas
- Linear corridor
- Utility
- Undeveloped
- Aquatic centres
- Specialised sport

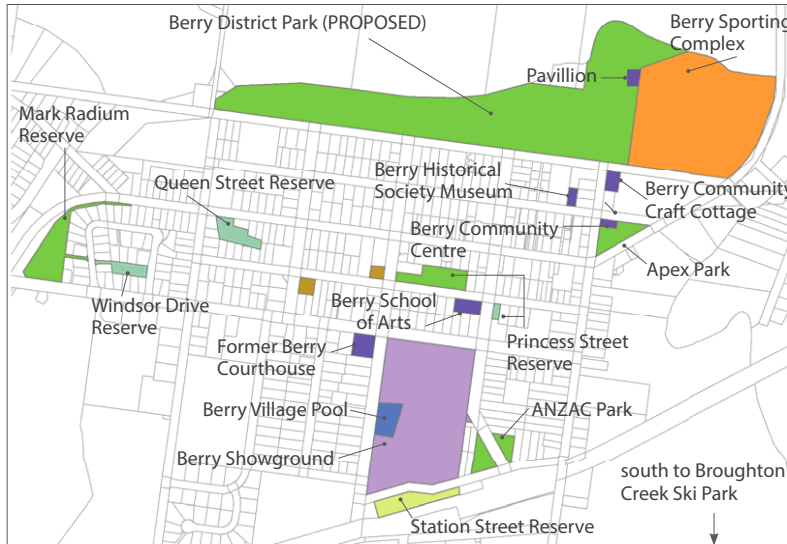
Community buildings

- Community building

Other

- Cadastre
- Ocean

Berry



Legend

Open space

- Local recreation park
- District recreation park
- Regional recreation park
- District sports park
- Regional sports park

Other open space

- Natural areas
- Linear corridor
- Utility
- Undeveloped
- Aquatic centres
- Specialised sport

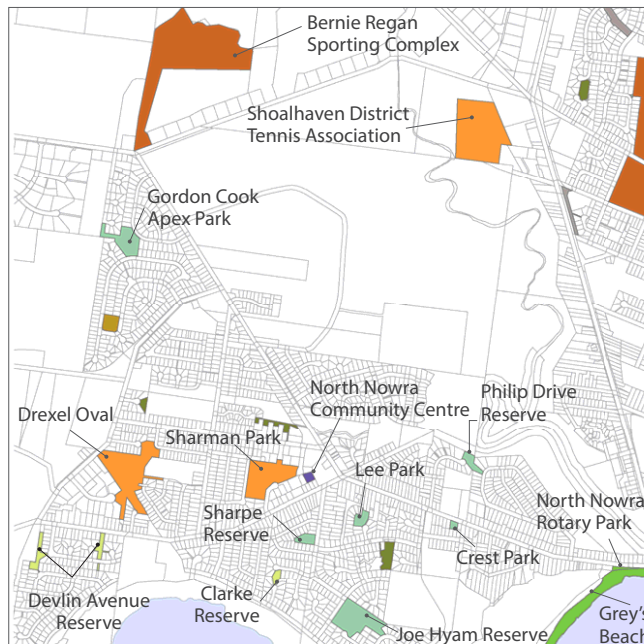
Community buildings

- Community building

Other

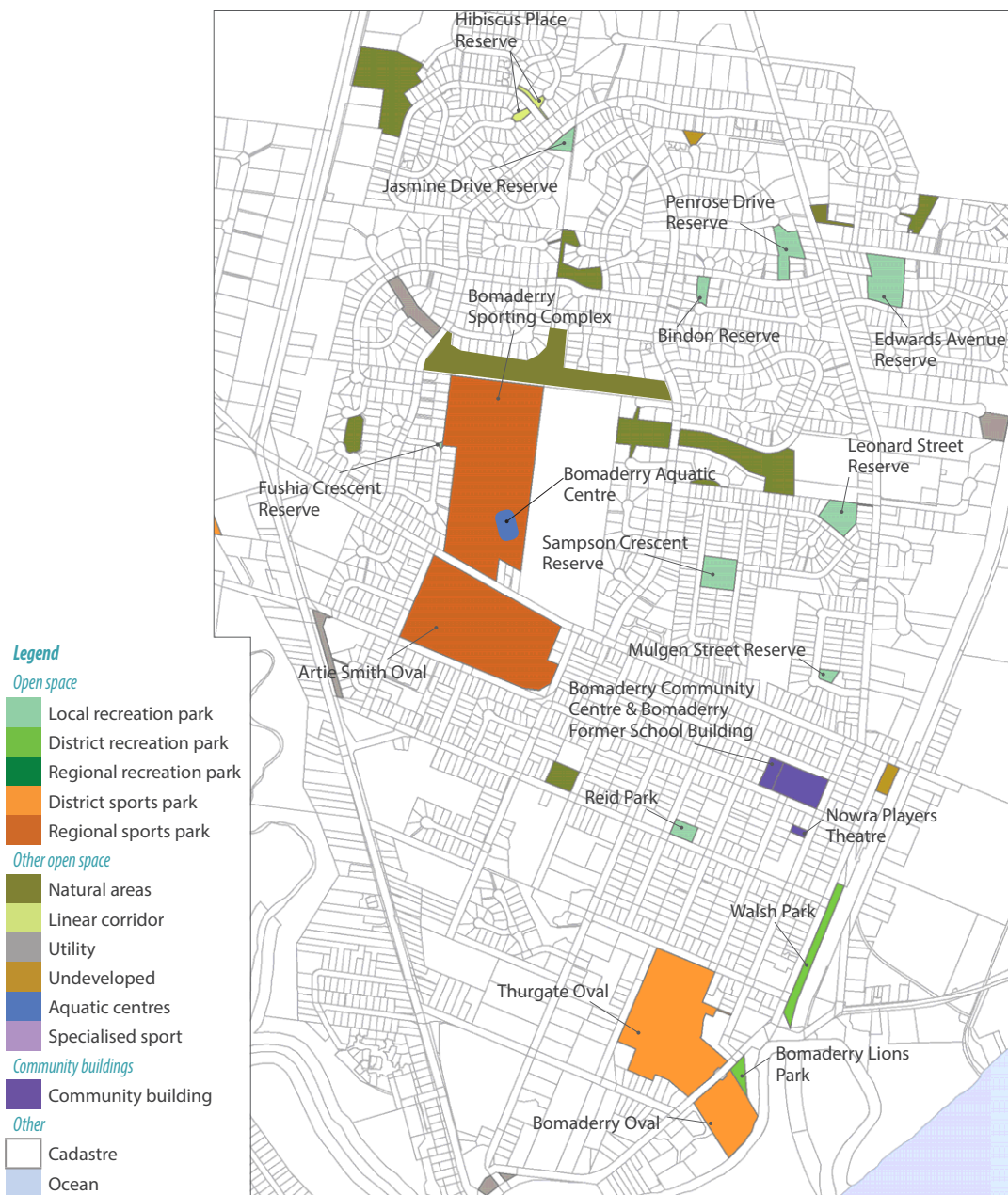
- Cadastre
- Ocean

North Nowra



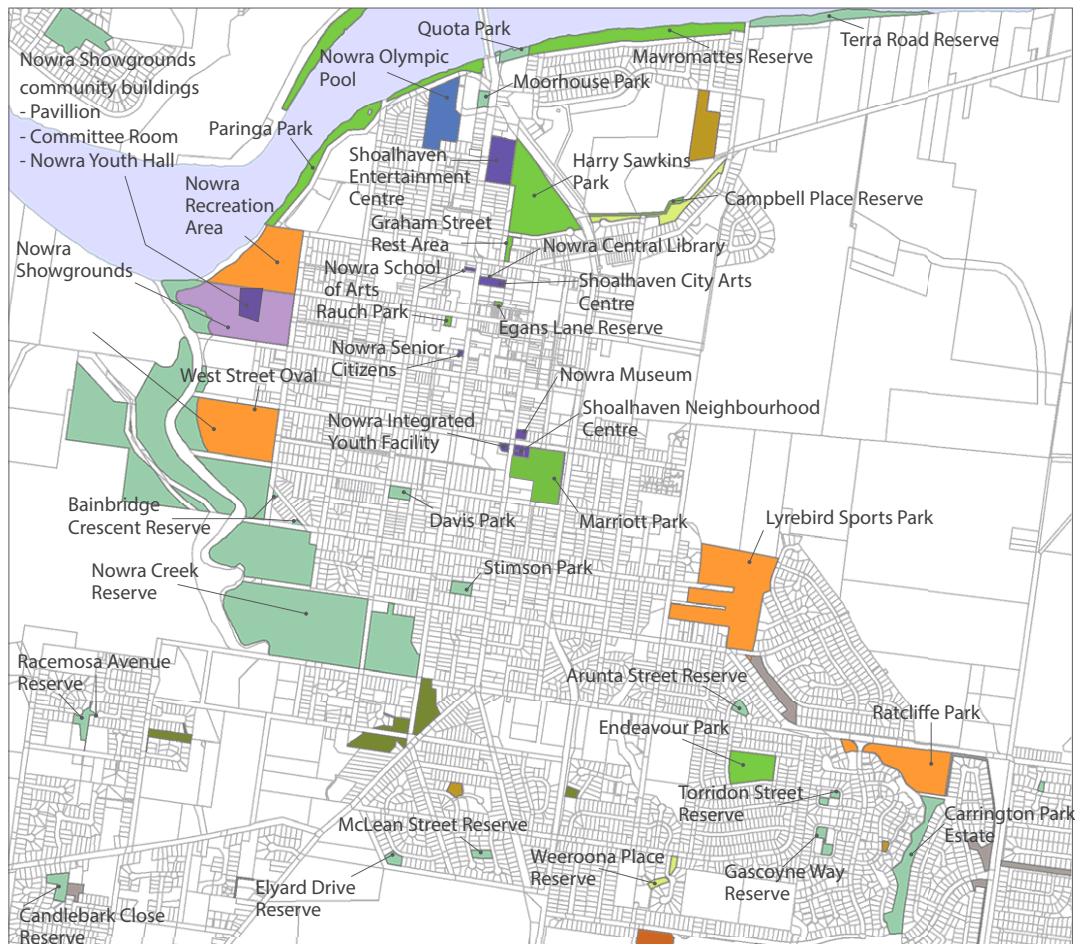
CL22.199 - Attachment 1

Bomaderry



CL22.199 - Attachment 1

Nowra



Legend

Open space

- Local recreation park
- District recreation park
- Regional recreation park
- District sports park
- Regional sports park

Other open space

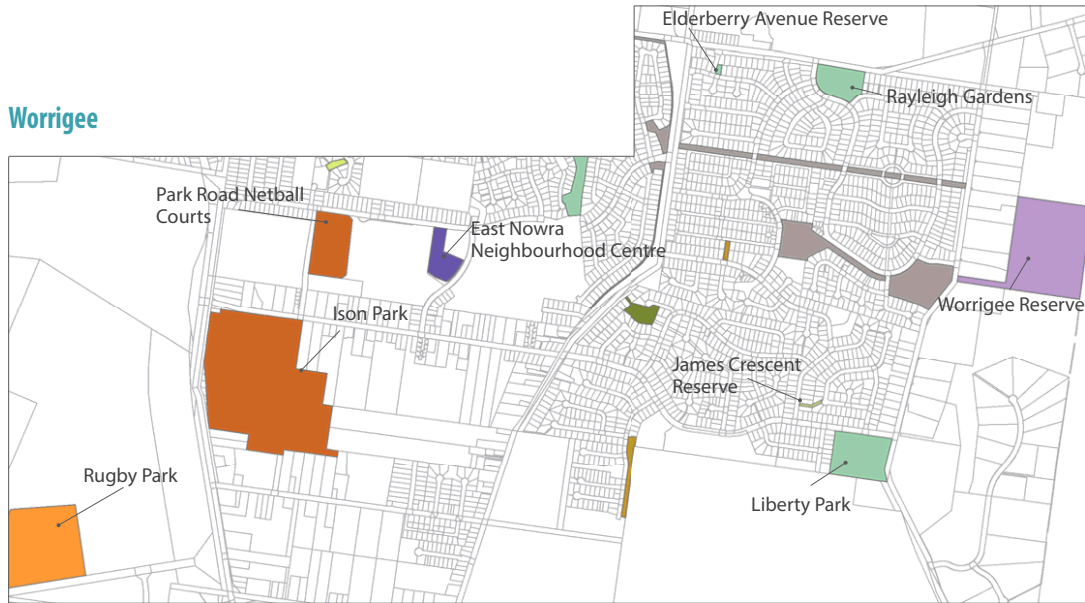
- Natural areas
- Linear corridor
- Utility
- Undeveloped
- Aquatic centres
- Specialised sport

Community buildings

- Community building
- Other
- Cadastre
- Ocean

CL22.199 - Attachment 1

Worrigee



Legend

Open space

- Local recreation park
- District recreation park
- Regional recreation park
- District sports park
- Regional sports park

Other open space

- Natural areas
- Linear corridor
- Utility
- Undeveloped
- Aquatic centres
- Specialised sport

Community buildings

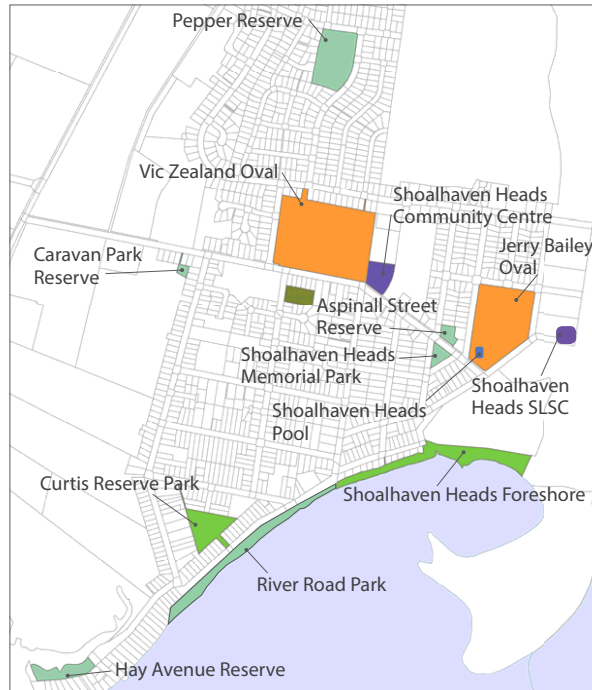
- Community building

Other

- Cadastral
- Ocean

CL22.199 - Attachment 1

Shoalhaven Heads



Legend

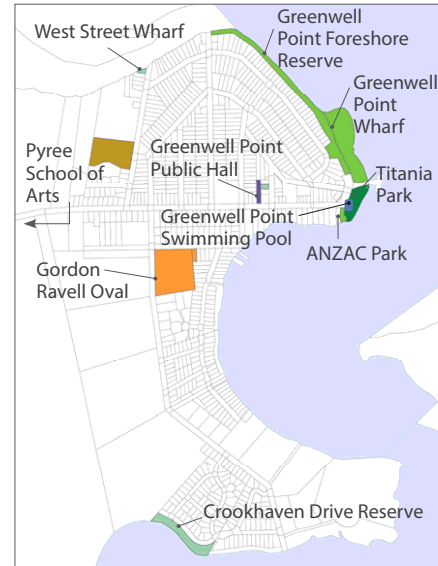
Open space

- Local recreation park
- District recreation park
- Regional recreation park
- District sports park
- Regional sports park

Other open space

- Natural areas
- Linear corridor
- Utility
- Undeveloped
- Aquatic centres
- Specialised sport

Greenwell Point



Community buildings

- Community building

Other

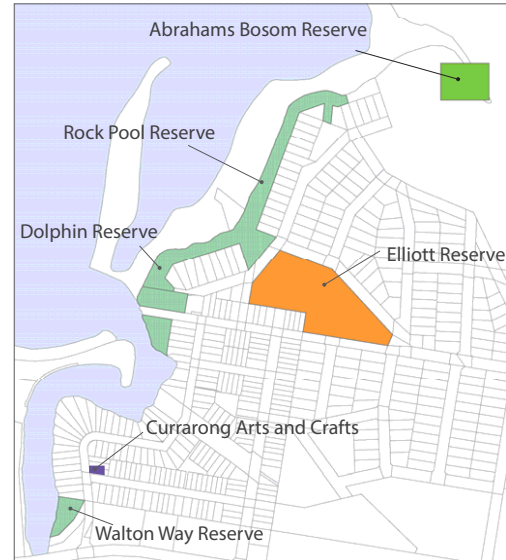
- Cadastral
- Ocean

Planning area two

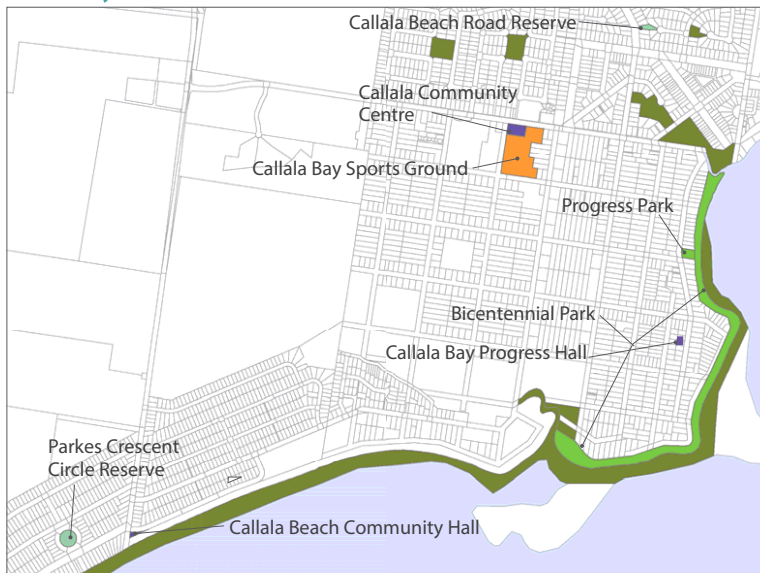
Culburra Beach and Orient Point



Curarong



Callala Bay



Legend

Open space

- Local recreation park
- District recreation park
- Regional recreation park
- District sports park
- Regional sports park

Other open space

- Natural areas
- Linear corridor
- Utility
- Undeveloped
- Aquatic centres
- Specialised sport

Community buildings

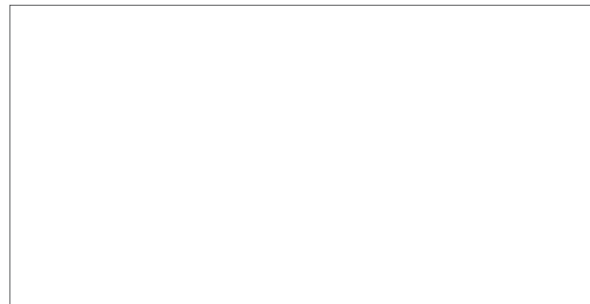
- Community building

Other

- Cadastre
- Ocean

Planning area three

Huskisson



Legend

Open space

- Local recreation park
- District recreation park
- Regional recreation park
- District sports park
- Regional sports park

Other open space

- Natural areas
- Linear corridor

Utility

- Undeveloped
- Aquatic centres
- Specialised sport

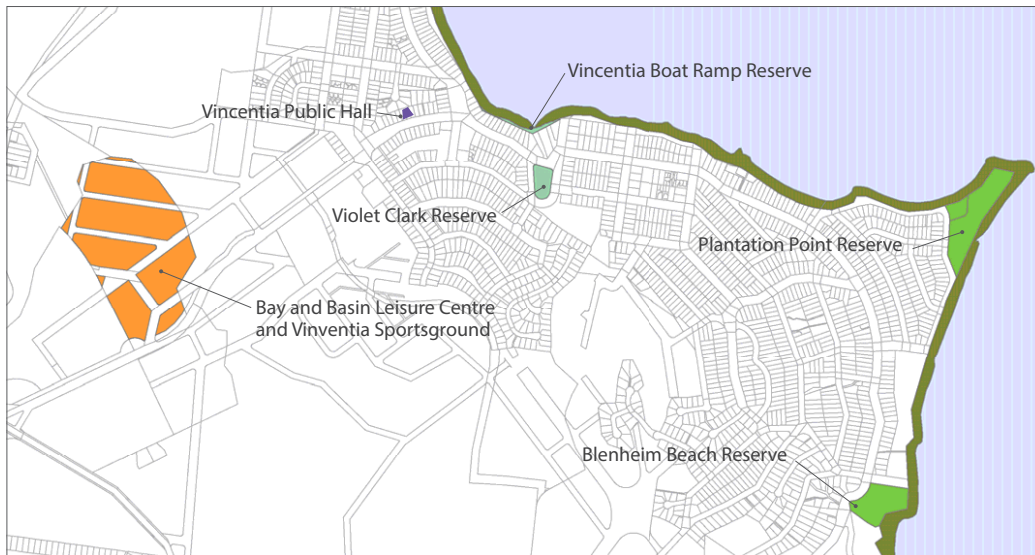
Community buildings

- Community building

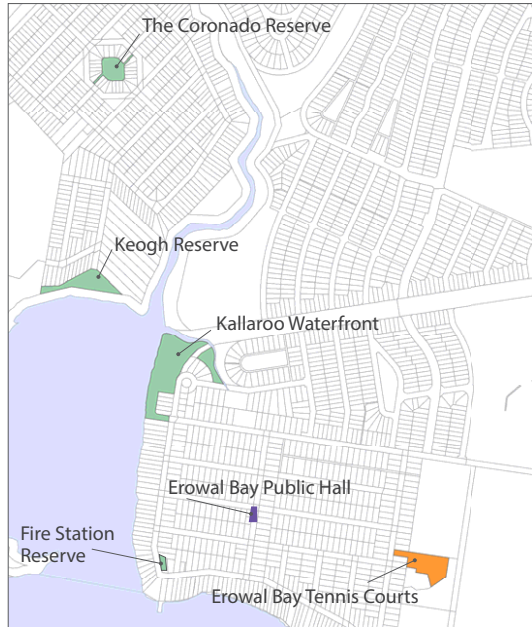
Other

- Cadastre
- Ocean

Vincentia



Erowal Bay



Legend

Open space

- Local recreation park
- District recreation park
- Regional recreation park
- District sports park
- Regional sports park

Other open space

- Natural areas
- Linear corridor
- Utility
- Undeveloped
- Aquatic centres
- Specialised sport

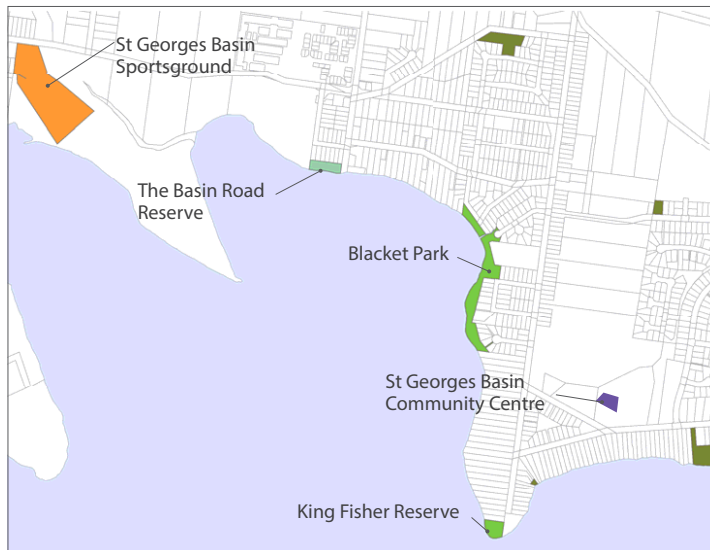
Community buildings

- Community building

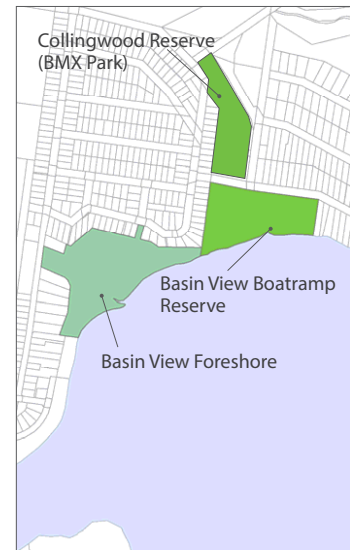
Other

- Cadastral
- Ocean

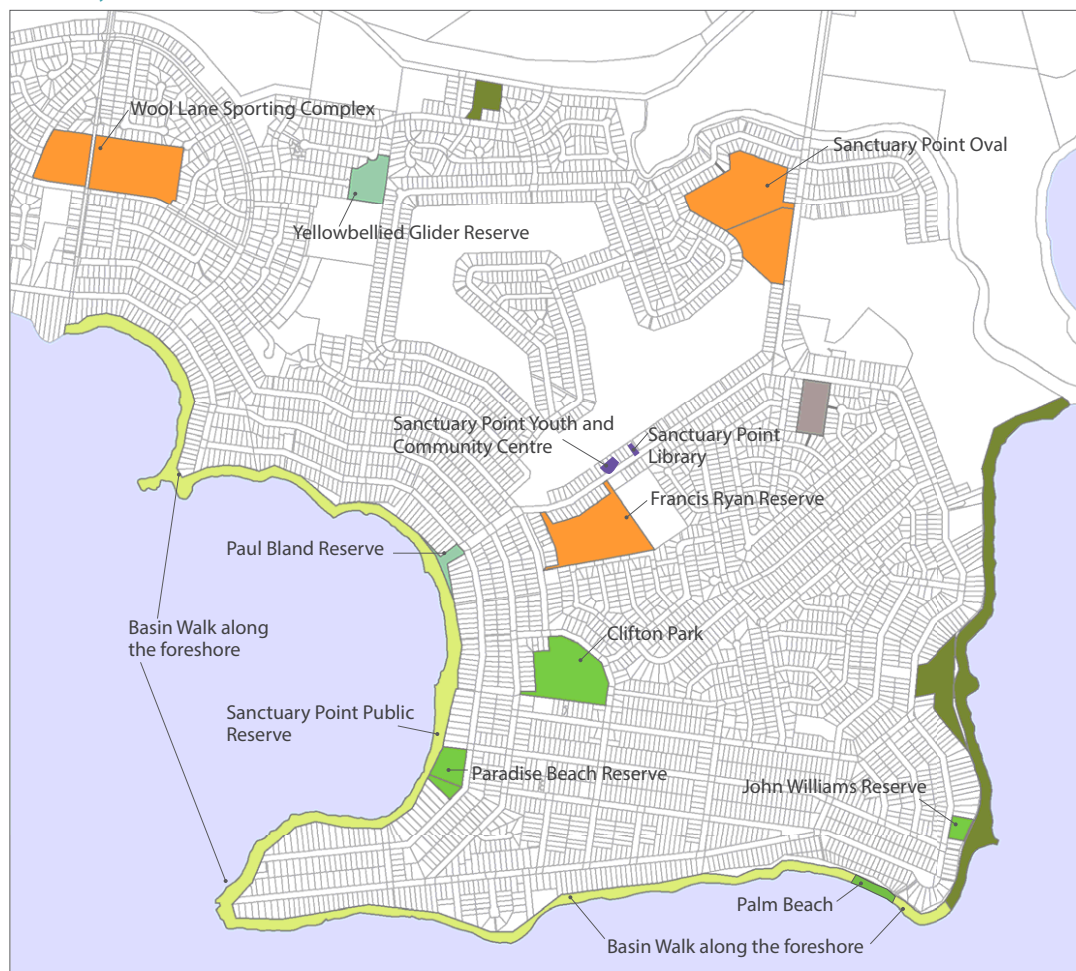
St Georges Basin



Basin View



Sanctuary Point



Legend

Open space

- Local recreation park
- District recreation park
- Regional recreation park
- District sports park
- Regional sports park

Other open space

- Natural areas
- Linear corridor
- Utility
- Undeveloped
- Aquatic centres
- Specialised sport

Community buildings

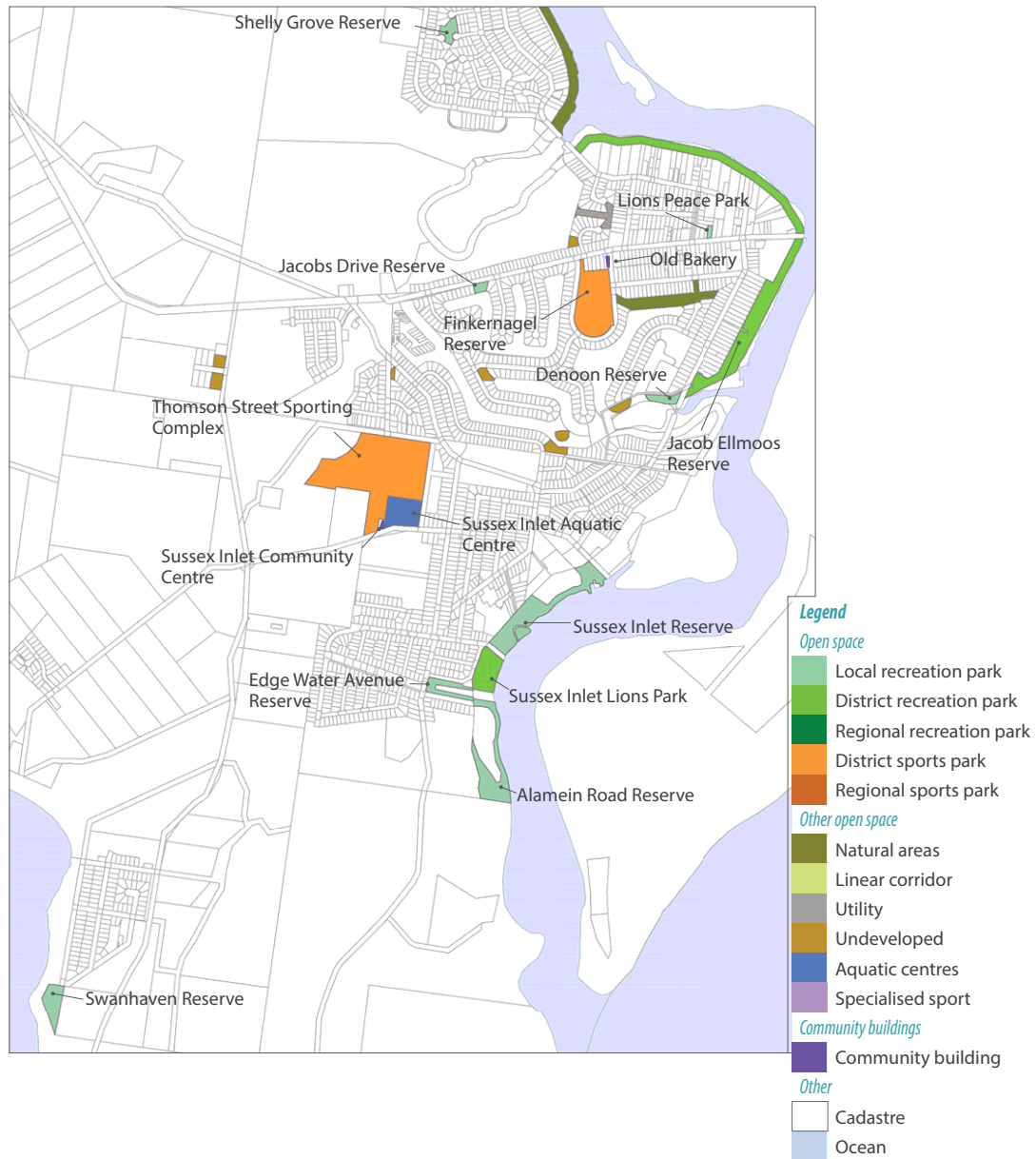
- Community building

Other

- Cadastral
- Ocean

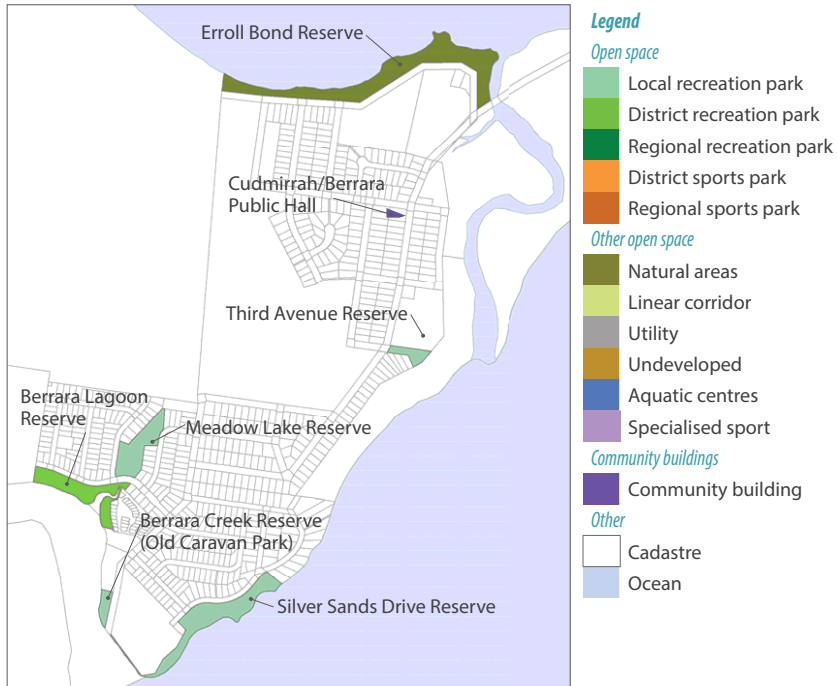
CL22.199 - Attachment 1

Planning area four
Sussex Inlet



CL22.199 - Attachment 1

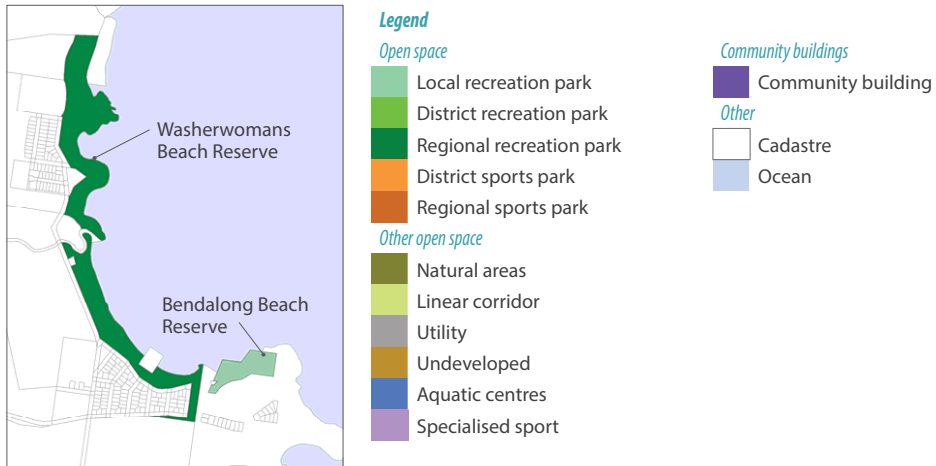
Berrara



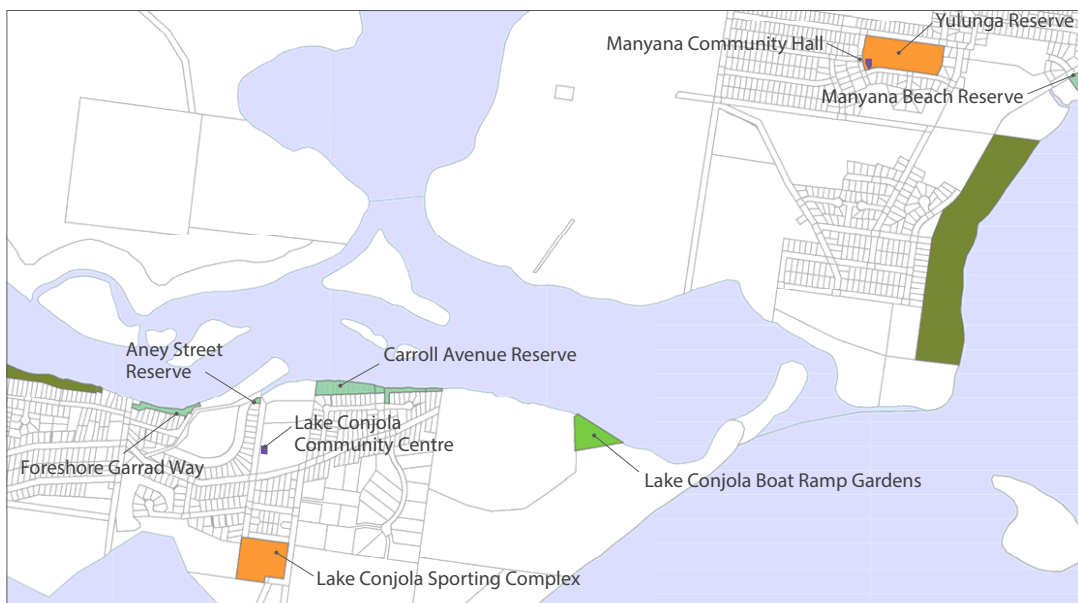
CL22.199 - Attachment 1

Planning area five

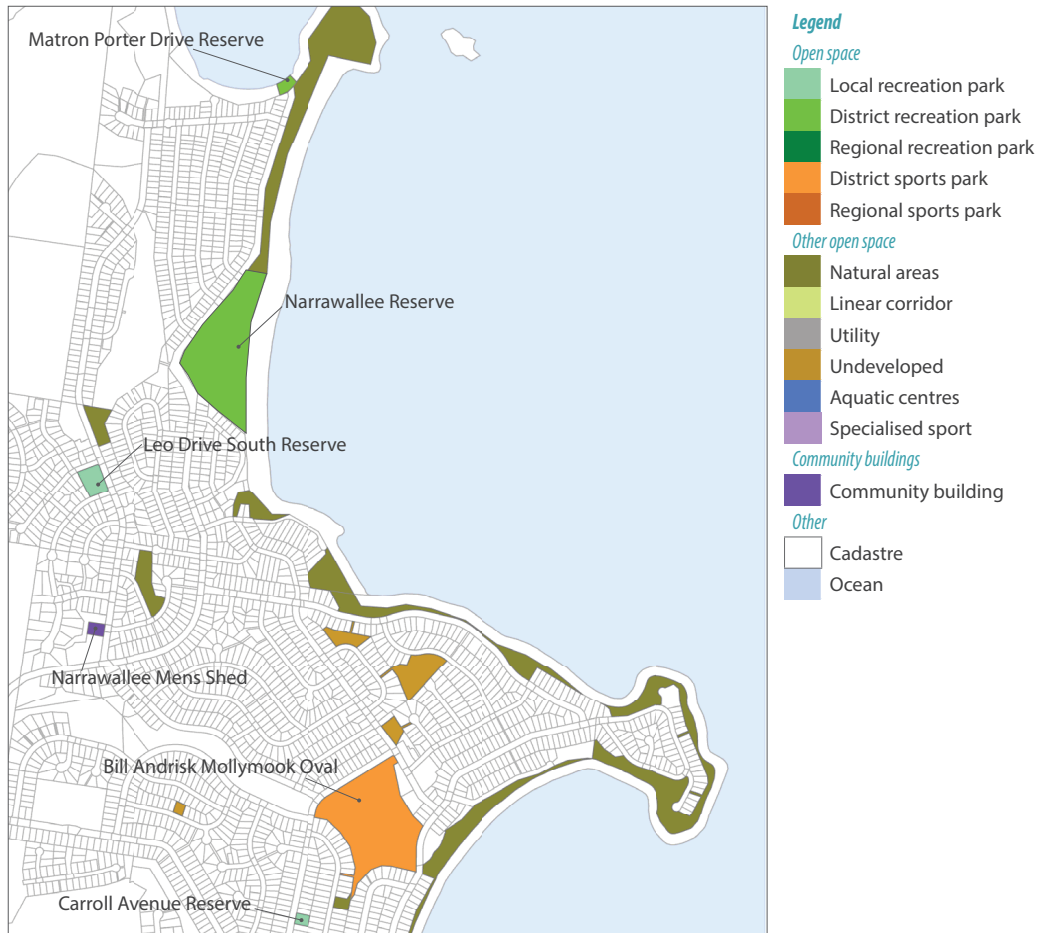
Bendalong



Lake Conjola and Manyana

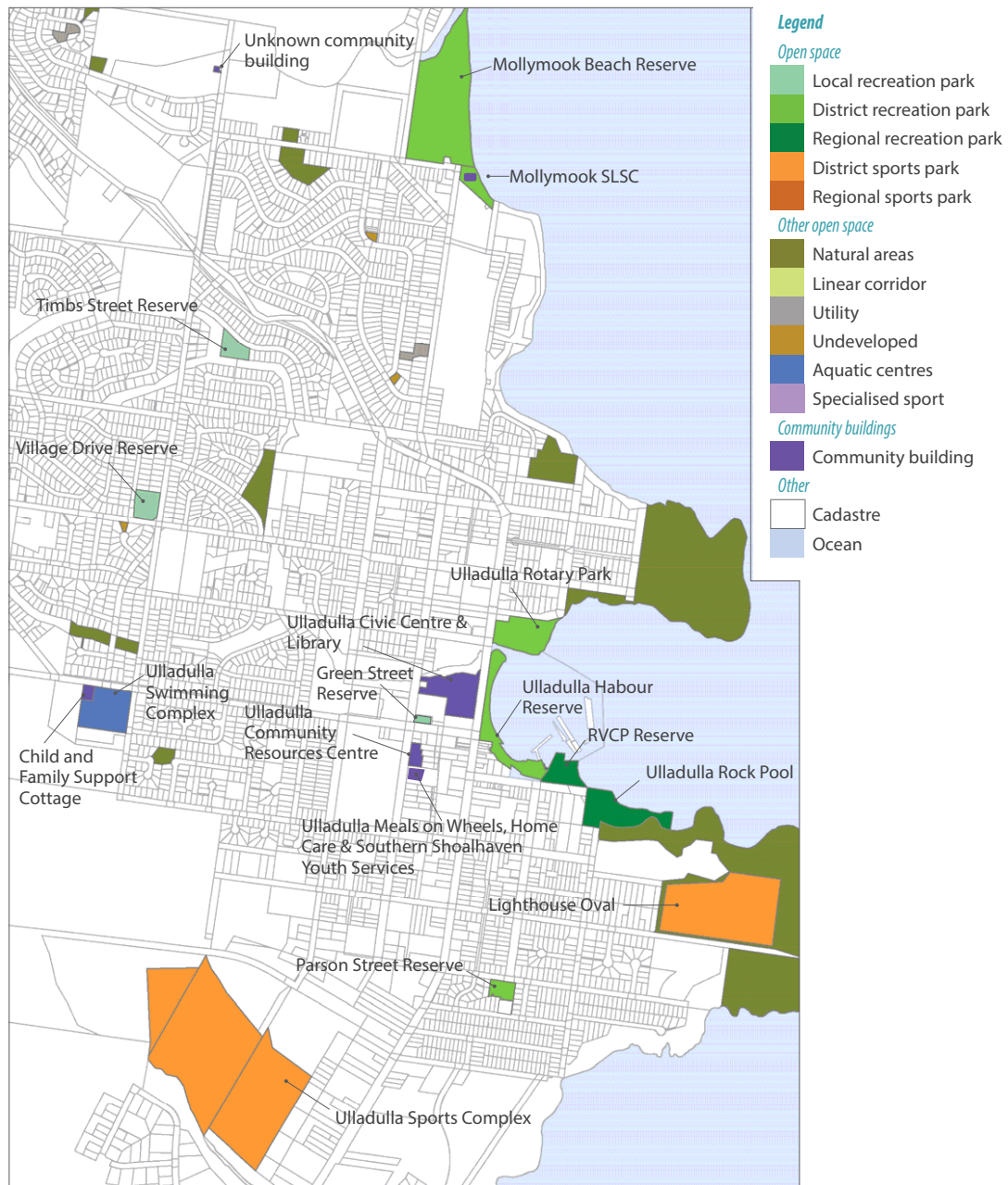


Narrawallee and Mollymook (north)



CL22.199 - Attachment 1

Mollymook (south) and Ulladulla



CL22.199 - Attachment 1

Burrill Lake



Legend

Open space

- Local recreation park
- District recreation park
- Regional recreation park
- District sports park
- Regional sports park

Other open space

- Natural areas
- Linear corridor
- Utility
- Undeveloped
- Aquatic centres
- Specialised sport

Community buildings

- Community building

Other

- Cadastral
- Ocean

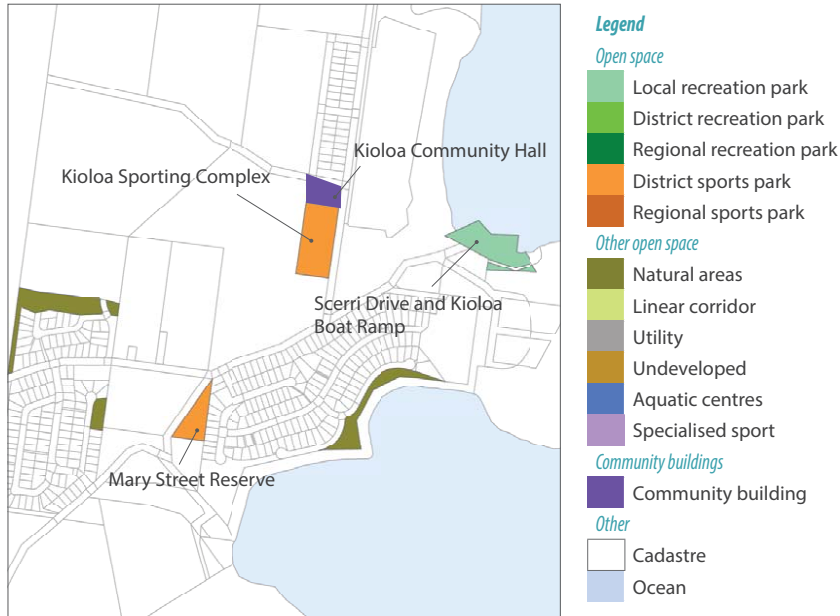
Lake Tabourie



Bawley Point



Kioloa



Milton



Appendix G

Document inventory

Document name	Author
Strategies	
Growth Management Strategy, version 1 2012	Shoalhaven City Council
NSW State Plan 2021	NSW Government
Recreation and Open Space Planning Guidelines for Local Government	NSW Government
Plans and Policies	
Sportsground Strategic Plan 2008-2036	Shoalhaven City Council
Provision Of Local Area BMX Circuits Policy	Shoalhaven City Council
Bushcare Parkcare Policy	
Community Gardens Policy	
Foreshore Reserves Policy	
Icon Parks Policy	
Libraries Strategic Plan	
Park Enhancement Policy	
Public Art Policy	
Playground Strategy Review 2004	Shoalhaven City Council
Public Open Space Plan	
Recreation Strategy	
Skate Parks Policy	
Develop a Library Infrastructure and Service Delivery Model for the Shoalhaven	
Inclusive Tourism in the Shoalhaven	Travability Pty Ltd
Key Community and Recreation Strategic Review 2008, Volume one	SGL Group
The State of Shoalhaven's Children Report	
Asset Management Plans	
Asset Management Plan - Arts & Crafts Buildings 2014	Shoalhaven City Council
Asset Management Plan - Coastal & Estuary Assets 2014	Shoalhaven City Council
Asset Management Plan - Community Buildings 2014	Shoalhaven City Council
Asset Management Plan - Courts, Tennis and Netball 2014	Shoalhaven City Council
Asset Management Plan - Cultural Centres 2014	Shoalhaven City Council
Asset Management Plan - Libraries 2014	Shoalhaven City Council
Asset Management Plan - Parks & Reserves - Playgrounds 2014	Shoalhaven City Council
Asset Management Plan - Parks & Reserves 2014	Shoalhaven City Council
Asset Management Plan - Public Halls and Community Centres 2014	Shoalhaven City Council
Asset Management Plan - Scout and Guide Club Buildings 2014	Shoalhaven City Council
Asset Management Plan - Walking Tracks 2014	Shoalhaven City Council
Other	
Development Contributions Discussion Paper 2013	gln planning
Berry Community Buildings Consultation - Workshop outcomes report	Locale consulting 2014

Appendix H

Community infrastructure summary by town

PLANNING AREA ONE

Kangaroo Valley

Community infrastructure

Name	Type	Future work	Recommendation
Open space			Total = 6.68ha
Kangaroo Valley Soldiers Memorial	Local recreation park	No	-
Moss Vale Road Reserve	Local recreation park	No	-
Riverside Park	Undeveloped park	No	-
Kangaroo Valley Showground	District sportsground	No	-
Kangaroo Valley Pool	Local aquatic centre	No	-
Community buildings			Total = 2 buildings
Kangaroo Valley Hall	Community centre	No	-
Kangaroo Valley Showground Pavilion	Community centre	No	-

Legend

Open space

- Local recreation park
- District recreation park
- Regional recreation park
- District sports park
- Regional sports park

Other open space

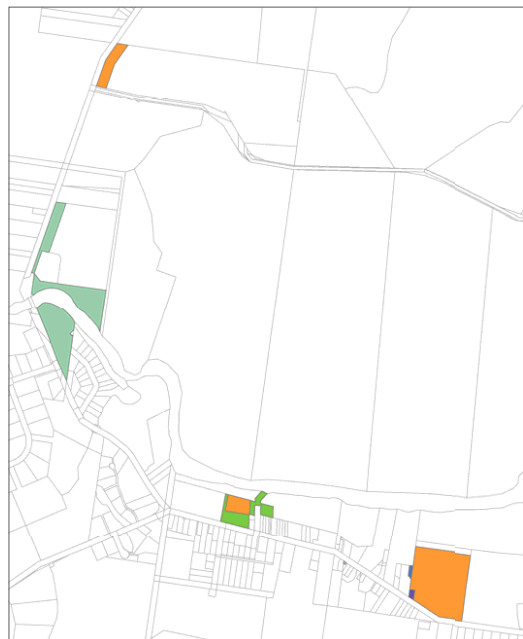
- Natural areas
- Linear corridor
- Utility
- Undeveloped
- Aquatic centres
- Specialised sport

Community buildings

- Community building

Other

- Cadastre
- Ocean

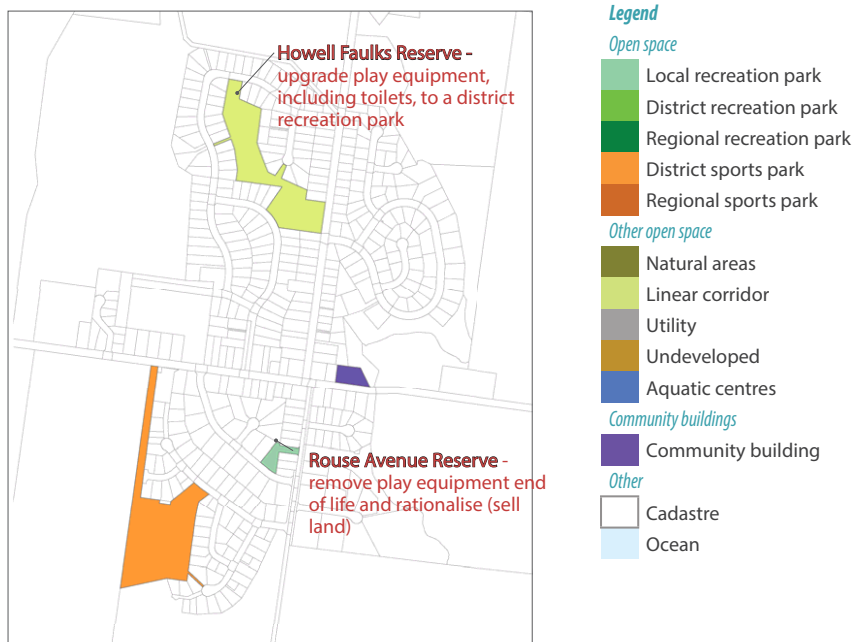


CL22.199 - Attachment 1

Cambewarra

Community infrastructure

Name	Type	Future work	Recommendation
Open space			Total = 8.0ha
Howell Faulks Reserve	Local recreation park	Yes	upgrade play equipment, including toilets, to a district recreation park
Rouse Ave Reserve	Local recreation park	Yes	remove play equipment end of life and rationalise (sell land)
Ray Abood Village Green	District sports park	Yes	upgrade play equipment upgrade sportsground to improve usage
Community buildings			Total = 1 building
Cambewarra Scout Hall	Local community centre	No	-



Berry

Community infrastructure

Name	Type	Future work	Recommendation
Open space			Total = 11.5ha
Broughton Creek Ski Park	Local recreation park	No	-
Queen Street Reserve	Local recreation park	No	-
Station Street Reserve Berry	Local recreation park	No	-
Windsor Drive Reserve	Local recreation park	No	-
North Street Park	District recreation park	Yes	develop site as a district recreation park, as per Berry District Park Master Plan
Anzac Park	District recreation park	No	-
Apex Park & Baby Health Centre	District recreation park	Yes	remove play equipment end of life
Berry Memorial Park	District recreation park	No	-
Mark Radium Reserve	District recreation park	No	-
Princess Street Reserve	District recreation park	Yes	remove play equipment end of life
Berry Sporting Complex	District sports park	No	-
Berry Swimming Pool	Local aquatic centre	No	-
Community buildings			Total = 6 buildings
Berry Court House	Local community centre	No	-
Berry School of Arts	Local community centre	No	-
Berry Museum	Museum	No	-
Berry Cottage	Specialised buildings	No	-
Berry Mens Shed	Specialised buildings	No	-
Muir House Gallery	Specialised buildings	No	-



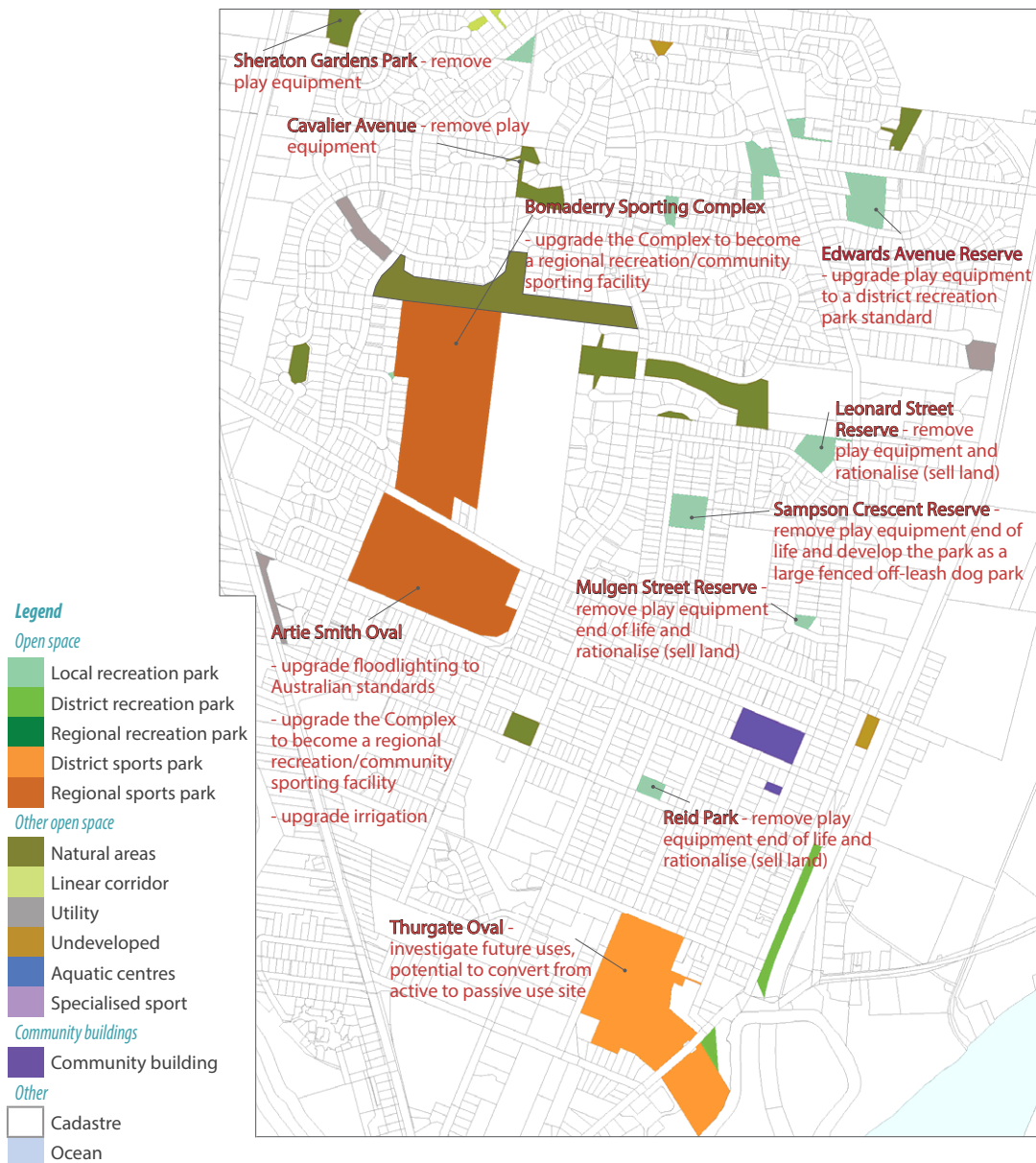
Bomaderry

Community infrastructure

Name	Type	Future work	Recommendation
Open space			Total = 32.33ha
Bindon Close Reserve North	Local recreation park	No	-
Bomaderry Pre-School & Former Primary School	Local recreation park	No	-
Edwards Avenue Reserve	Local recreation park	Yes	upgrade play equipment to a district recreation park
Fuschia Crescent Reserve	Local recreation park	No	-
Hibiscus Place Reserve	Local recreation park	No	-
Jasmine Drive Reserve	Local recreation park	No	-
Leonard Street Reserve	Local recreation park	Yes	remove play equipment and rationalise (sell land)
Mulgen Street Reserve	Local recreation park	Yes	remove play equipment and rationalise (sell land)
Penrose Drive Reserve	Local recreation park	No	-
Reid Park	Local recreation park	Yes	remove play equipment and rationalise (sell land)
Sampson Crescent Reserve	Local recreation park	Yes	remove play equipment end of life develop the park as a large fenced off-leash dog park
Bomaderry Lions Park	District recreation park	No	-
Walsh Park	District recreation park	No	-
Bomaderry Oval	District sports park	No	-
Thurgate Oval	District sports park	Yes	investigate future uses, potential to convert from active to passive use site
Artie Smith Oval	Regional sports park	Yes	upgrade the Complex to become a regional recreation/community sporting facility upgrade floodlighting to Australian standards upgrade irrigation
Bomaderry Sporting Complex	Regional sports park	Yes	upgrade the Complex to become a regional recreation/community sporting facility

Name	Type	Future work	Recommendation
Bomaderry Aquatic Centre	District aquatic centre	No	-
Sheraton Gardens Park	Natural area	Yes	remove play equipment end of life
Cavalier Avenue Reserve	Natural area	Yes	remove play equipment end of life
Community buildings			Total = 4 buildings
Bomderry Community Centre	Local community centre	No	-
Bomaderry former school building	Local community centre	No	-
Nowra Players Theatre	District performing space	No	-
Nowra Players Theatre Workshop and Shed	Specialised building	No	-

CL22.199 - Attachment 1



CL22.199 - Attachment 1

Nowra, North Nowra and Worrigei

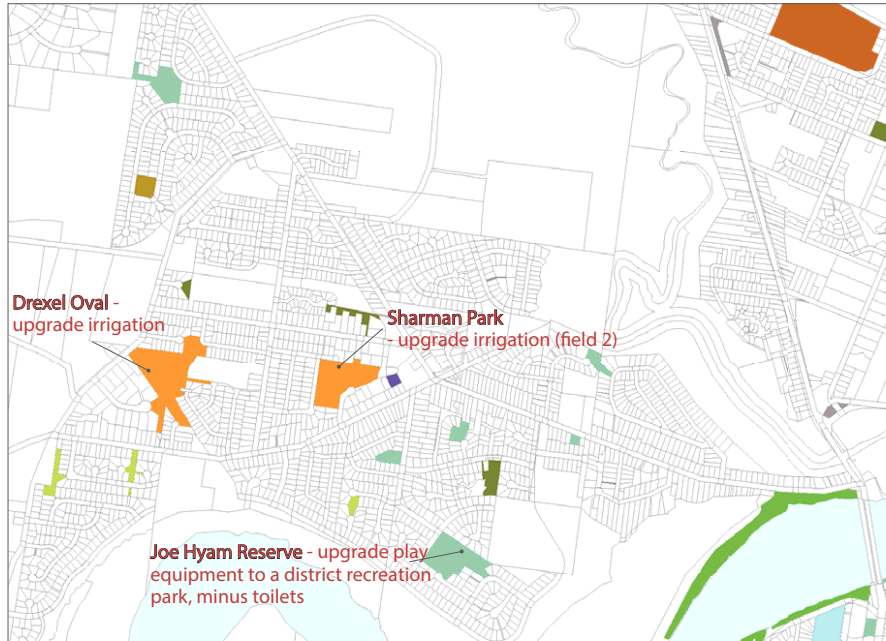
Community infrastructure

Name	Type	Future work	Recommendation
Open space			Total = 149.85ha
Arunta Street Reserve	Local recreation park	Yes	once Parramatta Park's upgrades are complete, rationalise
Bainbrigge Crescent Reserve	Local recreation park	No	-
Campbell Place Reserve	Local recreation park	No	-
Carrington Park Estate	Local recreation park	No	-
Clarke Reserve	Local recreation park	No	-
Crest Park	Local recreation park	No	-
Davis Park	Local recreation park	Yes	remove toilets
Depot Farm Reserve	Local recreation park	No	-
Devlin Avenue Reserve	Local recreation park	No	-
Elyard Drive Reserve	Local recreation park	No	-
Gordon Cook Apex Park	Local recreation park	No	-
Joe Hyam Reserve	Local recreation park	Yes	upgrade play equipment to a district recreation park, minus toilets
Lee Park	Local recreation park	No	-
Lightwood ROW	Local recreation park	No	-
McLean Street Reserve	Local recreation park	No	-
Moorhouse Park	Local recreation park	No	-
Nowra Creek Reserve	Local recreation park	No	-
Philip Drive Reserve	Local recreation park	No	-
Quota Park	Local recreation park	No	-
Racemosa Avenue Reserve	Local recreation park	No	-
Rannoch Drive Reserve	Local recreation park	No	-
Sharpe Reserve	Local recreation park	No	-
Stimson Park	Local recreation park	No	-
Torridon Street Reserve	Local recreation park	Yes	once Parramatta Park's upgrades are complete, rationalise
Weeroona Place Reserve	Local recreation park	No	-
Elderberry Avenue Reserve	Local recreation park	Yes	remove play equipment end of life and rationalise
James Crescent Reserve	Local recreation park	No	-

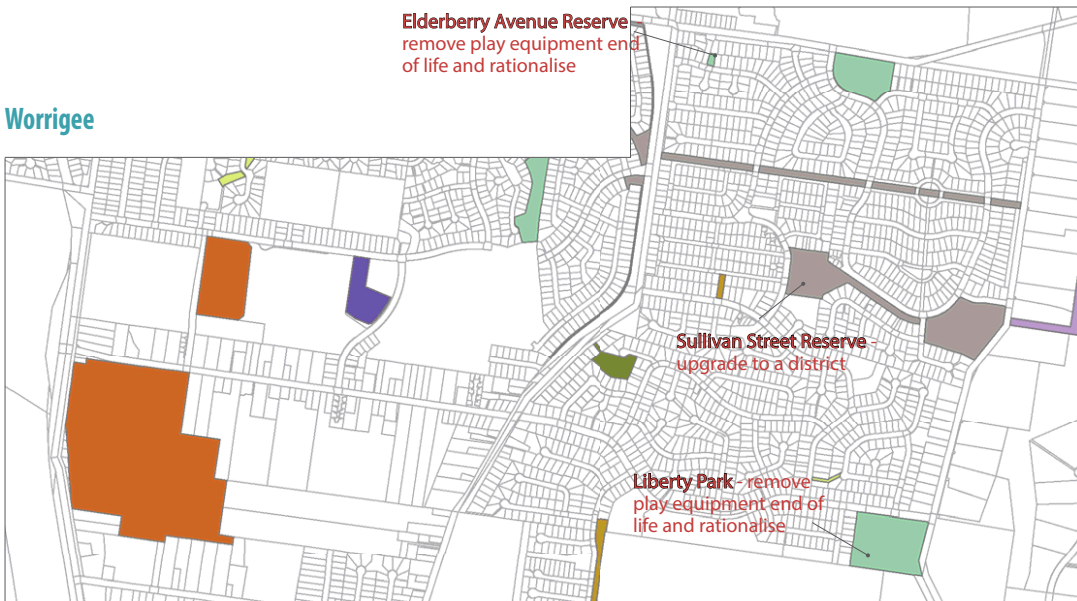
Name	Type	Future work	Recommendation
Liberty Park	Local recreation park	Yes	remove play equipment end of life and rationalise
Rayleigh Gardens Est Tennis Court & Park	Local recreation park	No	-
Egans Lane Reserve	District recreation park	No	-
Endeavour Park	District recreation park	Yes	upgrade to a district recreation park
Graham Street Rest Area	District recreation park	No	-
Greys Beach	District recreation park	No	-
Harry Sawkins Park	District recreation park	Yes	develop a master plan for the park ensuring inclusion of pathway network
Mavromattes Reserve (Formerly River Road)	District recreation park	No	-
Morre House Park	District recreation park	No	-
North Nowra Rotary Park	District recreation park	No	-
Paringa Park (Scenic Drive Reserve)	District recreation park	Yes	design and delivery of a non-motorised water sports facility on the Shoalhaven River
Rauch Park	District recreation park	No	-
Bernie Regan Sporting Complex	Regional recreation park	No	upgrade lighting
Marriott Park	Regional recreation park	Yes	develop a master plan for the park ensuring inclusion of pathway network
Drexel Oval	District sports park	Yes	upgrade irrigation
Lyrebird Sports Park	District sports park	Yes	upgrade floodlighting to Australian Standard (fields 1 and 2) upgrade amenities building
Nowra Recreation Area	District sports park	No	-
Nowra Showground	District sports park	Yes	upgrade floodlighting to Australian Standard upgrade road network
Ratcliffe Park	District sports park	No	-
Ratcliffe Park	District sports park	No	-
Rugby Park	District sports park	No	-

Name	Type	Future work	Recommendation
Sharman Park	District sports park		upgrade irrigation (field 2)
West Street Oval	District sports park	No	-
Ison Park	Regional sports park	No	-
Park Road Netball Courts	Regional sports park	No	-
Nowra Aquatic Park	Regional aquatics centre	No	-
Community buildings			Total = 21 buildings
East Nowra CHACC - Cottage 1	Local community centre	No	-
East Nowra CHACC - Cottage 2	Local community centre	No	-
East Nowra CHACC - Cottage 3	Local community centre	No	-
North Nowra Community Centre	Local community centre	No	-
Nowra Girl Guide Hall	Local community centre	No	-
Nowra School of Arts	Local community centre	No	-
Nowra School of Arts (Annexe)	Local community centre	No	-
Nowra Senior Citizens	Local community centre	No	-
Nowra Showground Committee Room	Local community centre	No	-
Nowra Showground Pavilion	Local community centre	No	-
East Nowra Community Transport Building 1	District community centre	No	-
East Nowra Family Support Building 2	District community centre	No	-
Nowra Integrated Youth Facility	District community centre	No	-
Shoalhaven Neighbourhood Centre	District community centre	No	-
South East Community College	District community centre	No	-
Shoalhaven Entertainment Centre	Citywide performing space	No	-
Nowra Museum	District museum	No	-
Shoalhaven City Arts Centre	Citywide art gallery	No	-
Nowra Central Library	District library	Yes	continue with library extensions
Nowra Mens Shed	Specialised building	No	-
Shoalhaven's Visitor Information Centre	Specialised building	No	-

North Nowra

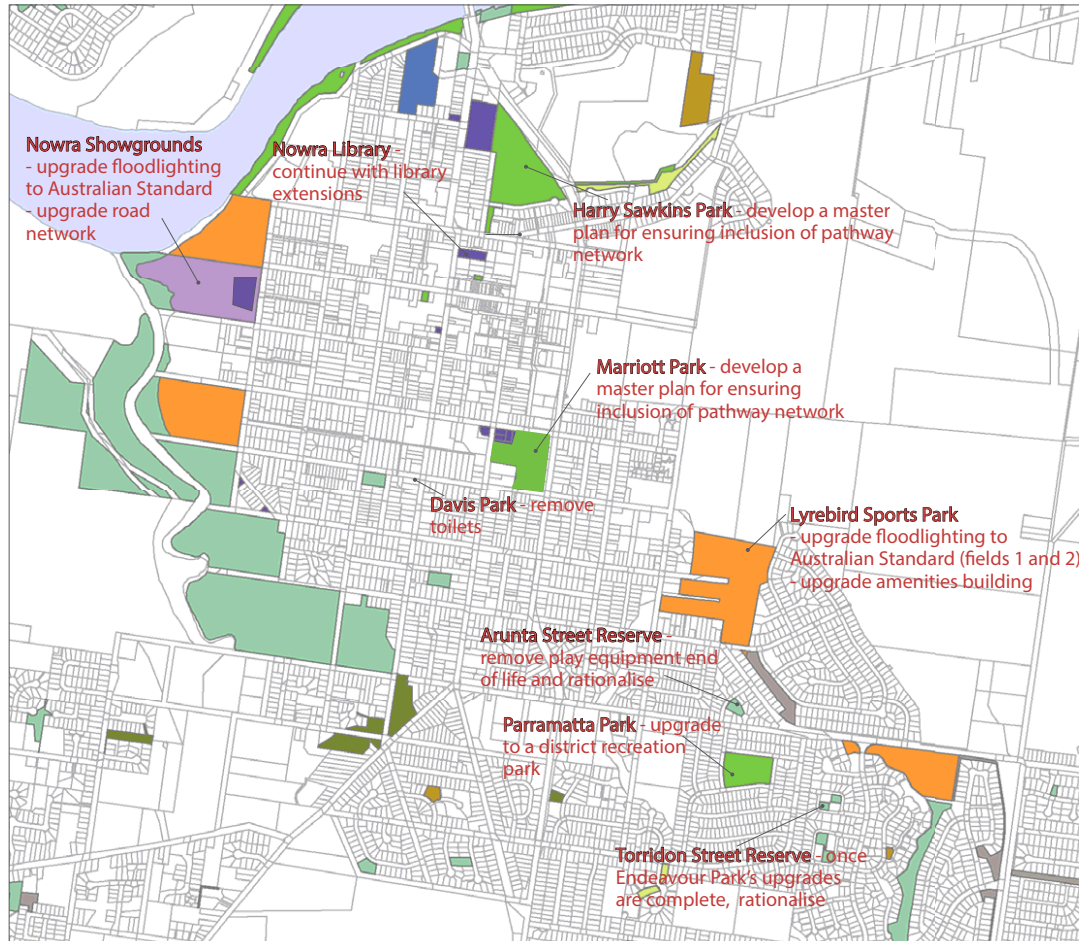


Worrigee



CL22.199 - Attachment 1

Nowra



Legend

Open space

- Local recreation park
- District recreation park
- Regional recreation park
- District sports park
- Regional sports park

Other open space

- Natural areas
- Linear corridor
- Utility
- Undeveloped
- Aquatic centres
- Specialised sport

Community buildings

- Community building

Other

- Cadastre
- Ocean

Shoalhaven Heads

Community infrastructure

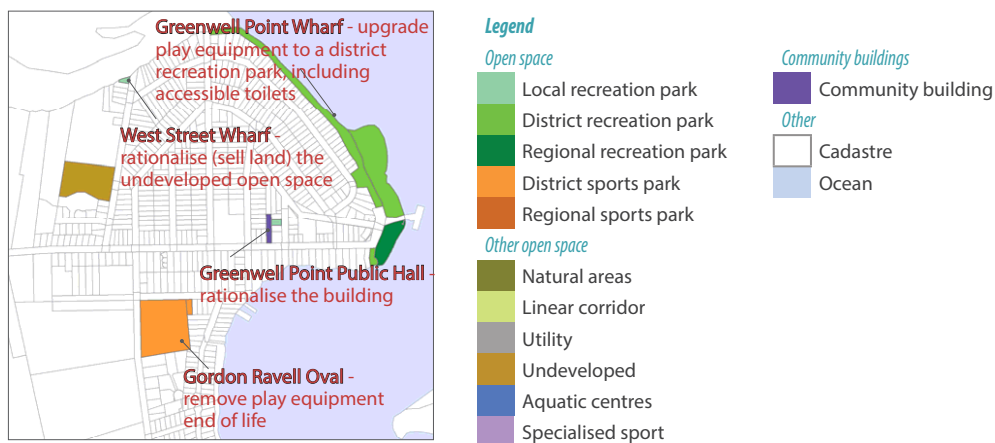
Name	Type	Future work	Recommendation
Open space			Total = 16.59ha
Caravan Park Reserve	Local recreation park	Yes	rationalise (sell land) but keep the small section of the Park that links it to Shoalhaven Heads Road to act as an access pathway for future development
Oval Drive (Pepper Reserve)	Local recreation park	Yes	upgrade to a basic level recreation park
Curtis Reserve	District recreation park	No	-
Shoalhaven Heads Foreshore	District recreation park	No	-
Jerry Bailey Oval	District sports park	No	-
Vic Zealand Oval	District sports park	Yes	irrigation (complete system) additional car parking upgrade lighting
Shoalhaven Heads Pool	Local aquatic centre	No	-
Community buildings			Total = 3 buildings
Shoalhaven Heads Community Centre	Local community centre	No	-
Shoalhaven Heads Mens Shed	Specialised buildings	No	-
Shoalhaven Heads SLSC	Specialised buildings	No	-



Greenwell Point

Community infrastructure

Name	Type	Future work	Recommendation
Open space			Total = 6.73ha
Crookhaven Drive Reserve	Local recreation park	No	-
Lot 2 Terrara Street	Local recreation park	Yes	rationalise (sell land) the undeveloped open space
West Street Wharf	Local recreation park	Yes	rationalise (sell land) the undeveloped open space
Anzac Park	District recreation park	No	-
Greenwell Point Foreshore Reserve	District recreation park	No	-
Greenwell Point Wharf	District recreation park	Yes	upgrade play equipment to a district recreation park, including accessible toilets
Titania Park (Formerly Greenwell Point Swimming Pool)	Regional recreation park	No	-
Gordon Ravell Oval	District sports park	Yes	remove play equipment end of life
Greenwell Point Tennis Club	District sports park	No	-
Greenwell Point Pool	Local aquatic centre	No	-
Community buildings			Total = 1 buildings
Greenwell Point Public Hall	Local community centre	Yes	investigate implementing one of the rationalisation options

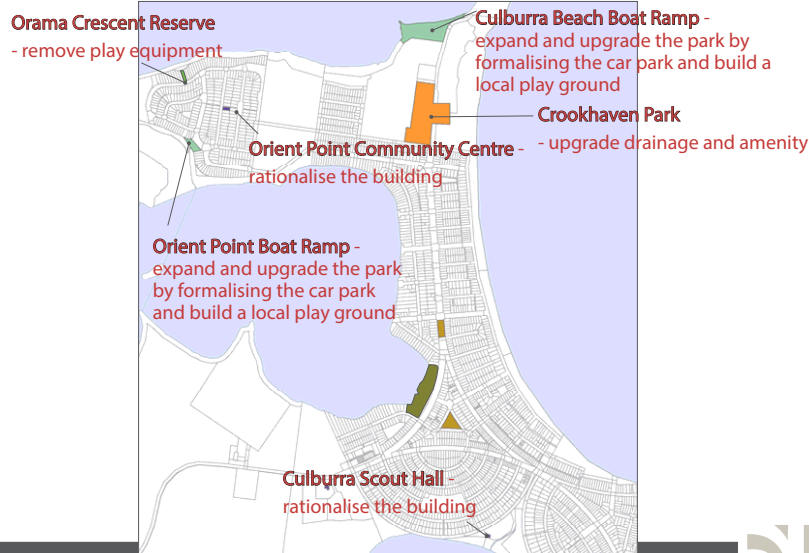


PLANNING AREA TWO

Culburra Beach & Orient Point

Community infrastructure

Name	Type	Future work	Recommendation
Open space			Total = ha
Culburra Beach Boat Ramp	Local recreation park	Yes	expand and upgrade the park by formalising the car park and build a local play ground
Orient Point Boat Ramp	Local recreation park	Yes	expand and upgrade the park by formalising the car park and build a local play ground
Crookhaven Park	District sports park	Yes	upgrade drainage and amenity
Orama Crescent Reserve	Local recreation park	Yes	remove play equipment end of life
Community buildings			Total = 4 buildings
Culburra Beach Community Centre	Local community centre	No	-
Orient Point Community Centre	Local community centre	Yes	investigate implementing one of the rationalisation options
Culburra Mens Shed	Specialised building	Yes	rationalise the building if utilisation is reduced or users request Council to maintain the building
Nowra Culburra SLSC	Specialised building	No	-



Currarong

Community infrastructure

Name	Type	Future work	Recommendation
Open space			Total = 5.41ha
Dolphin Reserve	Local recreation park	No	-
Rock Pool Reserve	Local recreation park	No	-
Walton Way Reserve	Local recreation park	Yes	remove play equipment end of life
Abrahams Bosom Reserve	District recreation park	No	-
Elliott Reserve	District sports park	Yes	remove play equipment end of life
Community buildings			Total = 1 buildings
Currarong Arts and Crafts	Specialised building	No	-

Legend

Open space

- Local recreation park
- District recreation park
- Regional recreation park
- District sports park
- Regional sports park

Other open space

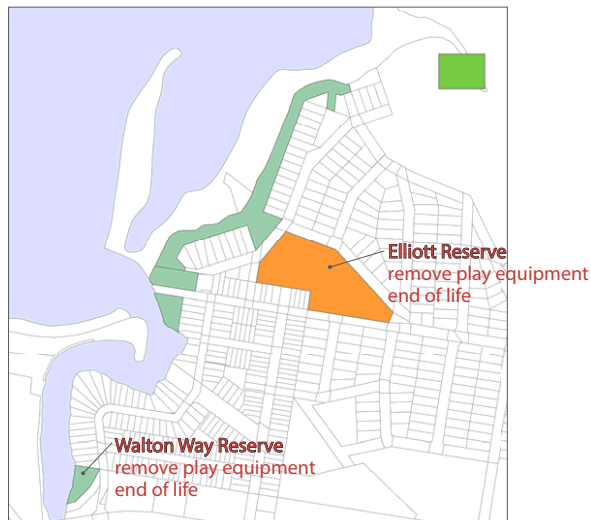
- Natural areas
- Linear corridor
- Utility
- Undeveloped
- Aquatic centres
- Specialised sport

Community buildings

- Community building

Other

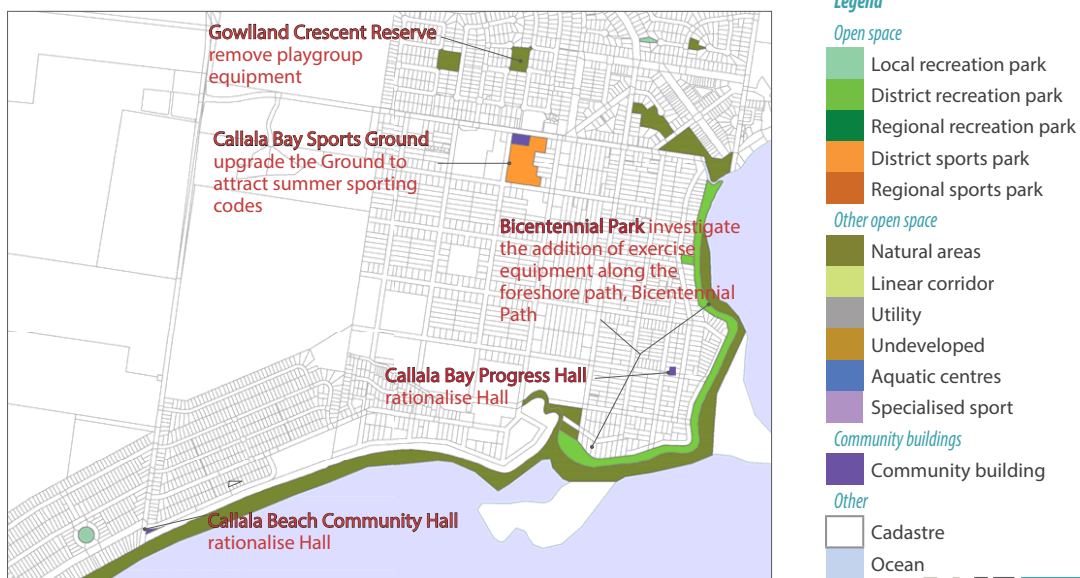
- Cadastre
- Ocean



Callala Bay

Community infrastructure

Name	Type	Future work	Recommendation
Open space			Total = 6.70ha
Bicentennial Park	Local recreation park	Yes	investigate the addition of exercise equipment along the foreshore path, Bicentennial Path
Callala Beach Road Reserve	Local recreation park	No	-
Callala Creek Bicentennial Park	Local recreation park	No	-
Marine Parade Reserve	Local recreation park	No	-
Parkes Crescent Circle Reserve	Local recreation park	No	-
Progress Park	District recreation park	No	-
Callala Sportsground and Community Centre	District sports park	Yes	upgrade the Ground to attract summer sporting codes
Gowlland Crescent Reserve	Natural open space	Yes	remove play equipment
Community buildings			Total = 3 buildings
Callala Community Centre	Local community centre	No	-
Callala Bay Progress Hall	Local community centre	Yes	investigate implementing one of the rationalisation options
Callala Beach Community Centre	Local community centre	No	-

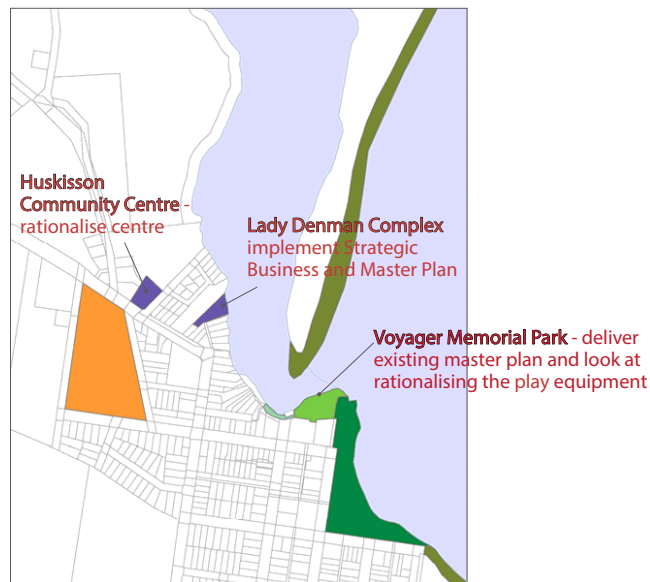


PLANNING AREA THREE

Huskisson

Community infrastructure

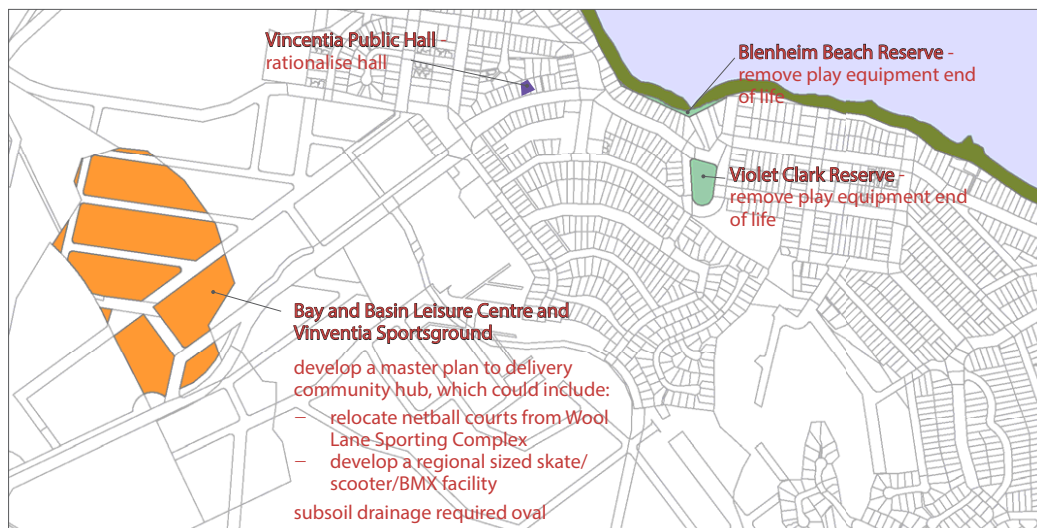
Name	Type	Future work	Recommendation
Open space			Total = 9.7ha
Rotary Park	Local recreation park	No	-
Voyager Memorial Park	District recreation park	Yes	deliver existing master plan and look at rationalising the play equipment
White Sands Park	Regional recreation park	No	-
Huskisson Sportsground	District sports park	No	-
Huskisson Sea Pool	Sea Pool	No	-
Community buildings			Total = 2 buildings
Huskisson Community Centre	Local community centre	Yes	investigate implementing one of the rationalisation options
Huskisson Meals on Wheels	Local community centre	No	-
Lady Denman Heritage Complex	Local museum	Yes	implement Strategic Business and Master Plan



Vincentia

Community infrastructure

Name	Type	Future work	Recommendation
Open space			Total = 19.3ha
Vincentia Boat Ramp Reserve	Local recreation park	No	-
Violet Clark Reserve	Local recreation park	No	remove play equipment end of life
Blenheim Beach Reserve	District recreation park	No	remove play equipment end of life
Plantation Point Reserve	District recreation park	Yes	upgrade play equipment
Bay And Basin Leisure Centre And Vincentia Sportsground	District sports park	Yes	develop a master plan to delivery community hub, which could include: <ul style="list-style-type: none"> – relocate netball courts from Wool Lane Sporting Complex – develop a regional sized skate/scooter/ BMX facility subsoil drainage required oval
Bay and Basin Leisure Centre	Regional aquatic centre	No	-
Community buildings			Total = 1 buildings
Vincentia Public Hall	Local community centre	Yes	investigate implementing one of the rationalisation options

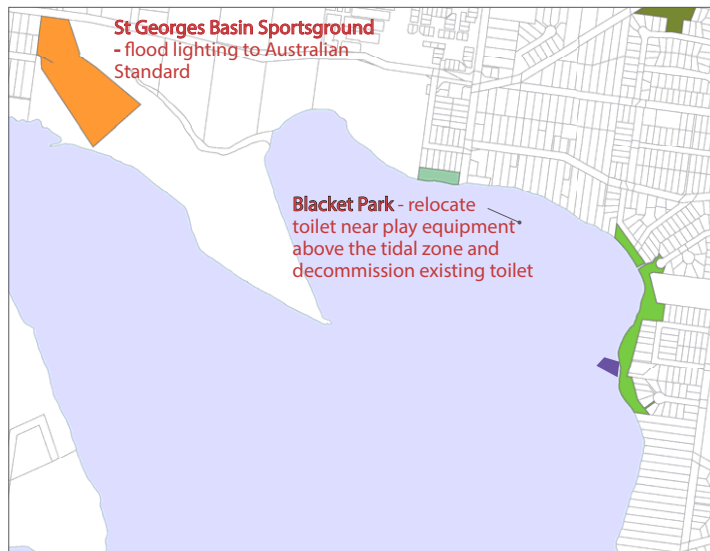


St Georges Basin & Basin View

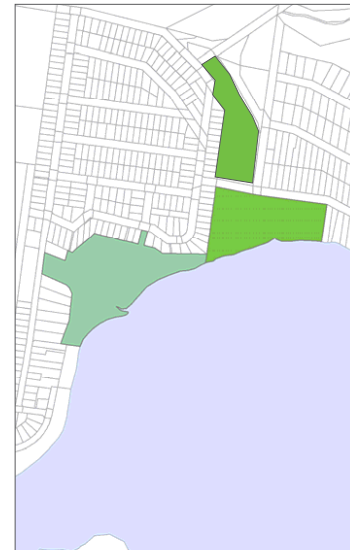
Community infrastructure

Name	Type	Future work	Recommendation
Open space			Total = 34.18ha
Basin View Foreshore	Local recreation park	No	-
Basin Walk Along Foreshore	Local recreation park	No	-
Paul Bland Reserve	Local recreation park	No	-
The Basin Road Reserve	Local recreation park	No	-
Basin View Boatramp Reserve/ Bmx	District recreation park	No	-
Blacket Park	District recreation park	Yes	relocate toilet near play equipment above the tidal zone and decommission existing toilet
Kingfisher Reserve	District recreation park	No	-
St Georges Basin Sportsground	District sports park	Yes	flood lighting to Australian Standard
Community buildings			Total = 1 buildings
St Georges Basin Community Centre	Local community centre	No	-

St Georges Basin



Basin View

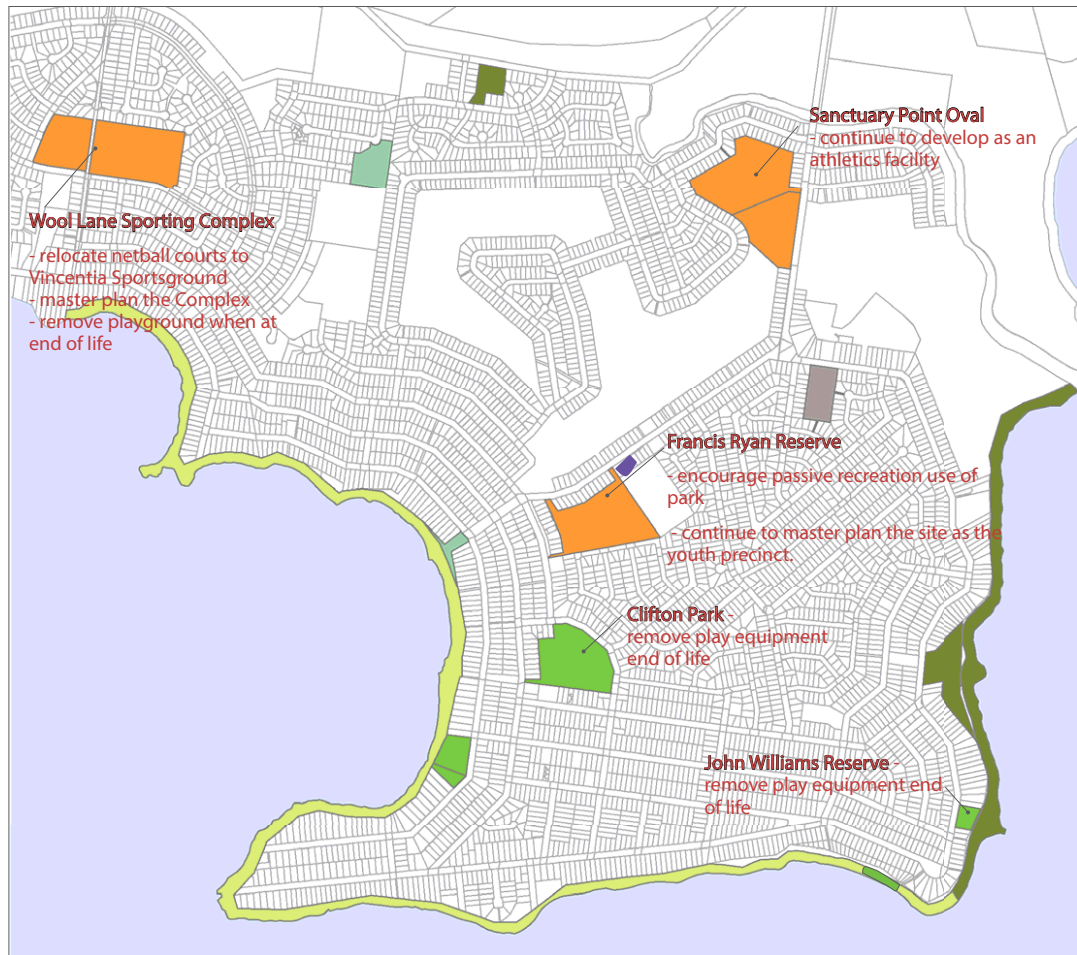


Sanctuary Point

Community infrastructure

Name	Type	Future work	Recommendation
Open space			Total = 26.0ha
Clifton Park	Local recreation park	Yes	remove play equipment end of life
Yellow Bellied Glider Reserve	Local recreation park	No	-
John Williams Reserve	District recreation park	Yes	remove play equipment end of life
Paradise Beach Reserve	District recreation park	No	-
Sanctuary Point Public Reserve	District recreation park	No	-
Francis Ryan Reserve	District sports park	Yes	encourage passive recreation use of park to compliment the active users continue to master plan the site as the youth precinct.
Sanctuary Point Oval	District sports park	Yes	continue to develop as an athletics facility
Wool Lane Sporting Complex	District sports park	Yes	relocate netball courts to Vincentia Sportsground master plan the Complex remove playground when at end of life
Community buildings			Total = 3 buildings
Sanctuary Point Community Centre	Local community centre	No	-
Sanctuary Point Library	Local library	Yes	investigate implementing one of the rationalisation options
Bay and Basin Potters Community Centre	Specialised building	No	-

CL22.199 - Attachment 1



Legend

Open space

- Local recreation park
- District recreation park
- Regional recreation park
- District sports park
- Regional sports park

Other open space

- Natural areas
- Linear corridor
- Utility
- Undeveloped
- Aquatic centres
- Specialised sport

Community buildings

- Community building

Other

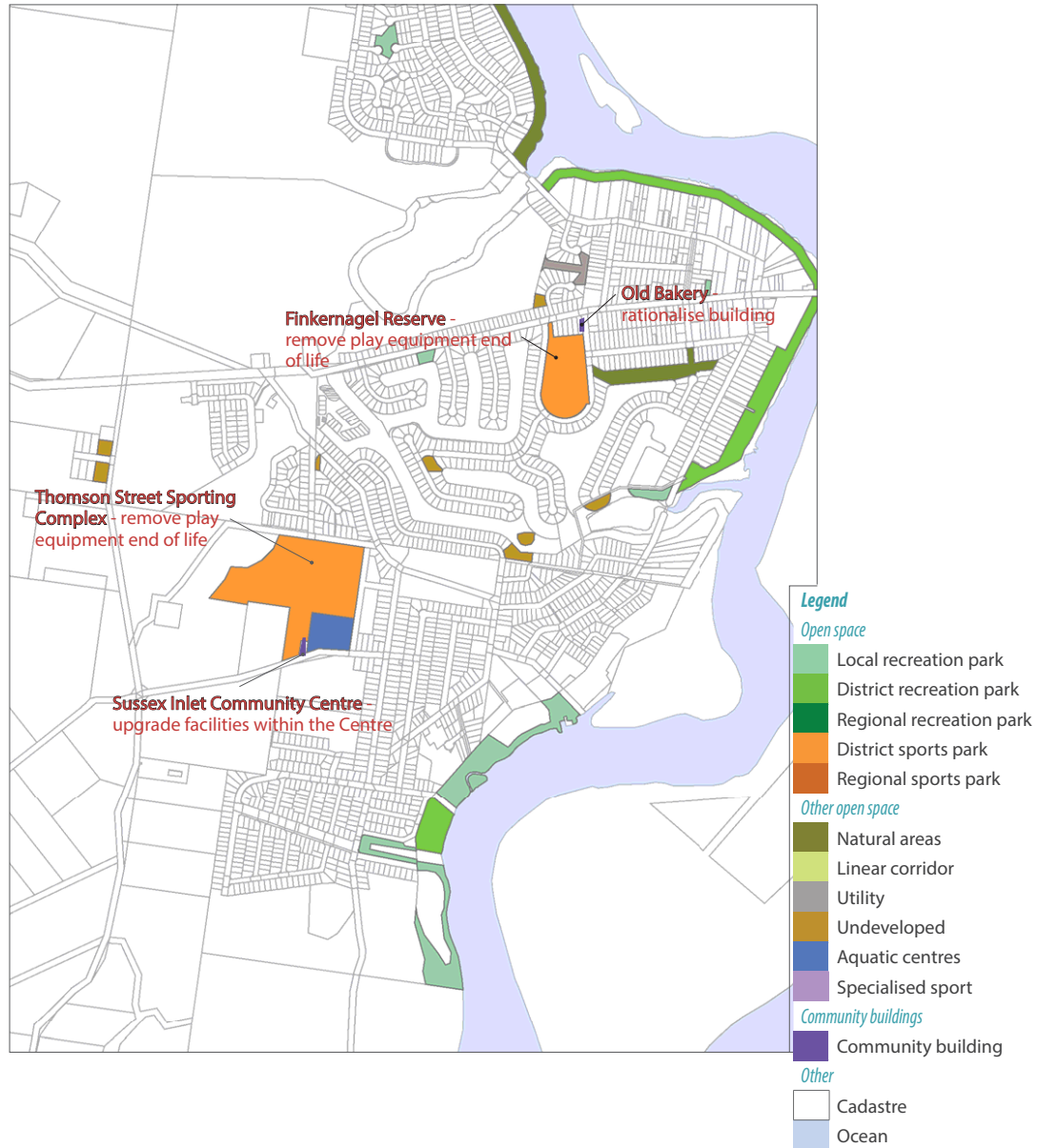
- Cadastre
- Ocean

PLANNING AREA FOUR

Sussex Inlet

Community infrastructure

Name	Type	Future work	Recommendation
Open space			Total = 30.05ha
Alamein Road Reserve	Local recreation park	No	-
Denoon Reserve (2)	Local recreation park	No	-
Edgewater Ave Reserve	Local recreation park	No	-
Jacobs Dr Reserve	Local recreation park	No	-
Lions Peace Park	Local recreation park	No	-
Shelly Gr Reserve	Local recreation park	No	-
Sussex Inlet	Local recreation park	No	-
Jacob Ellmoos Reserve	District recreation park	No	-
Sussex Inlet Lions Park	District recreation park	No	-
Finkernagel Reserve	District sports park	Yes	remove play equipment end of life
Thomson Street Sporting Complex	District sports park	Yes	remove play equipment end of life
Sussex Inlet Aquatic Centre	District aquatics centre	No	-
Community buildings			Total = 7 buildings
Royal Volunteer Coastal Patrol Sussex Inlet	Local community centre	No	-
Sussex Inlet Community Centre	Local community centre	Yes	upgrade facilities within the Centre
Sussex Inlet Lions Club Storage Shed	Local community centre	No	-
Sussex Inlet 'Old Bakery'	Local community centre	Yes	investigate implementing one of the rationalisation options
Sussex Inlet Potters	Specialised building	No	-
Sussex Inlet SLSC	Specialised building	No	-
Sussex Inlet Mens Shed	Specialised building	No	-

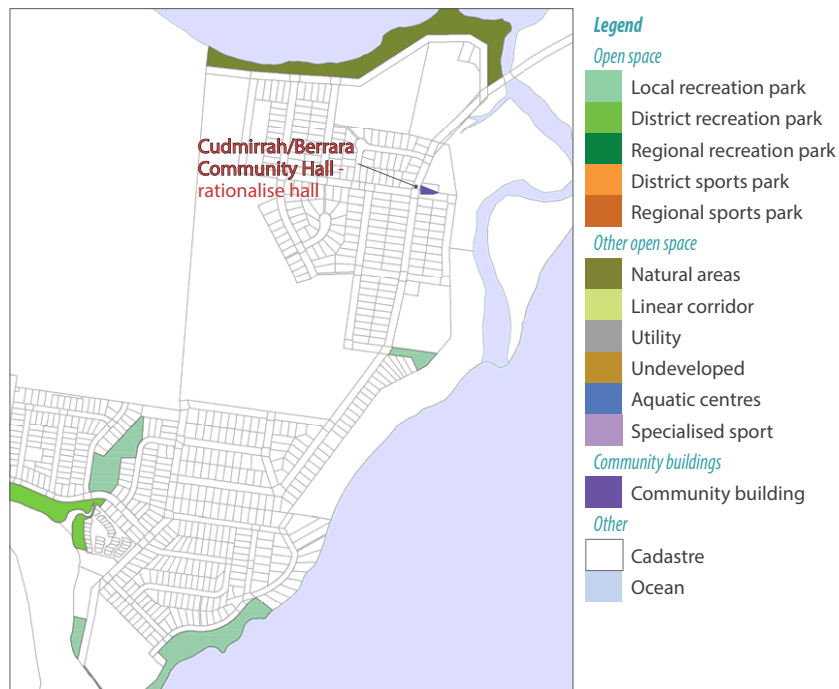


CL22.199 - Attachment 1

Cudmirrah and Berrara

Community infrastructure

Name	Type	Future work	Recommendation
Open space			Total = 19.11 ha
Berrara Creek Reserve (Old Caravan Park)	Local recreation park	No	-
Meadow Lake Reserve	Local recreation park	No	-
Silver Sands Drive Reserve	Local recreation park	No	-
Third Avenue Reserve	Local recreation park	No	-
Berrara Lagoon Reserve	District recreation park	No	-
Community buildings			Total = 1 buildings
Cudmirrah/Berrara Community Hall	Local community centre	Yes	investigate implementing one of the rationalisation options

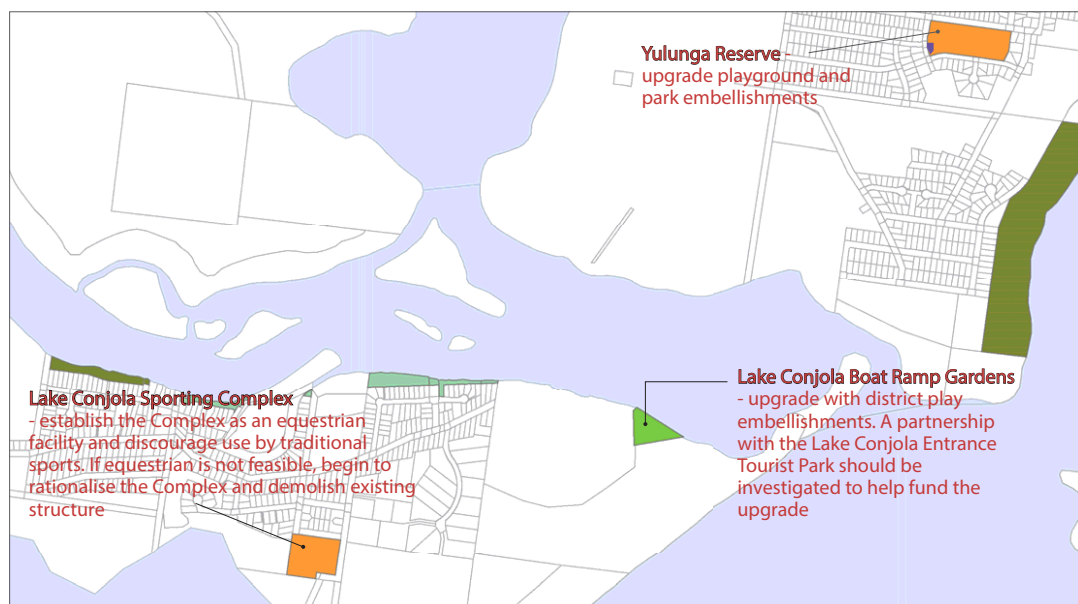


PLANNING AREA FIVE

Lake Conjola and Manyana

Community infrastructure

Name	Type	Future work	Recommendation
Open space			Total = 7.08ha
Aney Street Reserve	Local recreation park	No	-
Carroll Avenue Reserve	Local recreation park	No	-
Foreshore Garrad Way	Local recreation park	No	-
Manyana Beach Reserve	Local recreation park	No	-
Lake Conjola Boat Ramp Gardens	District recreation park	Yes	upgrade with district play embellishments. A partnership with the Lake Conjola Entrance Tourist Park should be investigated to help fund the upgrade
Lake Conjola Sporting Complex	District sports park	Yes	establish the Complex as an equestrian facility and discourage use by traditional sports. If equestrian is not feasible, begin to rationalise the Complex and demolish existing structure
Yulunga Reserve	District sports park	Yes	upgrade playground and park embellishments
Community buildings			Total = 2 buildings
Lake Conjola Community Centre	Local community centre	No	-
Manyana/Yulunga Public Hall	Local community centre	No	-



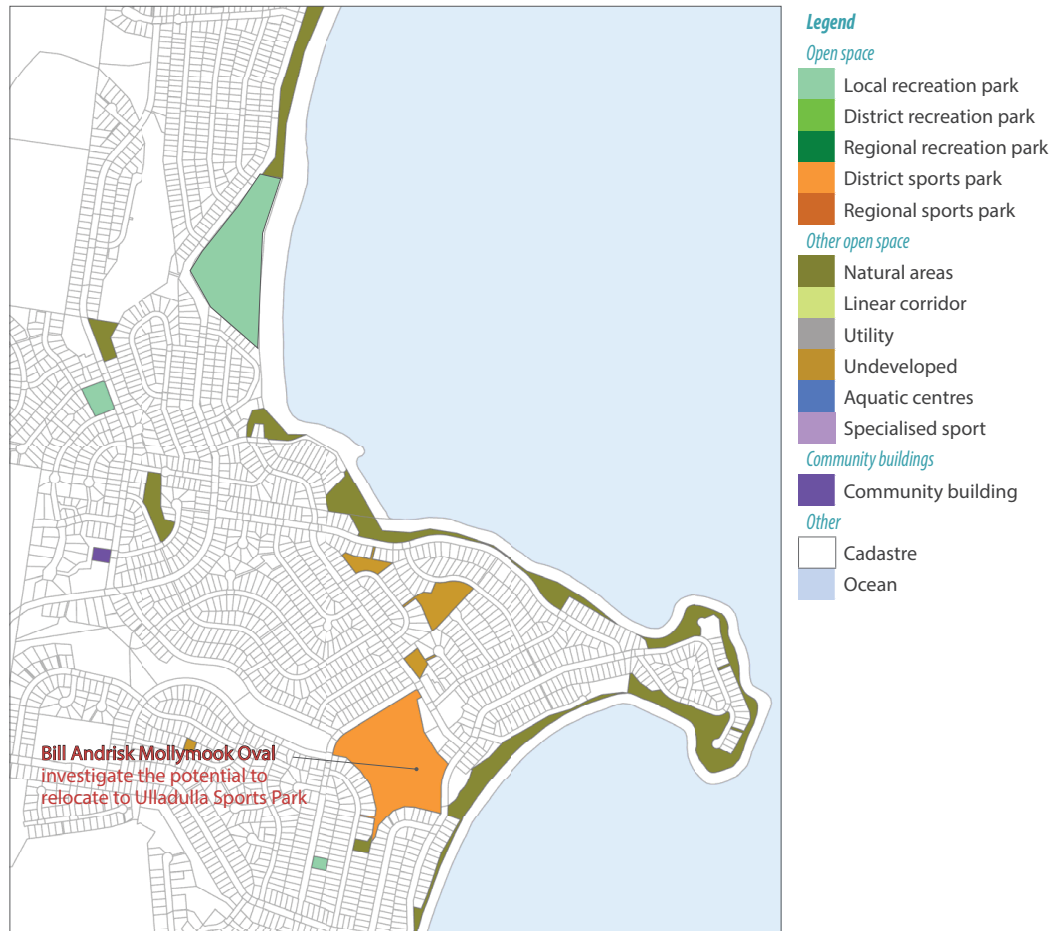
CL22.199 - Attachment 1

Narrawallee, Mollymook and Ulladulla

Community infrastructure

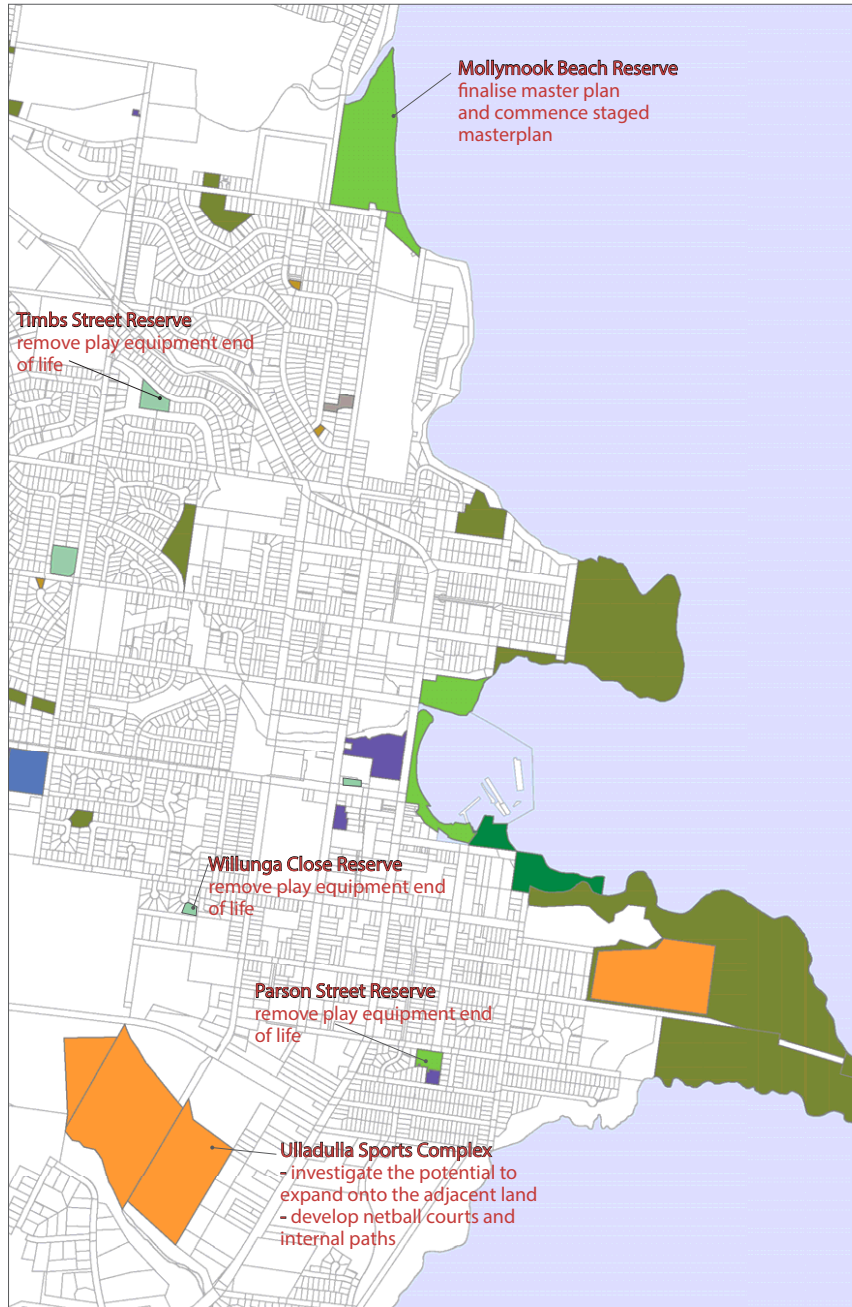
Name	Type	Future work	Recommendation
Open space			Total = 57.22ha
Green Street Reserve	Local recreation park	Yes	rationalise reserve
Leo Drive South Reserve	Local recreation park	No	-
Timbs Street Reserve	Local recreation park	Yes	remove play equipment end of life
Village Drive Reserve	Local recreation park	No	-
Mison Avenue Reserve	Local recreation park	Yes	remove play equipment end of life
Willunga Crescent Reserve	Local recreation park	Yes	remove play equipment end of life
Matron Porter Drive Reserve	District recreation park	No	-
Mollymook Beach Reserve	District recreation park	Yes	finalise master plan and commence staged development
Mollymook Surf Club	District recreation park	No	-
Parson Street Reserve	District recreation park	Yes	remove play equipment end of life
Ulladulla Harbour Reserve	District recreation park	No	-
Ulladulla Rotary Park	District recreation park	No	-
R.V.C.P. Reserve	Regional recreation park	No	-
Ulladulla Rock Pool - Surrounds	Regional recreation park	No	-
Bill Andriske Mollymook Oval	District sports park	Yes	investigate the potential to relocate to Ulladulla Sports Park
Lighthouse Oval	District sports park	No	-
Ulladulla Sports Park	District sports park	Yes	investigate the potential to expand onto the adjacent land develop netball courts and internal paths
Ulladulla Sea Pool	Sea pool	No	-
Ulladulla Leisure Centre	Regional aquatic centre	No	-
Community buildings			Total = 7 buildings
Ulladulla Meals on Wheels and Home Care	Local community centre	No	-
Southern Shoalhaven Youth Services	District community centre	No	-
Ulladulla Community Resources Centre	District community centre	No	-
Ulladulla Civic Centre	Citywide performing space	No	-
Ulladulla Library	District library	No	-
Mollymook SLSC	Specialised building	No	-
Shoalhaven Visitor Centre	Specialised building	No	-

Narrawallee and Mollymook (north)



CL22.199 - Attachment 1

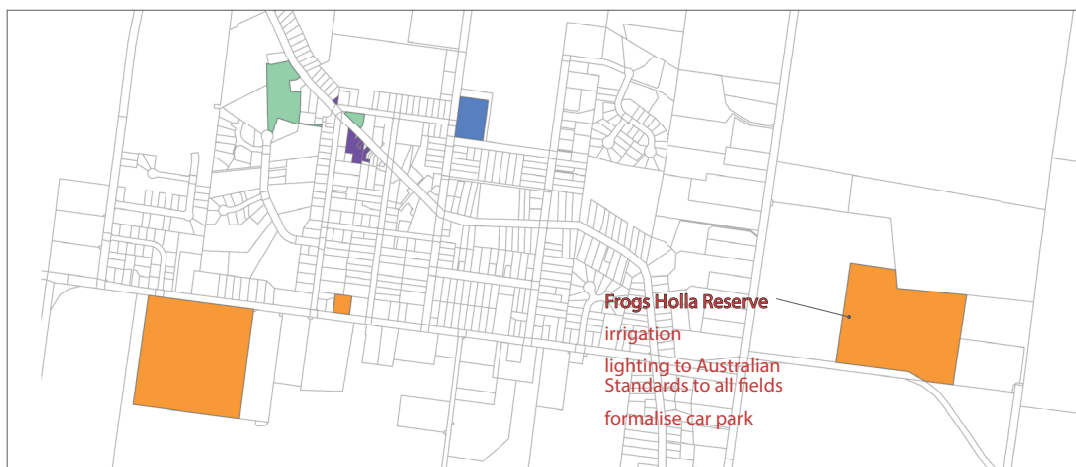
Mollymook (south) and Ulladulla



Milton

Community infrastructure

Name	Type	Future work	Recommendation
Open space			Total = 12.65ha
Mick Ryan Park	Local recreation park	No	-
Milton Memorial Park	Local recreation park	No	-
Frogs Holla Reserve	District sports park	Yes	irrigation lighting to Australian Standards to all fields formalise car park
Milton Showground	District sports park	No	-
Milton Tennis Courts	District sports park	No	-
Milton Swimming Pool	Local aquatic centre	No	-
Community buildings			Total = 4 buildings
Milton Ulladulla Historic House	Local community centre	No	-
Milton theatre	District performing space	No	-
Milton library	District library	No	-
Milton Village Cultural Centre	Specialised building	No	-



Burrill Lake

Community infrastructure

Name	Type	Future work	Recommendation
Open space			Total = 8.27ha
Barker Reserve	Local recreation park	No	-
Ireland Street Reserve	Local recreation park	No	-
McDonald Parade Reserve	Local recreation park	Yes	remove play equipment end of life
Rackham Crescent Reserve	Local recreation park	No	-
Thistleton Reserve	Local recreation park	No	-
Burrill Lake Lions Park	Regional recreation park	No	-
Burrill Lake Sportsground	District sports park	No	-
Community buildings			Total = 1 building
Burrill Lake Public Hall	Local community centre	Yes	investigate implementing one of the rationalisation options

Legend

Open space

- Local recreation park
- District recreation park
- Regional recreation park
- District sports park
- Regional sports park

Other open space

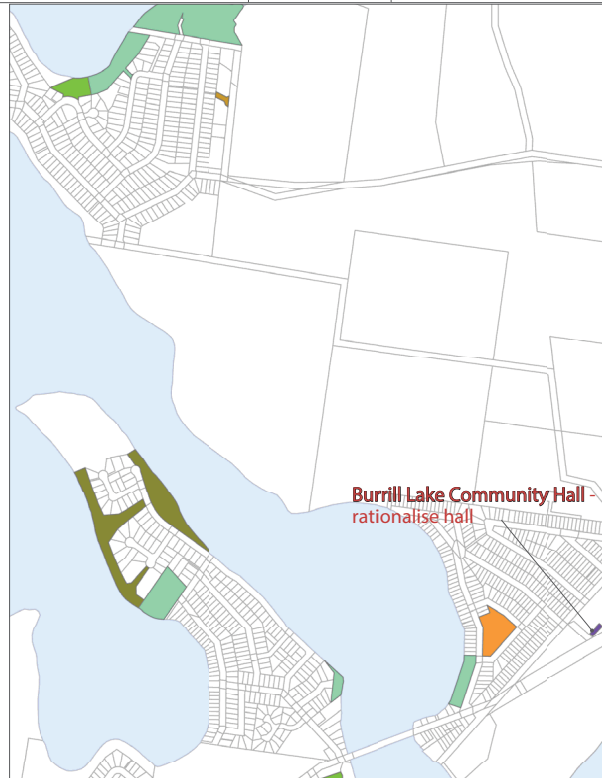
- Natural areas
- Linear corridor
- Utility
- Undeveloped
- Aquatic centres
- Specialised sport

Community buildings

- Community building

Other

- Cadastre
- Ocean



Lake Tabourie

Community infrastructure

Name	Type	Future work	Recommendation
Open space			Total = 1.0ha
Beach Street Reserve	District recreation park	No	-
Community buildings			1 building
Lake Tabourie Museum	Local museum	No	-

Legend

Open space

- Local recreation park
- District recreation park
- Regional recreation park
- District sports park
- Regional sports park

Other open space

- Natural areas
- Linear corridor
- Utility
- Undeveloped
- Aquatic centres
- Specialised sport

Community buildings

- Community building

Other

- Cadastre
- Ocean





ROSS Planning Pty Ltd

ABN 32 508 029 959

Upper floor, 63 Bay Terrace
Wynnum QLD 4178

PO Box 5660
Manly QLD 4179

Telephone: (07) 3901 0730
Fax: (07) 3893 0593