

Ordinary Meeting

Meeting Date: Monday, 09 May, 2022

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

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Community Strategic Plan Review Community Engagement Report - Stage 1

1. Project Overview

The Community Strategic Plan (CSP) is the community's plan for the Shoalhaven. It has a minimum ten-year timeframe and should reflect the community's main priorities and aspirations (needs and wants) for the Shoalhaven.

Council's role in the production of the CSP is to facilitate its development and produce the document.

As per legislative requirements, the CSP must be reviewed and adopted each Council term. Therefore, following the December Council elections, Council must:

- review and update the CSP (10 year)
- create the Delivery Program (4 year)
- adopt a Resourcing Strategy (10 year Long Term Financial Planning; Workforce Planning and Asset Management Planning)

The whole suite of documents is to be adopted by Council before 30 June 2022.

The Community Engagement and Communications Plan for the CSP Review was presented and endorsed by Council at the October Strategy & Assets meeting (MIN21.712).

Unfortunately, due to the COVID-19 public health restrictions, face to face engagement methods were explored, but did not eventuate. The Engagement Plan utilised printed collateral and physical touchpoints to offset the over-reliance on digital methods, and to accommodate community members who do not have access to the internet or with low digital literacy.

2. Key Messages and Questions

The following key messages were integrated as part of all communications materials and correspondence:

- Council is reviewing the Shoalhaven Community Strategic Plan
- The Plan sets out the community's goals and priorities for the next 10 years
- Let us know your thoughts – visit getinvolved.shoalhaven.nsw.gov.au

The engagement included activities to get community members to think about and answer the following questions:

- What do you love about Shoalhaven City?
- What would you like to see in Shoalhaven City by 2032?
- What would you like to see less of in Shoalhaven City by 2032?

- What are the challenges facing Shoalhaven City in the next 5-10 years?
- From the 10 Key Priorities in the current CSP, select the 3 most important priorities to you

3. Overview of Engagement Methods





The following table outlines the engagement methods employed and summarises the number of responses or awareness statistics.



Method	Tool/Platform	Summary Response/Outcome
Consultation Methods		
Webpage	Get Involved Shoalhaven - Council's official online engagement platform. Tools included: <ul style="list-style-type: none"> • Survey • Places (mapping tool) • Q&A • FAQs • Documents 	<ul style="list-style-type: none"> • 1,000 visits to the Get Involved project page • 305 survey responses • 26 contributions to the Places City map (from 22 people) – What do you love about Shoalhaven City? • 53 Children's Activities provided (24 downloaded, 31 mail out requests) • 8 FAQ visits
Survey	Survey for completion: <ul style="list-style-type: none"> • Online via Get Involved • Over the phone • Hardcopy (on request) 	<ul style="list-style-type: none"> • 288 online survey responses • 18 responses via returned postcards
Social Media	Seek feedback on Facebook via comments and photos	6 Facebook posts over the period: <ul style="list-style-type: none"> • 12,607 people reached • 979 "post engagements" (times people engaged through reactions, comments, shares, views and clicks) • 41 reactions, 26 hide posts, 16 shares Results: <ul style="list-style-type: none"> • 86 comments – 44 will be considered as submissions • 24 pieces of feedback via Get Involved • 92 links clicked

Method	Tool/Platform	Summary Response/Outcome
Crowd Sourcing Activity	Get Involved Page – Places widget (interactive map tool)	<ul style="list-style-type: none"> 26 contributions from 22 contributors – posted photos/comments
Photo Visioning Children's Activity	Printed Activity Pack	<ul style="list-style-type: none"> 25 packs sent to primary schools and through all Family Day Care centres 11 activities completed by St Michael's Primary School students 6 completed by family
Focused Conversation	CCB Executive Meeting Youth Advisory Committee	<ul style="list-style-type: none"> Nov/Dec meeting not held - survey email sent instead YAC online meeting - completed the survey questions together
Post Card	Post Card	<ul style="list-style-type: none"> 14,100 distributed & 18 returned
Communication Methods		
Digital		
Electronic Direct Mail (EDM)	Council's Weekly e-Newsletter - In Your Neighbourhood Email to Get Involved registrants	<ul style="list-style-type: none"> 11 Nov 2021 - 1,801 subscribers opened the newsletter, 87 article link clicks 16 Nov 2021 – 2,030 users opened the newsletter, 378 link clicks
Project Page on SCC Website	SCC Website	Published – 67 views, 6 link clicks, 4 document downloads
Social Media	Facebook posts to promote the engagement and seek feedback directly from users	6 Facebook posts over the period: <ul style="list-style-type: none"> 12,607 people reached 979 "post engagements" (no. of times engaged with posts through reactions, comments, shares etc.) 41 reactions, 26 hide posts, 16 shares 86 comments – 44 submissions 24 pieces of feedback Get Involved 92 links clicked
Media		
Media Releases	Radio, Newspapers, Community Newsletters, TV	<ul style="list-style-type: none"> 1 Media release – 9 Nov 2021 1 article in South Coast Register and Milton Ulladulla Times 2ST news piece

Method	Tool/Platform	Summary Response/Outcome
Radio	Radio	<ul style="list-style-type: none"> 10 November 2021 – interview with Kevin Voegt on 2ST
Print		
Flyers	Available at Council facilities	850 flyers distributed to: <ul style="list-style-type: none"> Nowra, Bomaderry, Ulladulla Pool, Bay and Basin Leisure Centre, Bomaderry Indoor Sports Centre Nowra, Ulladulla, Sanctuary Point Libraries Art Gallery, SEC & Encore cafe
Reception Information Display	Displayed on digital screen and on poster boards	<ul style="list-style-type: none"> A1 poster in reception area Postcards available from customer service counters and info board
Staff Newsletter Digital Workspace	Fortnightly staff newsletter (EDM and hard copy) News item on the intranet to inform staff	<ul style="list-style-type: none"> 11 November 2021 – opened by 563 staff, 16 link clicks 126 hardcopies, provided to 7 work sites

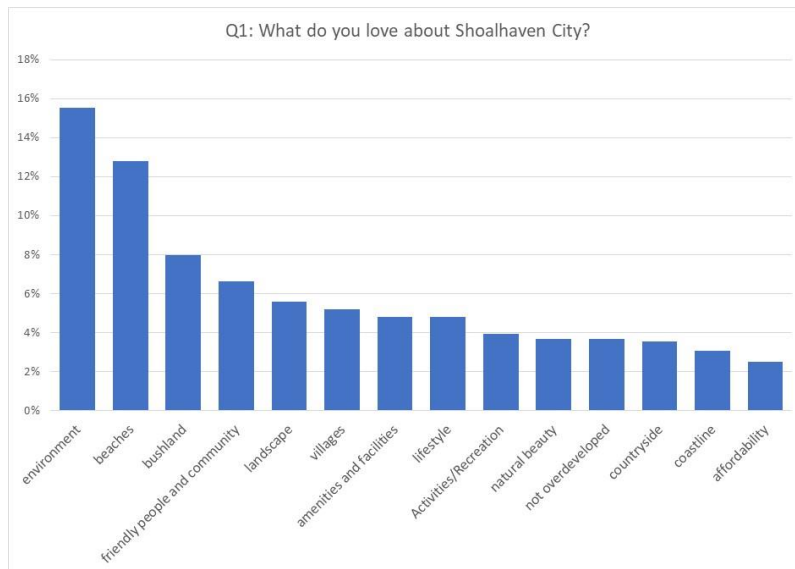
Facebook posts and reach

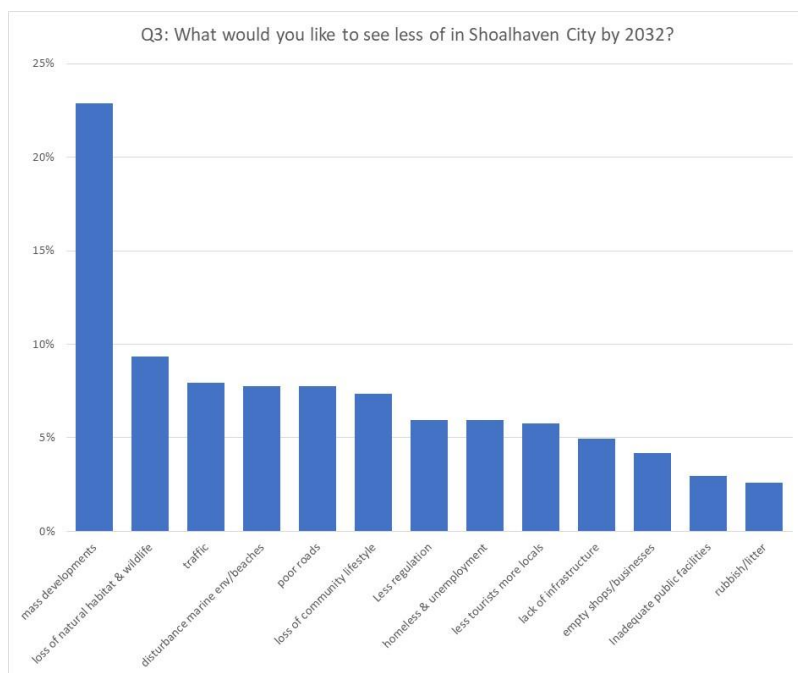
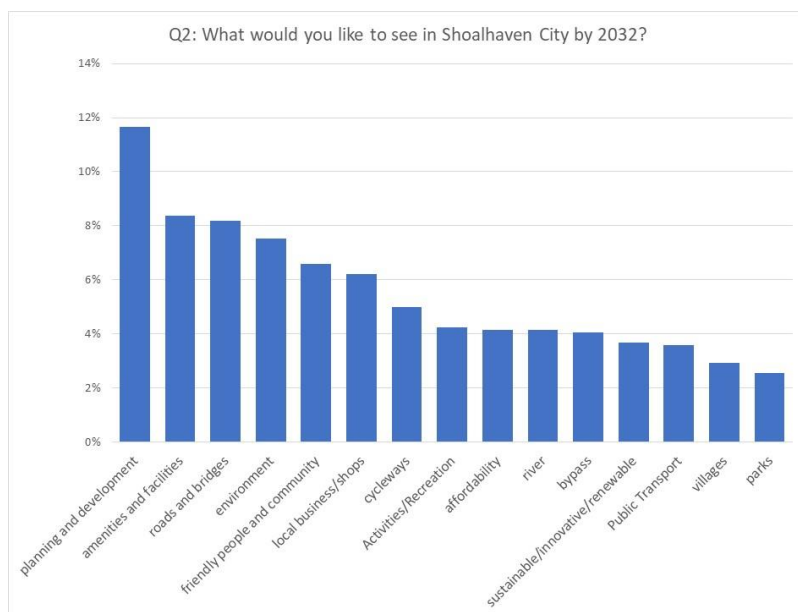
	<p>What's your vision for Shoalhaven City 2032? Council is encouraging the community to find out what improvements they want to see in Shoalhaven City by 2032. And, we want to know...</p> <p>9 Nov 2021</p>	Post reach 8862	Engagement 568
	<p>We want the children of Shoalhaven to help shape the future of our beautiful City - because after all, it is their future more than anyone else's! Get your kids to draw, paint or creative wha...</p> <p>17 Nov 2021</p>	Post reach 245	Engagement 54
	<p>What are the challenges facing Shoalhaven City in the next 5-10 years? Post a comment with your thoughts and help inform our Community Strategic Plan Review. The Plan is a long-term...</p> <p>22 Nov 2021</p>	Post reach 2155	Engagement 129
	<p>What would you like to see in Shoalhaven City by 2032? Also, what would you like to see less of in our City by 2032? Comment below and help inform our Community Strategic Plan – a long...</p> <p>24 Nov 2021</p>	Post reach 295	Engagement 129

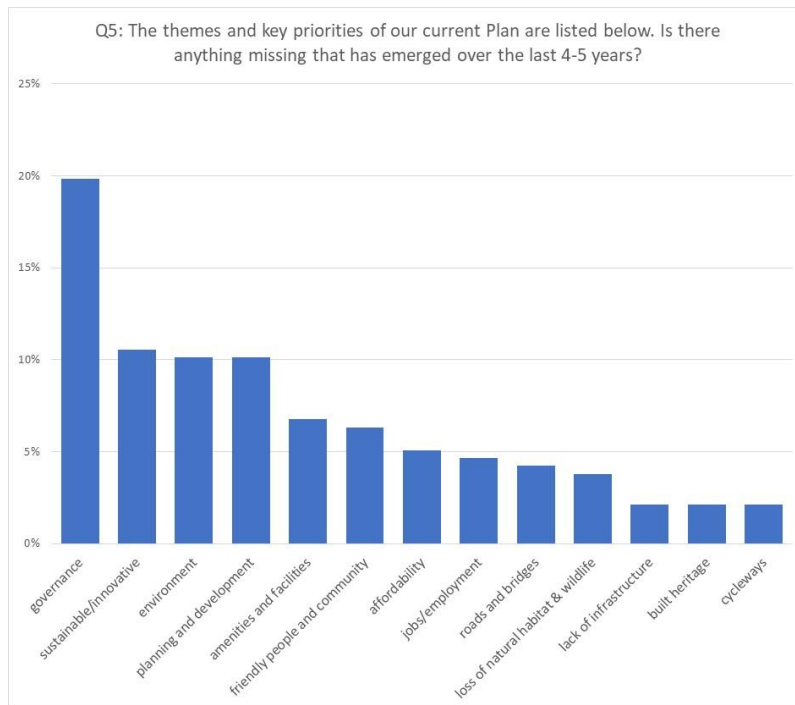
	<p>♥ What do you love about Shoalhaven City? Post a comment or photo below and help inform our Community Strategic Plan Review. Alternatively, post it to the map on our project page an...</p> <p>30 Nov 2021</p>	<p>Post reach 435</p>	<p>Engagement 71</p>
	<p>🔔 REMINDER: Consultation on our Community Strategic Plan Review closes tomorrow night, 3 December! It's easy to contribute – simply complete the survey or pin a post to the Cit...</p> <p>2 Dec 2021</p>	<p>Post reach 615</p>	<p>Engagement 28</p>

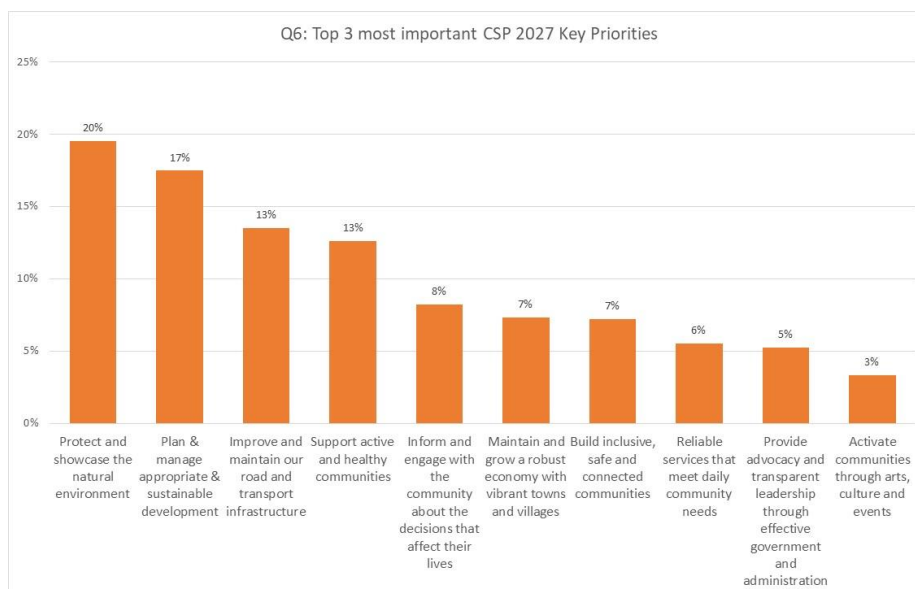
4. Survey Responses

The combined survey responses from the online survey and the returned postcards were analysed to create summary charts detailing the percentage of comments into broad themes. These charts summarise the percentage of responses for each question and greater analysis was undertaken across each response to inform the review and update of the CSP and Council's Delivery Program Objectives.









Comparison to 2017 CSP consultation

A similar rating question was asked of our community as part of the 2017 CSP consultation to develop the Community Strategic Plan 2027. The table below compares the changes in overall importance rating position:

CSP Key Priority	Position 2017	Position 2021
Protect and showcase the natural environment	2	1 ↑
Plan and manage appropriate and sustainable development	3	2 ↑
Improve and maintain road and transport infrastructure	1	3 ↓
Support active, health liveable communities	4	4 -



5. Consideration of Previous Council Consultations

A significant number of community engagement activities and consultations have been undertaken since the current CSP - Shoalhaven 2027 was developed and adopted by Council in 2017.

Analysis was undertaken from relevant engagement activities that have taken place over the last 18 months so that findings could be incorporated into the CSP review. This exercise helped mitigate against engagement fatigue in the community and demonstrates the appreciation Council has for the valuable feedback our community provides to us.

The following consultations involved over the input of over 1600 participants:

- Community Satisfaction Survey 2020
- Local Strategic Planning Statement (LSPS)
- Disability Inclusion Action Plan (DIAP) (in development)
- Shoalhaven Community Wellbeing Plan (in development)
- Community Voices Survey
- Recovery Into Resilience Project (RRP) Survey

The following table summarises some of the key themes which were considered in the review and update of the Themes and Key Priorities in the updated Community Strategic Plan.

Council Engagement	Key themes for consideration in CSP Review
<p>Community Satisfaction Survey 2020</p> <ul style="list-style-type: none"> - 400 phone surveys (28% mobile phone) ensuring statistically valid results June 2020 	<ul style="list-style-type: none"> • Overall Council satisfaction has had no significant change since 2016 (3.34/5 in 2020) • Services related to roads, planning, and development are generally lower performing • Improvements in 'appearance of CBDs (major town centres)' and 'Council's actions are in-line with community expectations' will have the biggest impact on increasing overall satisfaction • 'Informing the community of Council decisions, activities and services' and 'elected Council decision making' are underperforming relative to similar councils
<p>Local Strategic Planning Statement</p> <ul style="list-style-type: none"> - 263 submissions Sept 2020 	<p>Feedback asked Council to recognise the challenges of:</p> <ul style="list-style-type: none"> • planning and adapting to a changing climate and associated impacts, such as sea-level rise • the COVID-19 pandemic, including the need to tackle social isolation and diversify the economy, avoiding over-reliance on the visitor economy • providing social housing and affordable housing strategies • protecting the visual and environmental amenity of Shoalhaven's villages as development occurs <p>Community feedback also asked Council to:</p> <ul style="list-style-type: none"> • pursue the delivery of Nowra-Bomaderry and Milton-Ulladulla road bypasses • encourage well-designed infill housing rather than enabling urban sprawl

Council Engagement	Key themes for consideration in CSP Review
	<ul style="list-style-type: none"> recognise the contribution heritage items and places make to local character acknowledge the development of community-led strategic plans and provide guidance on the preparation of such plans revitalise the Nowra CBD and deliver the waterfront precinct recognise the importance of involving the community in 'place-based' planning to build resilience and connectedness balance environmental protection with development, giving greater priority to protecting the environment over development profitability
Disability Inclusion Action Plan (DIAP) (in development) <ul style="list-style-type: none"> 120 survey responses and stakeholder workshops June 2021 	Key messages from engagement: <ul style="list-style-type: none"> Recreation facilities & parks praised for good access Council buildings need improved accessibility Pathways, kerbs, parking - biggest access concerns Raise community awareness of needs of people living w/ disability Better promote the inclusive work we do Council not seen as an inclusive employer - recruitment process not accessible
Shoalhaven Community Wellbeing Plan (in development) <ul style="list-style-type: none"> Combined 450 participants through survey, workshops etc. July 2021 	Key Wellbeing Challenges <ul style="list-style-type: none"> Housing affordability (financial stress) Inefficient public transport - access to services Health services Impacts of holiday rentals Employment and training opportunities Mental illness Pathways and active transport - connected communities New role of open spaces & community facilities
Community voices pop-up visits <ul style="list-style-type: none"> 14 Community Voices visits before COVID restrictions 88 surveys collected through an online survey or postcard between April and August 2021 	<p>The purpose was to hear from community members on what they like about their community and suggestions for improved community life. This information can then be used to inform potential future projects.</p> <p>Biggest challenge for your community (Q1):</p> <ul style="list-style-type: none"> Poor condition of the roads, issues with planning & development and provision of amenities and facilities were the most frequently mentioned challenges Other challenges include environmental protection, and impact of tourism and over development <p>Ideas to help build stronger community (Q2):</p> <ul style="list-style-type: none"> Suggestions for more events and recreation facilities Improved community transport More public amenities Opportunities for community to connect and build community spirit

Council Engagement	Key themes for consideration in CSP Review
<p>Recovery Into Resilience Project Survey</p> <ul style="list-style-type: none"> - 260 complete survey responses targeted at adults Nov 2021 - Youth survey still to be released 	<p>Q11 asked “What do you think is unique, special, and important about the Shoalhaven region?”</p> <p>Survey respondents identified, almost unanimously, the natural environment and the community as the key attributes that make the Shoalhaven a unique, special and important place to live and visit.</p> <p>Q16/17 asked participants to reflect on the areas that can be improved and to describe the Shoalhaven they would like to see 20 years from now. Participants identified a broad number of issues that can be grouped under eight key themes:</p> <ul style="list-style-type: none"> • Protection of the natural environment • Enhanced community preparedness and response to natural disasters • Improved infrastructure & services • Promote and support a diversified economy • Foster better relationship with First Nations people • Improve governance and explore ways to enhance the community’s input into planning • Maintain current population density • Develop sustainable and affordable housing for all

6. Assessment of Community Led Strategic Plans

There are several community-led strategic plans which have been developed by communities across the Shoalhaven. An assessment was undertaken on the alignment of these Community-led strategic plan priorities as part of update of the CSP and development of Council’s Delivery Program. Council staff will continue to work with community groups to support these initiatives where appropriate.

Shoalhaven Heads - Our Future - Strategy 2013

Key Priority / Themes	Description of content	Alignment to the draft CSP 2032 priorities
Town Centre Strategy	to activate our town centre through better connection and care for exiting assets, and to complement them through new development, better planning and creation of a place that you want to visit, not just because you need to	3.2-Deliver safe, vibrant & attractive public spaces
Tourism Strategy	to use our natural assets, and other attractions, to entice tourists to the area, who then stay and return because of the experience of the village lifestyle including its people and its places	3.1-Strengthen and diversify the economy
Infrastructure Strategy	to establish a clear and transparent process for Council and the community to understand what	2.1-Manage our infrastructure and assets for long term

Key Priority / Themes	Description of content	Alignment to the draft CSP 2032 priorities
	standard of infrastructure is possible, and when and where it would be implemented	sustainability to meet community need
Open Space and Recreation Strategy	to highlight the potential for high quality open space and recreation opportunities through co-ordinated planning, lasting improvements and meeting appropriate levels of service	1.3-Support community wellbeing through fostering active and healthy communities
River Strategy	to create a focus on a sustainable interaction between the community and the river, which celebrates its role in our community, revitalises its health and brings the recreational and economic potential associated with its use in a positive manner	2.3-Protect the natural environment and enhance sustainability
Environmental Strategy	to engage proactively and respect our environment, the impacts that we have on it and the impacts that it may in-turn have on our community	
Community Strategy	to build on the existing caring and creative community through stronger relationships, improvement and maintenance of existing community infrastructure, better interaction between old and young, and through mutual respect for one another	1.1-Support inclusive, safe and connected communities

Berry Community Strategic Plan 2016

Key Priority / Themes	Description of content	Alignment to the draft CSP 2032 priorities
Theme 1 - Town Centre Improvements	Objective: To develop an inviting town centre that highlights Berry's atmosphere and appeal, providing a pleasurable experience for both residents and visitors.	3.2-Deliver safe, vibrant & attractive public spaces
Theme 2 - Infrastructure and Assets	Objective: To provide a high level of well-maintained infrastructure appropriate to the needs of both the local community and visitors arriving at the gateway to the Shoalhaven.	2.1-Manage our infrastructure and assets for long term sustainability to meet community need
Theme 3 - Recreation,	Objective: To build a strong and engaged community through the provision of	1.3-Support community wellbeing through fostering

Key Priority / Themes	Description of content	Alignment to the draft CSP 2032 priorities
Community and Cultural Facilities	quality sporting, leisure and cultural facilities and activities.	active and healthy communities
Theme 4 - Town Planning	Objective: To maintain the history, setting and unique character of the Berry area through careful planning and development.	2.2-Manage growth and development with respect for environmental & community values
Theme 5 - Sustainability	Objective: To establish Berry as an environmentally aware community looking to adopt sustainable practices.	2.3-Protect the natural environment and enhance sustainability
Theme 6 - Tourism	Objective: To promote Berry as a tourist destination through the planned provision of a broad range of activities, experiences and information.	3.1-Strengthen and diversify the economy
Theme 7 - Business and Employment	Objective: To strengthen the local economy by encouraging innovation and growth of the business and industry sector.	

Conjola District Strategic Action Plan 2014-2030

Key Priority / Themes	Description of content	Alignment to the draft CSP 2032 priorities
Social and Community Well Being	Promote ownership and management of community affairs	4.2-Provide transparent leadership through effective government and administration
	Maintain a safe, healthy and friendly town	1.1-Support inclusive, safe and connected communities
	Improve Communication Services and Infrastructure	2.1-Manage our infrastructure and assets for long term sustainability to meet community need
	Encourage and promote cultural life and events in Conjola District	1.2-Preserve, support and develop cultural and creative vitality across our communities
	Recognise and respect Aboriginal culture	
	Highlight the natural values of Conjola District and promote an	2.3-Protect the natural environment and enhance sustainability

Key Priority / Themes	Description of content	Alignment to the draft CSP 2032 priorities
	acceptance of living with natural processes	
	Develop a Volunteer Succession Strategy	1.2-Preserve, support and develop cultural and creative vitality across our communities
	Develop a Conjola District Skills Register	1.3-Support community wellbeing through fostering active and healthy communities
Preserving Natural Beauty and Environment	Professional management of Lake Conjola entrance and navigation channels	2.3-Protect the natural environment and enhance sustainability
	Professional management of Lake Conjola usage and foreshore rehabilitation	
	Promote the lake foreshore as a primary asset of Conjola District	
	Reduce the impact of storm water runoff on the environment, infrastructure and residences	
	Develop a multi-faceted interpretation of Conjola District values, qualities and features	
	Develop and implement a Council Managed Register of Conjola District Assets and Services	2.1-Manage our infrastructure and assets for long term sustainability to meet community need
	Develop and implement a register of Aquatic and Marine Floras and Faunas	2.3-Protect the natural environment and enhance sustainability
	Develop and implement a Pollution Register	
	Promote a culture of sustainable living	
	Improve Opportunities for Sustainable Tourism Activities	3.1-Strengthen and diversify the economy

Key Priority / Themes	Description of content	Alignment to the draft CSP 2032 priorities
Resilience/ Emergency/ Disaster and Risk Management	Proactively manage the Conjola District Community Disaster Management Plan	1.1-Support inclusive, safe and connected communities
Economic Development and Sustainable Solutions	Promote sustainable development and maintenance consistent with the Conjola District Vision	2.2-Manage growth and development with respect for environmental & community values
	Develop and implement a water conservation	2.3-Protect the natural environment and enhance sustainability
	Improve Opportunities for the use of Sustainable and Renewable Sources of Energy	
	Establish a network of Conjola District Business Enterprises	3.1-Strengthen and diversify the economy
	Acquire Higher Ground	2.2-Manage growth and development with respect for environmental & community values

Sussex Inlet and District strategic Action Plan 2015-2030

Key Priority / Themes	Description of content	Alignment to the draft CSP 2032 priorities
Disaster Management	It is important to have community involvement to supplement the existing statutory incident management system and improve the community's resilience to future disasters, including its preparedness and recovery.	1.1-Support inclusive, safe and connected communities
Economic Development	A strong economy is a prerequisite to the success of all policies included in the Sussex Inlet & District strategic Action Plan 2015-2030.	3.1-Strengthen and diversify the economy
Tourism	Tourism is the main draw card for the District; hence it is important to ensure the area is desirable, welcoming, accessible and safe to visitors and residents alike.	

Key Priority / Themes	Description of content	Alignment to the draft CSP 2032 priorities
Environment	The Sussex Inlet & District host a wonderful natural environment which needs to be protected and appreciated to enhance the experience of visitors and residents alike.	2.3-Protect the natural environment and enhance sustainability
Youth	It is vital to have more youth involved in revitalising and maintaining the future stability of the District.	1.1-Support inclusive, safe and connected communities
Community Development	The lifeblood and backbone of a community is community connection which is supported through the celebration of its history and cultural diversity.	1.2-Preserve, support and develop cultural and creative vitality across our communities
Town Planning	It is important to maintain the area's uniqueness through appropriate planning mechanisms, including its pristine diversified water system and bushland setting.	2.2-Manage growth and development with respect for environmental & community values
Infrastructure	Improving the District's infrastructure is critical for revitalising and maintaining the safety of the District.	2.1-Manage our infrastructure and assets for long term sustainability to meet community need

Bay and Basin Community Led Strategic Plan 2021

Key Priority / Themes	Description of content	Alignment to the draft CSP 2032 priorities
1. Preserve and improve the highly valued natural and cultural environment	<ul style="list-style-type: none"> o Identification and conservation of biodiversity values in the context of new development, including the urban tree canopy, waterways and foreshore lands o Conservation and enrichment of Aboriginal and European Heritage o Management of marine and land-based tourism impacts o Regional adaptation to climate-based impacts, including cumulative impacts 	2.3-Protect the natural environment and enhance sustainability

Key Priority / Themes	Description of content	Alignment to the draft CSP 2032 priorities
2. Retain and enhance village character through valuing its people and setting	<ul style="list-style-type: none"> o Development of lifestyle indicators for the region o Development of local character statements for all villages that respond to the changing needs of communities o Ongoing enhancement of village centres and open spaces within villages 	3.2-Deliver safe, vibrant & attractive public spaces
3. Increase mobility and connectivity to and within the Bay & Basin area	<ul style="list-style-type: none"> o Improvement and maintenance of the local and regional road network o Creation, improvement and maintenance of the foot / cycle path network o Improvement of public / community transport o Improvement of digital connections and communications 	2.1-Manage our infrastructure and assets for long term sustainability to meet community need
4. Provide appropriate services and facilities to meet the needs of residents	<ul style="list-style-type: none"> o Provision of increased Police and other safety/security services o Enhancement and provision of services for youth and the elderly o Enhancement and provision of health services o Implementation of a circular economy approach to waste management o Promotion of zero-carbon initiatives 	4.1-Deliver reliable, high quality services
5. Provide fit for purpose infrastructure appropriate to the needs of both the local community and visitors to the Bay & Basin area	<ul style="list-style-type: none"> o Increased community input to infrastructure planning, delivery and maintenance o Creation and implementation of a plan for infrastructure provision and maintenance during peak demand periods o Enhancement and implementation of green infrastructure o Establishment of emergency evacuation corridors for natural hazard events 	2.1-Manage our infrastructure and assets for long term sustainability to meet community need

Key Priority / Themes	Description of content	Alignment to the draft CSP 2032 priorities
6. Build a strong and engaged community that is involved in decision-making	<ul style="list-style-type: none"> o Increased collaboration between communities and local government to apply best practice community engagement principles to ensure representation in decision making (both short and long term), and including cumulative impact decision making o Advocacy for community-led planning to be embodied in local and state government policy and plans o Improvement to communication between communities and government agencies 	4.3-Inform and engage with the community about the decisions that affect their lives
7. Strengthen and support the local economy by encouraging innovation in the business sector	<ul style="list-style-type: none"> o Enable work from home and other low impact employment opportunities o Respond to the changing needs of retail and other businesses in the Bay & Basin area o Ensure tourism-based businesses protect and enhance the natural environment 	3.1-Strengthen and diversify the economy
8. Influence development that maintains a balanced settlement pattern	<ul style="list-style-type: none"> o Improved planning controls that reduce ad-hoc development outcomes whilst supporting balanced growth o Cumulative impact criteria for assessing all new development applications o Provision of infrastructure prior to new developments 	2.2-Manage growth and development with respect for environmental & community values

7. Conclusion

Stage 1 consultation on the review and update of the CSP collected a variety of inputs which were considered in the drafting of the updated CSP Themes and Key Priorities. Feedback was also utilised in development of the updated Delivery Program 2022-26 Objectives and the related actions in the Operational Plan 2022-23.

Stage 2 consultation will involve further opportunity for feedback from community and stakeholders to refine the content in the suite of Council's integrated planning documents following public exhibition.

A further Stage 2 engagement report will be provided to Council following public exhibition of the draft documents with recommendations on further changes ahead of Council adoption prior to 30 June 2022.



Community Strategic Plan Review - Stage 2 Community Engagement and Communications Plan CSP/DPOP/Resourcing Strategy - Exhibition

1. Introduction

This Community Engagement Plan outlines how Council will engage with the community on Stage 2 of the review and update of the Shoalhaven Community Strategic Plan (CSP) 2032 and exhibition of the Delivery Program 2022-26 and Operational Plan and Budget 2022-23.

The Plan outlines the guiding principles and approach for the ensuring the community has an opportunity to have their say in a meaningful way.

1.1 Purpose of the Plan

This plan:

- Identifies the key stakeholders and their likely concerns in relation to the project
- Provides strategic direction for communications during the review process
- Provides a framework for managing and implementing engagement activities during the project
- Describes the engagement and communications methods and tools that will be used, and how, when and why they will be implemented
- Defines the communication protocols and procedures to be used to ensure a consistent approach

2. Background

2.2 Project Overview

The Community Strategic Plan (CSP) is the community's plan for the Shoalhaven. It has a minimum ten-year timeframe and should reflect the community's main priorities and aspirations (needs and wants) for the Shoalhaven.

Council's role in the production of the CSP is to facilitate its development and produce the document. As per legislative requirements, the CSP must be review and adopted each Council term. Therefore, following the December Council elections, Council must:

- review and update the CSP
- create the Delivery Program 2022-26
- adopt a Resourcing Strategy (10 Year Long Term Financial Planning; Workforce Planning and Asset Management Planning)



Alongside development of these documents is the annual process of development and adoption of the Delivery Program Operational Plan (DPOP), Budget, Fees & Charges 2022-23. The whole suite of documents is to be adopted by Council before 30 June 2022.

2.3 Project Objectives

The purpose of community engagement for the CSP Review and DPOP development is to:

- Provide a range of opportunities for the community to meaningfully participate and contribute to the review and update of the CSP and DPOP exhibition
- Ensure the community engagement is well planned, meaningful, timely and accessible
- Ensure the review of the CSP is adequately informed by sound research, strategic planning and the results of community engagement
- Take into consideration and build upon other relevant community engagement and research processes, initiatives, plans and strategies that have already been effectively implemented
- Provide feedback to participants on the results of the engagement processes
- Monitor, evaluate and review the effectiveness of the implementation of this Community Engagement Plan

2.4 Current Status

The current CSP 2027 was endorsed by Council in June 2017. Stage 1 of the engagement incorporated initial community feedback through an online survey and analysis of key community engagements that have occurred over the past 2 years. Updates are proposed to several Themes and Key priorities. Background for these changes is captured in the Stage 1 Engagement Report which accompany the Council report for exhibition and will also be made available on the Get Involved Project Page.

2.5 Project Timeline

The CSP Review will be undertaken in three stages. The following timeline provides an overview of each stage and the significant components. The timeline may be subject to change or adjustment as the project progresses and due to the outcomes of the previous stage/s.

Stage 1 - Complete	
October/November 2021	First Phase of Community Consultation: <ul style="list-style-type: none"> • Discussion Paper • Key Questions • Testing of Current CSP Report to Council as part of exhibition of draft documents
Stage 2 - In Progress	
Early February 2022	Workshop with new Councillors
Late March 2022	Draft CSP Priorities



Community Engagement Plan – CSP 2032 / DPOP 2022-26

Mid-April 2022	Development of : Delivery Program 2022-26 Resourcing Strategy Operational Plan, Budget and Fees & Charges 2022-23
Late-April 2022	Briefing with Councillors on draft documents
9 May 2022	Consideration by Council for exhibition of draft documents
10 May - 10 June 2022	Public Exhibition for 28 Days and delivery of engagement activities
Mid-June 2022	Briefing with Councillors on submissions and recommended changes
27 June 2022	Consideration by Council for adoption of draft documents
Stage 3	
Inform and evaluate	Communication of adopted CSP 2032, Delivery Program Operational Plan and Budget Evaluation of Engagement Plan

2.6 Consultation to Date

Stage 1 Community Engagement Report was finalised as part of the review and update of the CSP. The report accompanies the suite of draft documents to be considered by Council at the 9 May Council meeting and will be published on the Get Involved project webpage.

Analysis was undertaken from relevant engagement activities that have taken place over the last 18 months so that findings could be incorporated into the CSP review. This exercise helped mitigate against engagement fatigue in the community and demonstrates the appreciation Council has for the valuable feedback our community provides to us.

2.7 Authorisation

This plan has been authorised by the CSP 2032 Working Group and is reported to Council for resolution to commence consultation.

3. Communication Approach

3.1 Level of Consultation - Impact – Consultation Policy

This project has the highest level of impact – City Wide /High Impact.

City Wide / High Impact E.g. Community Strategic Plan (CSP), Special Rate Variation (SRV), LEP / DCP, Delivery / Operational Plans, Sale of land, Fees & Charges, New Strategies, New Policies, Major projects
City Wide / Low Impact E.g. Minor projects, New Policies, Sale of Land, Annual and Key Performance Indicator Reporting, Asset Management Plans – new / revised
Local Area / High Impact E.g. LEP Amendments & Rezoning, Minor projects, Sale of Land, Festivals / Events, Contaminated Land, CBD Masterplans, DCPs, Major projects, New Strategies, Policies
Local Area / Low Impact E.g. Minor projects, Sale of Land, Major Maintenance works, Committees appointed under Section 355 Local Govt. Act.

3.2 IAP2 Spectrum

The International Association for Public Participation (IAP2) framework provides the key principals underpinning this engagement plan. The level of engagement required to undertake the CSP Review sits at the “Consult” level on the IAP2 Spectrum.

Inform: To provide the public with balanced and objective information to assist them in understanding the problem, alternatives and/or solutions.
Consult: To obtain public feedback on analysis, alternatives and/or decisions.
Involve: To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.
Collaborate: To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.
Empower: To place final decision making in the hands of the public.



3.3 Communication Objectives of the Plan

The communication objectives of the CSP Review and exhibition of the DPOP are to:

- Provide a planned, consistent and professional approach for all stakeholder communications
- Ensure that all stakeholders have access to information and the opportunity to provide comment
- Deliver appropriate notifications to key stakeholders
- Proactively identify, document and effectively manage stakeholder issues and complaints
- Explain to stakeholders the key steps undertaken to review the CSP
- Clearly explain to stakeholders the purpose of the CSP and the review process and what can be changed and what cannot be changed
- Provide opportunities for feedback on Council's DPOP, Budget, Fees & Charges
- Ensure internal stakeholders are kept aware of the project and kept up to date on progress and issues
- Ensure Shoalhaven City Council's reputation is maintained or enhanced

3.4 Key Messages and Questions

Drawing on a set of project key messages will help make sure our communication with stakeholders and the community are clear, and that support for the project is enhanced. The project team will select key messages appropriate to each stakeholder group and/or community member, depending on their issues and interests.

The following key messages will be integrated as part of all communications materials and correspondence. They will be reviewed regularly and changed/updated depending on progress and project issues:

- Council is reviewing the Shoalhaven Community Strategic Plan
- The Plan sets out the community's goals and priorities for the next 10 years
- Let us know your thoughts – visit getinvolved.shoalhaven.nsw.gov.au

Stage 1 of the engagement included activities that get community members to think about and answer the following questions:

- What do you love about Shoalhaven City?
- What would you like to see in Shoalhaven City by 2032?
- What would you like to see less of in Shoalhaven City by 2032?
- What are the challenges facing Shoalhaven City in the next 5-10 years?

The engagement also included a rating exercise to test the validity of the current CSP and its key themes and priorities using quantitative methods and compared this to 2017.



Stage 2 of the engagement will ask stakeholders:

- Does the draft CSP Shoalhaven 2032 capture key community priorities?
- Are there any priorities in the draft CSP that are missing?
- Do you have any feedback on Council's draft Delivery Program Objectives?
- Please provide a submission on any of the suite of plans.

4. Issues Management

Stakeholders and the community may have minor issues or concerns about the CSP review or exhibition of draft DPOP documents, however, this project is not deemed sensitive, controversial or high risk.

It is imperative that potential issues that are known are identified early, and appropriate strategies put in place prior to consultation commencing. Any risks and issues that arise during the project will be identified and reported to the Project Working Group to identify solutions.

The following issues/ risks have been identified:

Classification	Issues	Mitigation Strategy
High	<ul style="list-style-type: none"> • Potential for negative social media response • An individual or group expressing negative feedback 	<ul style="list-style-type: none"> • Social media posts to have a set window for receiving feedback/comments – function to be “switched off” after consultation period. This will allow for feedback to be responded to and comments to be effectively monitored
Moderate	<ul style="list-style-type: none"> • Failing to engage “hard to reach” stakeholders • Lack of engagement generally • Engagement fatigue 	<ul style="list-style-type: none"> • The Project Working Group will be working closely with Council's Community Connections team to connect with disadvantaged community members or “hard to reach” stakeholders • If engage levels are low, the Engagement Plan is flexible enough to enable tactics to be changed. Robust planning has enabled flexibility in the timeline that would allow for an extension of the consultation periods if necessary
Low	<ul style="list-style-type: none"> • Confusing the process with other consultations • CSP process being used to lobby for single issue 	<ul style="list-style-type: none"> • Feedback will be monitored, and clarification provided if needed • If high occurrence of feedback relating to single issue is detected in the data, further testing can take place in the second phase of consultation

5. Stakeholders

The table below identifies the key internal and external stakeholders for the project, their level of interest in the project and how they relate to the project:

Stakeholder	Interest/Impact/Influence	Level of engage/coms
Internal		
Councillors	High influence, direction, awareness and advocacy	Briefing Report to Council to engage Report to Council to exhibit draft CSP
Senior Leadership Team	High influence, direction, guidance, support and advocacy	Report to commence review process and approach
Project Group	High influence, direction, guidance, support, implementation and advocacy	Fortnightly meetings
Customer Service	Support and advocacy	Key engagement stages
Department Managers Council Staff Business Units	Awareness and advocacy	Key stages
Volunteers (Council Programs)	Focused comms	Key engagement stages
Advisory Committees: Coastal Management; Nowra CBD Revitalisation Committee; Youth; Aboriginal; Inclusion and Access; Homelessness Taskforce; Sports Board	Focused comms	Key engagement stages
External		
Media	Influence, support, advocacy	Key engagement stages
Residents: Resident ratepayers; Non-resident ratepayers; Renters	Awareness, engagement	Key engagement stages
Community Consultative Bodies (CCBs)	Influence, support, awareness, advocacy, engagement	Key engagement stages
Community groups and associations	Influence, support, awareness, advocacy, engagement	Key engagement stages
Government Departments	Awareness	Briefing & Invitation to comment on draft CSP
Visitors	Focused comms	Key engagement stages
Business Sector: Chambers Business Associations Business Owners Business Renters Tourism operators Development industry groups (via Strat Planning)	Focused comms	Key engagement stages
Specific groups/ demographics: Aboriginal Land Councils & Tribal Groups	Focused comms	Key engagement stages



Community Engagement Plan – CSP 2032 / DPOP 2022-26

Stakeholder	Interest/Impact/Influence	Level of engage/coms
Social Housing providers People with Disability Children (0-12) Youth (12-25) Aboriginal and Torres Strait Islanders Multi-cultural (ISLHD) Government Agencies		
Other Community Groups: Sporting groups Social and activity clubs Not for profits Volunteers ClubGrants community groups	Focused comms	Key engagement stages or as required

6. Community Engagement and Communication Strategy

It is essential that Council ensures that the community can easily engage with this project and provide feedback and input into the CSP Review process and exhibition of the DPOP 2022-26.

The methodology developed for the CSP Review utilises an omnichannel engagement approach – meaning that we will meet our community where they feel most comfortable, whether that be in their hand, on-screen, over the phone or in their social media feed or at a public event.

Rather than having one central place for feedback, this project will have a variety of “touchpoints” or places where we will gather feedback and have conversations. The touchpoints will be numerous, but the messaging will be consistent. This approach is best practice in engagement and has been shown to help mitigate “engagement fatigue” – a problem we need to avoid, given the high volume of engagement that has taken place in our community over the last couple of years.

There are several different methods that will be utilised to communicate and engage with the key stakeholders throughout each stage of the CSP Review. Each communication tool has been selected to target specific audiences and ensure that the information about the project is communicated effectively and efficiently to the community.

Best practice engagement also uses methods that people can participate in their own time and don’t dictate that the community must be in certain place at a certain time. The methods in this plan are flexible and allow community members to participate 24/7, no matter where they are in the city.



Due to the easing of COVID-19 public health restrictions, public awareness events are proposed to be held at places that the community congregate such as markets and shopping areas.

Key engagement activities will include:

- Information stalls at:
 - Tomerong Markets - 21 May
 - Marriott Park Markets - 28 May
 - Mollymook Beach Markets - 29 May
 - Jervis Bay Maritime Museum Winter Morning Markets - 4 June - TBC
 - Berry Main Street - 5 June - TBC
- Online feedback form on Council's Get Involved page
- Social media posts and advertisements to raise awareness and drive traffic to Get Involved page

For further detail of all proposed activities, please refer to [Table 1](#).

7. Evaluation and Reporting

Ongoing evaluation will occur throughout the CSP Review process with a final evaluation report included in the summary of the community engagement to be reported to Council at each stage.

Data will be collected to inform the evaluation and will include:

- How many people participated throughout the CSP Review process through all forms of engagement including:
 - Get Involved Page visitations
 - Surveys completed
 - Pieces of feedback received
 - Documents downloaded
 - Activities completed
 - Documents/activity packs requested and returned
- Demographic diversity
- Quality and quantity of feedback (inclusive of positive and negative feedback)
- Overview of opinions and key issues
- Number of emails and phone enquiries received throughout process



Community Engagement Plan – CSP 2032 / DPOP 2022-26

Table 1: Summary of engagement methods which will be used to inform and consult the community on the CSP Review and exhibition of DPOP, Budget and Fees & Charges:

Method	Tool / Platform	Communication/ Engagement Objective	Timeframe
Consultation Methods			
Direct Community Engagement	Community Market information stalls proposed to be held across the LGA in key locations	Create awareness Promote the engagement opportunities Direct feedback collected	May 2022 - June 2022 (during exhibition period)
Webpage	Get Involved Shoalhaven - Council's official online engagement platform. Platform functions to include: <ul style="list-style-type: none"> • Survey • Places (interactive mapping tool) • Q&A • FAQs • Documents 	Provide a Get Involved page to be the single source of truth and a one stop shop for information on the project Drive community members to the page using a call to action in all collateral (get involved, provide feedback, find out more, etc.) The Get Involved webpage will offer several methods for community members to engage with the project, in all engagement stages of the review process	November 2021 – June 2022
Survey	Survey for completion: <ul style="list-style-type: none"> • Online via Get Involved page • Over the phone • Hardcopy (available on request) 	To identify the needs and views of people in a standard format To provide an easy and fast method for community members to engage in the process and gather their feedback	Stage 1- November 2021 – December 2021 Stage 2 - May - June 2022
Social Media	Social media platforms: <ul style="list-style-type: none"> • Facebook • LinkedIn • Insta • Twitter 	Promote feedback through to Get Involved page Respond to comments/questions	Stage 1- November 2021 – December 2021 Stage 2 - May - June 2022

Method	Tool / Platform	Communication/ Engagement Objective	Timeframe
Q&A	Get Involved Page widgets: <ul style="list-style-type: none"> Questions (Q&A) FAQs 	Provide a facility where community members can ask a question and have it answered by a team member Develop a list of FAQs to help the public understand the CSP/DPOP	November 2021 – June 2022
Council Website Survey	SCC Website - Pop Up Survey and/or Ribbon Alert (if appropriate given Covid messaging and emergency warnings)	Source one piece of feedback “on platform” Invite user to provide more comprehensive feedback - provide link to Get Involved page Raises awareness	Stage 2 - May - June 2022
Focused Conversation	Advisory Committees - as scheduled	Structured conversation with community representatives - will include a presentation on the draft documents and feedback	Stage 2 - May - June 2022
Post Card	Post Card	Provide simple feedback method on back – return via Reply Paid - Raise awareness via tactile in-hand tool	Stage 1 - December 2022 - Complete
Communication Methods			
Digital			
Electronic Direct Mail (EDM)	Council’s Weekly e-Newsletter - In Your Neighbourhood Community Connections Database	Promote opportunities to get involved Encourage subscribers to provide input Educate subscribers on the purpose of the CSP / DPOP	November 2021 – June 2022
Project Page on SCC Website	SCC Website	Directs website users to Get Involved page Assist with search engine results	November 2021 – June 2022
Social Media	Council’s social media platforms	Create awareness Promote the engagement opportunities Respond to comments/questions	November 2021 – June 2022
Media			
Media Releases	Radio, Newspapers, Community Newsletters, TV	Send out media release on CSP Review to announce key engagement stages and invite feedback	As required

Method	Tool / Platform	Communication/ Engagement Objective	Timeframe
Radio	Radio	Organise radio interviews if there is interest	As required
Print			
Newsletters	Local CCB and community newsletters	Targeted news stories to local newsletters	As required
Flyers	Handout at information stalls and distribute to Council facilities	Distribute to stakeholder groups to share with their networks	May-June 2022
Reception Information Display	Displayed on poster boards	Promote the CSP Review and the opportunities to get involved	May-June 2022
Internal Communication			
Digital Workspace (intranet)	Create a news item on the intranet to inform staff	Educate staff on the CSP/DPOP process	November 2021-June 2022
Staff Newsletter	Inclusion in staff newsletter (EDM and hard copy)	Educate staff on the CSP/DPOP process and its value	November 2021-June 2022

PLANNING PROPOSAL – PP063

Shoalhaven Local Environmental Plan 2014

Lot 1 DP 1257338 – Moss Vale Rd,
Kangaroo Valley

Shoalhaven LEP Clause 7.25 amendment to
enable Strata sub-division of multi-dwelling
housing lot

Prepared by
City Future Directorate
Shoalhaven City Council

File: 67466E
Version 4.0: Draft Final
Date: April 2022

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Disclaimer

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File Number	Version	Date created	Officer
D21/445585	1 – Gateway submission	18 October 2021	DR
D21/523813	2 – Pre-exhibition	06 December 2021	DR
D22/19744	3 - Exhibition	03 February 2022	DR
D22/161873	4 – Final	19 April 2022	DR

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CL22.212 - Attachment 3

Draft Planning Proposal – Shoalhaven LEP 2014 – Moss Vale Road, Kangaroo Valley – Amend Clause 7.25

1 Introduction

This proponent-initiated Planning Proposal (PP063) seeks to amend Clause 7.25 (Additional Local Provision) of Shoalhaven Local Environmental Plan 2014 (SLEP 2014) which applies to part of Lot 1 DP 1257338, Moss Vale Road, Kangaroo Valley.

The request seeks to allow the future multi dwelling housing lot (that is already permissible under CI 7.25) to be Strata subdivided, so that the dwellings can be individually owned. No additional dwelling entitlements are sought.

This PP has been prepared in line with the NSW Government's 'A Guide to preparing Local Environmental Plans' and 'A Guide to preparing planning proposals'.

It is requested that Council be given delegation for plan making functions for this PP. The evaluation criteria for delegation are provided in **Attachment A**.

1.1 Subject Land

The subject land is part Lot 1 DP 1257338, Moss Vale Road, Kangaroo Valley. Lot 1 currently comprises 16.18 hectares (ha) and is located on the eastern side of Moss Vale Road, immediately north of the Kangaroo River at Kangaroo Valley. A site location map is provided in Figure 1 and the subject land is shown in Figure 2.

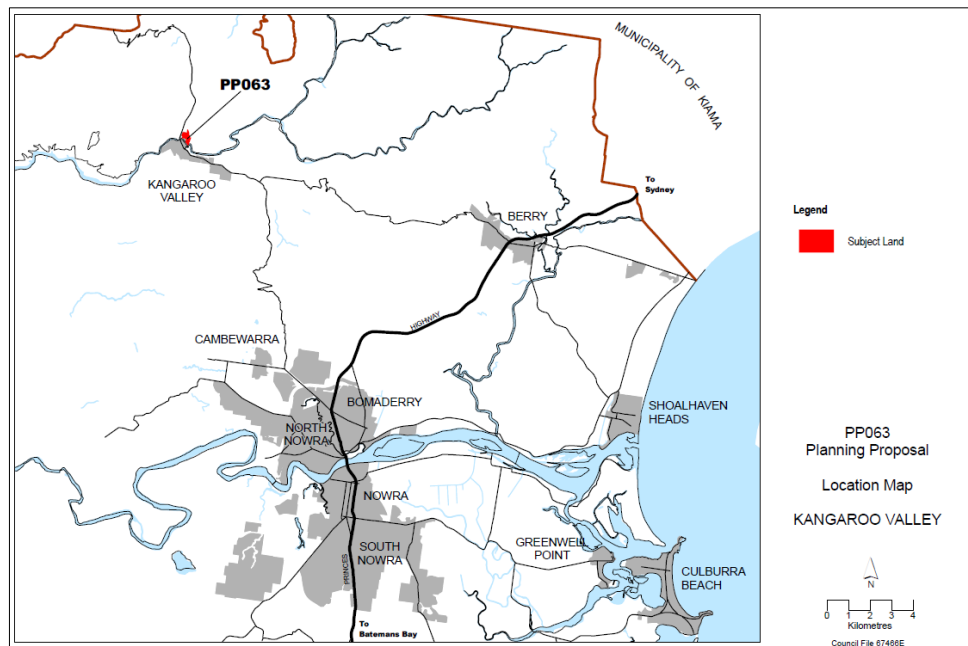


Figure 1. Location Map

Draft Planning Proposal – Shoalhaven LEP 2014 – Moss Vale Road, Kangaroo Valley – Amend Clause 7.25

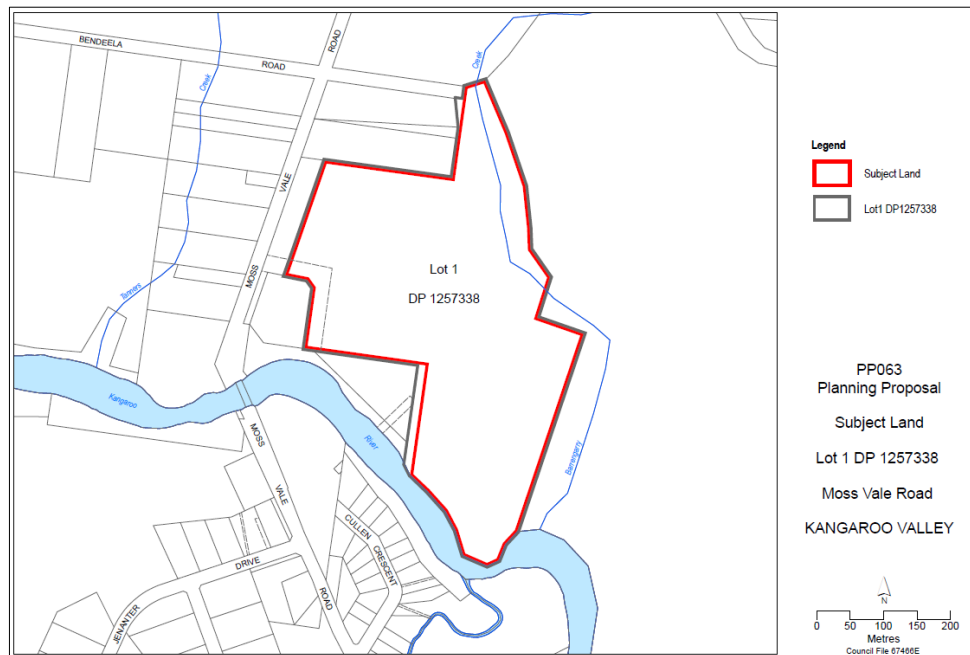


Figure 2. Subject Land

The subject land is largely cleared and historically has been used for agricultural activities that include grazing and plantings of wine grapes and olive trees. The site is largely flat with existing fences and slopes gently from its centre to intact vegetation that correlates with the banks of the Barrengarry Creek along its western extent and to the Kangaroo River on its southern limit. The riparian vegetation, a combination of well-established and regenerating vegetation, is largely mapped as terrestrial biodiversity in the Shoalhaven LEP 2014.

The site is adjacent to Moss Vale Road and lies between 60 and 83 metres elevation Australian Height Datum (AHD). Small agricultural holdings abut the subject land to the north and west with large agricultural holdings located immediately west and further north. The township of Kangaroo Valley is located on the far banks of the Kangaroo River to the south. An aerial view of the subject land and its surrounds is provided in Figure 3.

Draft Planning Proposal – Shoalhaven LEP 2014 – Moss Vale Road, Kangaroo Valley – Amend Clause 7.25



Figure 3. Aerial Photo

The subject land comprises land zoned R5 Large Lot Residential and C3 Environmental Management within Lot 1 DP 1257338. Two small areas of Lot 1 DP 1257338 are zoned RU1 Primary Production are not included in the subject land. Lot 1 is surrounded by RU1 Primary Production and RE1 Public Recreation zoned lots and does not have direct frontage to Moss Vale Road.

The current minimum lot size (LSZ) for the subject land is 3,000 m² in the western portion of the site, correlating with the R5 Large Lot Residential zoned land, with 40 ha applying over the remainder of the land.

Prior to SLEP 2014, the majority of the subject land was zoned Rural 1(b)(Arterial and main road protection) with a portion along its western extent zoned Rural 1(g)(Flood Liable), under SLEP 1985.

Access to Moss Vale Road is gained via a 25m-wide Right of Carriageway over the Council-owned Lot 16 DP 773481, which is zoned RE1 Public Recreation. The land-use zoning for the subject land and surrounds is shown in Figure 5.

The subject land is identified as bush fire prone land, is partly within the Flood Planning Area (FPA) and is located within the Sydney drinking water catchment area. The concurrence of NSW Rural Fire Service and Water NSW was sought during the original subdivision approval and granted, subject to conditions of consent.

Draft Planning Proposal – Shoalhaven LEP 2014 – Moss Vale Road, Kangaroo Valley – Amend Clause 7.25

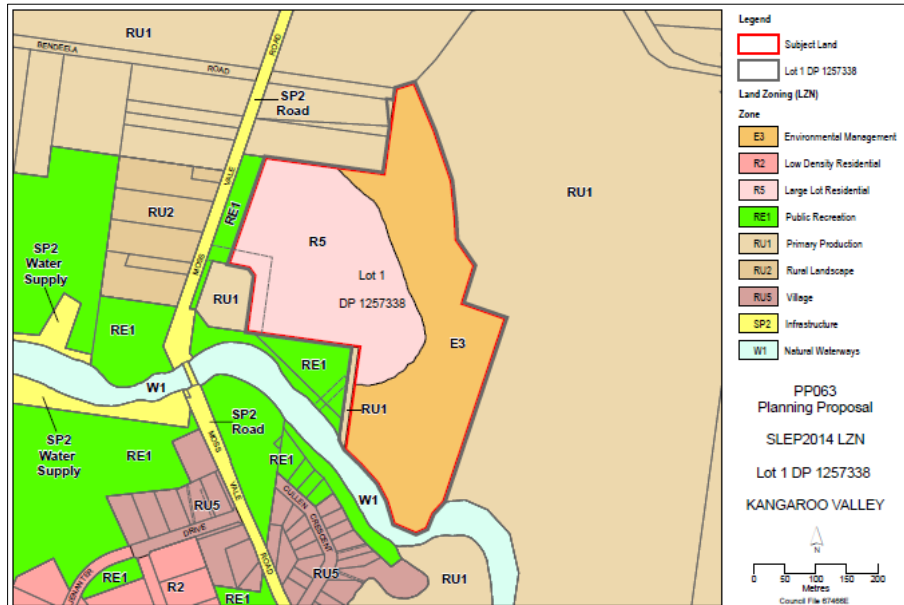


Figure 4. Current Land Use Zones (SLEP 2014)

1.2 Background – Clause 7.25

Clause 7.25 of SLEP 2014 conditionally permits subdivision of part Lot 1 DP 1257338 into a maximum of 12 lots, one of which is intended for multi dwelling housing, comprising no more than six (6) dwellings. Clause 7.25 of the Shoalhaven LEP 2014 states:

7.25 Development on land at Moss Vale Road, Kangaroo Valley

- (1) This clause applies to land at Moss Vale Road, Kangaroo Valley, being Lot 14, DP 773481 (the original lot).
- (2) Despite any other provision of this Plan, development consent may be granted to subdivide the original lot to create other lots (the resulting lots) if—
 - (a) two of the resulting lots—
 - (i) will each contain land in Zone R5 Large Lot Residential that has an area that is not less than the minimum size shown on the Lot Size Map in relation to that land, and
 - (ii) will together contain all of the land in Zone E3 Environmental Management that was in the original lot, and
 - (b) all other resulting lots will contain land that has an area that is not less than the minimum size shown on the Lot Size Map in relation to that land.
- (3) Development consent must not be granted to the subdivision of land under subclause unless the consent authority is satisfied that—

Draft Planning Proposal – Shoalhaven LEP 2014 – Moss Vale Road, Kangaroo Valley – Amend Clause 7.25

- (a) **one of the resulting lots** referred to in paragraph (b) **will contain multi dwelling housing** that comprises **no more than 6 dwellings** [emphasis added], and
- (b) **all other resulting lots** will contain a single dwelling house, and
- (c) **the subdivision** will not result in more than 12 resulting lots.

Note: multi dwelling housing is prohibited in the R5 zone.

Clause 7.25 applies to the area shown in Figure 6 below.

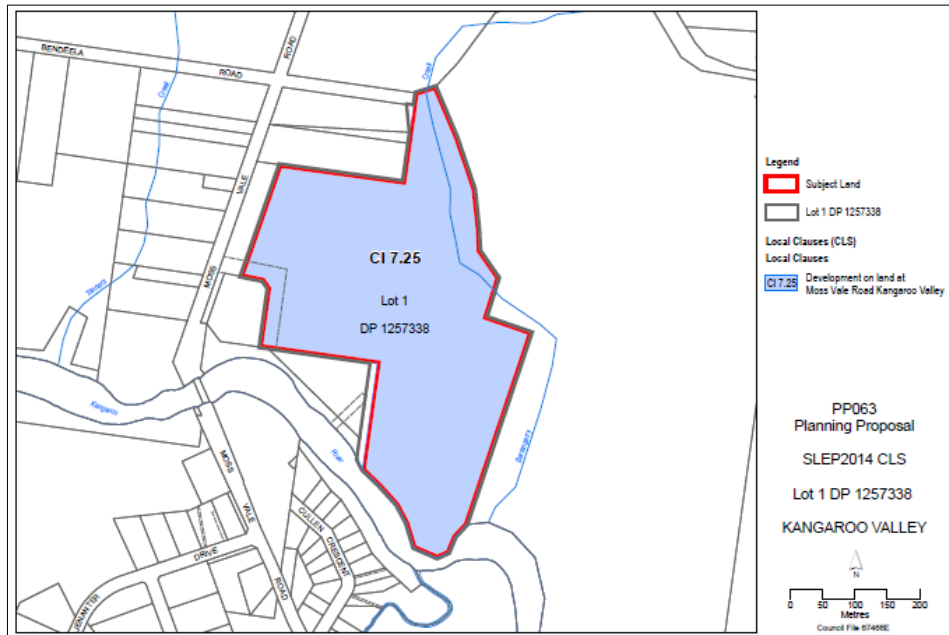


Figure 5. Clauses map (SLEP 2014)

As shown in Figure 5, Clause 7.25 only applies to part Lot 1 DP 1257338. The part of Lot 1 to which Clause 7.25 does not apply is an area that was previously within a separate lot. The recent subdivision / amalgamation history and genesis of Clause 7.25 is described below.

Creation of Lot 1 DP 1257338

Lot 1 DP 1257338 was registered on 2 April 2020, and resulted from an approved subdivision that amalgamated Lot 14 DP 773481 and a 10.06 m wide unformed private road (status confirmed by Crown Lands) which dissected Lot 14 in a north-south direction. The current and previous deposited plans relating to the subject land are shown in Figure 7 below.

Draft Planning Proposal – Shoalhaven LEP 2014 – Moss Vale Road, Kangaroo Valley – Amend Clause 7.25

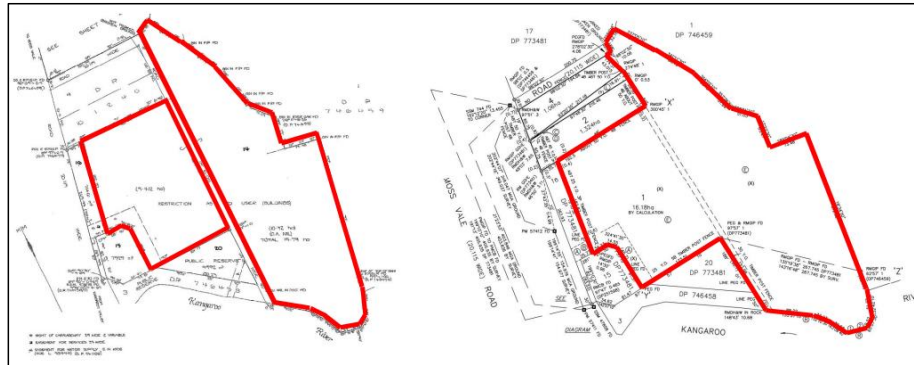


Figure 6. Extracts from Deposited Plans with red outline demonstrating Lot 14 DP 773481 (left) and Lot 1 DP 1257338 (right) (Source: SET Consultants PP)

To avoid unnecessary complications or confusion, this PP is not seeking to vary the area to which Clause 7.25 applies (which is based on the previous Lot 14 DP 773481 and excludes southern portion of the previous unformed private road). That is, the status quo will be retained in terms of the land affected by Clause 7.25.

Genesis of Clause 7.25

On 6 December 2002, Council approved development of a Guest House on Lot 14 DP 773481. A total of 15 Equivalent Tenements (ETs) were subsequently allocated under the Kangaroo Valley Sewerage Scheme. The Guest House did not proceed to construction and the consent was ultimately surrendered to facilitate an LEP amendment and development approval(s) outlined below.

A proponent-initiated planning proposal (PP) was received by Council on 25 September 2013. The PP request sought to rezone Lot 14 to R5 Large Lot Residential and modify the minimum lot size map overlay, to provide a greater range of housing options in the locality.

The PP was supported by Council in December 2013 on the basis that the allocation of 15 ETs is not exceeded. The PP resulted in Amendment No. 5 to SLEP 2014 in August 2015, which inserted Clause 7.25 and added the land to the associated local clauses map overlay.

Subdivision approval (SF10697)

On 23 December 2019, Council approved a Torrens Title subdivision (SF10697) of Lot 14 DP 773481 into nine (9) lots. Following the consolidation of Lot 14 DP 773481 with the road portion, to form Lot 1 DP 1257338, an application to modify the consent (DS20/1603) was approved on 27 April 2021, allowing a twelve (12) lot Torrens Title subdivision.

All building envelopes associated with that subdivision are located within the R5 – Large Lot Residential area, limiting the impact upon C3 – Environmental Management zoned land. Access to the subject land from Moss Vale Road, is via a private road in a Right of Carriageway through the Council-owned Lot 16 DP 773481. A further modification for minor changes to the road and drainage design was approved on 18 August 2021 (DS21/1204).

In accordance with Clause 7.25 of SLEP 2014, Condition 78 of the modified Development Consent (SF10697) requires that a restriction-as-to-user be created under Section 88B of the Conveyancing Act such that:

Draft Planning Proposal – Shoalhaven LEP 2014 – Moss Vale Road, Kangaroo Valley – Amend Clause 7.25

“Future development of Lot 12 is to be multi dwelling housing only, comprising of no more than six (6) dwellings” [emphasis added].

Further the stamped approved plan for the modified consent contains a note “Lot 12 is a designated multi dwelling site to contain up to 6 dwellings”.

An extract from the approved plans is provided below, with Lot 12, the site designated for multi dwelling development, highlighted in yellow.

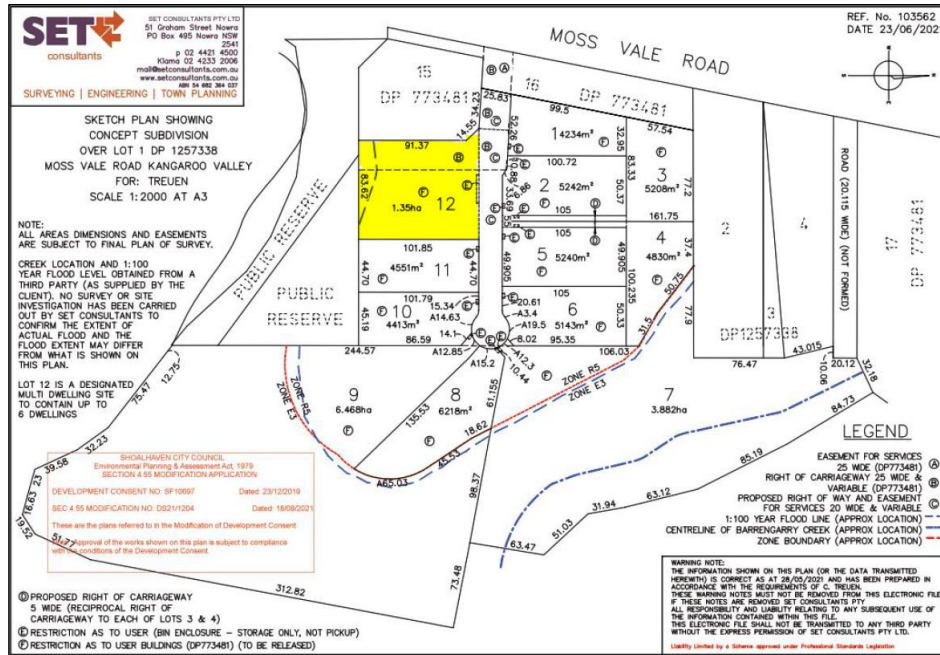


Figure 7. Extract from the stamped approved plans
(Note: designated multi dwelling site is highlighted yellow)

Note: Lot 12 is burdened, in part, by a proposed Right of Carriageway that will benefit Lots 1-11 in the subdivision and also Lots 15, 16 and 18 DP 773481 and Lot 3 DP746459. Lot 12 is also affected by ‘restrictions as to user’ in relation to the location of buildings and a bin storage area.

Proponent-led Planning Proposal (PP) request

A request to undertake this proponent-initiated planning proposal (PP) was submitted to Council by SET Consultants, on behalf of the landowners, on 25 August 2021. The PP request sought to permit Strata subdivision of the multi-dwelling lot currently permitted by Clause 7.25(3)(a) of the Shoalhaven LEP 2014.

The PP request was reported to Council on 5 October 2021 for initial consideration. In response, Council resolved (MIN21.698) to:

1. Support the Planning Proposal (PP) request to amend Shoalhaven Local Environmental Plan 2014 (SLEP 2014) consistent with the explanation of

Draft Planning Proposal – Shoalhaven LEP 2014 – Moss Vale Road, Kangaroo Valley – Amend Clause 7.25

provisions outlined in this report, primarily to permit Strata subdivision of the designated multi dwelling housing lot that was approved under LEP Clause 7.25, without increasing the number of dwellings.

2. *Prepare and submit the required PP documentation to the NSW Department of Planning, Industry and Environment for Gateway determination, and dependent on the outcome proceed to exhibit the PP and report back to Council post-exhibition.*
3. *Advance the matter as a 'minor' proponent-initiated Planning Proposal with fees charged in accordance with Council's adopted Fees and Charges.*
4. *Advise the proponent of this resolution.*

FOR: Clr Pakes, Clr Findley, Clr Gash, Clr Wells, Clr White, Clr Gartner, Clr Digiglio, Clr Alldrick, Clr Levett, Clr Watson, Clr Kitchener, Clr Proudfoot and Stephen Dunshea

AGAINST: Nil

CARRIED

CL22.212 - Attachment 3

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2 Part 1 –Intended Outcome

This Planning Proposal (PP063) seeks to enable the strata subdivision of future multi dwelling housing on Lot 1 DP 1257338. The dedicated multi dwelling housing allotment (Lot 12) was approved by Council on 23 December 2019 under Clause 7.25 of Shoalhaven LEP 2014.

Strata subdivision will allow individual ownership of the future housing product and thereby facilitate a range of housing types. No increase in the dwelling yield (intended through Amendment No. 5 to SLEP 2014) is proposed.

Given that multi dwelling housing is prohibited in the R5 zone, PP063 also seeks to expressly make multi dwelling housing permissible on the designated lot within the approved subdivision. This would remove any ambiguity regarding the permissibility of multi dwelling housing on the designated multi dwelling housing lot.

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3 Part 2 – Explanation of Provisions

It is proposed that amending Clause 7.25 of SLEP 2014 as follows will achieve the intended outcome:

- Delete 'and' at the end of Subclause (3)(b)
- Amend (3)(c) to read:
The subdivision will not result in more than 18 resulting lots comprising a maximum of 12 Torrens Title Lots and 6 Strata Title lots; and
- Add Clause 7.25(3)(d) as follows:
Only the Lot referred to in Subclause (3)(a) may be strata subdivided.

No change to the associated Clauses Map in SLEP 2014 is proposed.

Given that multi dwelling housing is prohibited in the R5 zone, PP063 also seeks to expressly make multi dwelling housing a permissible use for Lot 12 on the approved subdivision plans. The mechanism for achieving this in SLEP 2014 will be determined in consultation with the NSW Parliamentary Counsel's Office (PCO).

As Clause 7.25 applies to the former Lot 14 DP 773481, the option of updating the lot description should be considered. Given that the subdivision enabled by Clause 7.25 has already been approved, this is not considered necessary. This will be further considered in consultation with PCO when the amendment to SLEP 2014 is being drafted.

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4 Part 3 – Justification

4.1 Need for the Planning Proposal (Section A)

4.1.1 Is the Planning Proposal a result of any strategic study or report?

This PP is not the result of a strategic study or report. The subject land is appropriately zoned. The PP is minor and is not of a kind that would generally be identified in a broad strategic planning process. The PP is consistent with the Shoalhaven Growth Management Strategy 2012, which identifies the subject land within the 'Short term investigation area' for Kangaroo Valley.

4.1.2 Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The proposed Strata subdivision is not currently permissible under Shoalhaven LEP 2014. A PP is therefore the only way to achieve the intended outcome.

4.2 Relationship to strategic planning framework (Section B)

4.2.1 Is the Planning Proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

The PP is generally consistent with the Illawarra Shoalhaven Regional Plan 2041, particularly:

Objective 19: Deliver housing that is more diverse and affordable.

The proposed amendment would allow any future multi dwelling housing development to be Strata subdivided, facilitating the provision of a variety of housing types within the locality. This outcome reflects the intent of Regional Plan Objective 19 which acknowledges the need for smaller homes or multi dwelling housing.

4.2.2 Is the Planning Proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?

Integrated Strategic Plan – Shoalhaven 2027 Community Strategic Plan

This PP is minor and is generally consistent with this plan.

Shoalhaven Local Strategic Planning Strategy (LSPS) 2020

The PP is generally consistent with the LSPS and specifically achieves the goals of Planning Priority 1: Providing homes to meet all needs and lifestyles. Allowing separate private ownership of the dwellings within the future multi dwelling development is consistent with the LSPS, specifically "providing a range of homes helps provide a choice of homes to match income levels".

The PP will not increase the intended number of dwellings on the subject land and is therefore not inconsistent with *LSPS Direction 2: Natural and Built Environments and Lifestyles*.

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Shoalhaven Growth Management Strategy (GMS) 2012

The PP is consistent with the GMS. It will not create any additional dwelling entitlements or subdivision potential other than enabling Strata subdivision of permissible multi-dwelling housing. The subject land is identified as 'short term investigation area' within the Shoalhaven GMS 2012.

4.2.3 Is the Planning Proposal consistent with applicable state environmental planning policies?

This PP is minor and the proposed amendment is not inconsistent with any State Environmental Planning Policies (SEPPs), including the Biodiversity and Conservation SEPP 2021 which aims to protect water quality within the Sydney Drinking Water catchment. WaterNSW previously considered the impacts of a 12-lot subdivision, including the proposed multi-dwelling housing, and advised that, subject to appropriate conditions being imposed and implemented, the proposed development had the ability to deliver a neutral or beneficial effect on water quality. Water NSW's conditions were included in the development consent issued by Council on 27 April 2021, and integrated into the most recent consent, on 18 August 2021.

The proposed amendment does not seek to create additional dwelling entitlements whilst allowing individual ownership of future housing to occur. It is not proposed that there will be any alteration to the conditions of development consent previously imposed. The PP will therefore not place additional burden upon the Sydney Drinking Water catchment and is therefore consistent with the Biodiversity and Conservation SEPP 2021.

A SEPP checklist is attached and assesses the PP against the consolidated planning policies implemented by Minister for Planning and Public Spaces Rob Stokes on 2 December 2022. The new Housing SEPP is in effect whilst the remaining consolidated planning policies will take effect (1 March 2022) prior to lodgement of the finalised PP with the Department of Planning, Industry and Environment.

4.2.4 Is the Planning Proposal consistent with applicable Ministerial Directions (s.9.1 directions)?

The PP is generally consistent with the relevant Ministerial Directions issued under s9.1 of the Environmental Planning and Assessment Act, 1979. A checklist of s.9.1 Ministerial Directions is attached to this PP. The relevant Directions are briefly discussed below.

Direction 1.2 – Implementation of Regional Plans

As outlined previously, the PP is generally consistent with the Regional Plan, facilitating the provision of a range of housing options in the locality.

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Direction 3.1 – Biodiversity and Conservation

The subject land is partly zoned C3 Environmental Management and part of the C3 area is mapped on the Terrestrial Biodiversity map overlay in SLEP 2014. The area mapped as Terrestrial Biodiversity corresponds with riparian vegetation associated with the Kangaroo River and Barrengarry Creek. No changes to the land use zoning or the physical development enabled by Clause 7.25 are proposed. The PP will not reduce the environmental protection standards that apply to the land and is therefore consistent with this Direction.

The subdivision application (SF10697) was accompanied by a Biodiversity Development Assessment Report and a Tree Retention and Tree Removal Plan. Appropriate conditions were included in the consent to ensure that native vegetation is managed in accordance with the approved Tree Retention and Tree Removal Plan.

Direction 3.2 – Heritage Conservation

The subject land is not listed as having heritage significance and no changes to the extent or amount of development intended by Clause 7.25 are proposed. The PP will not impact on, or hinder the conservation of, heritage items or Aboriginal cultural heritage values.

Direction 3.3 – Sydney Drinking Water Catchments

This direction, which seeks to protect water quality within the Sydney Drinking Water Catchment, is applicable because this PP affects land within that catchment. The PP seeks to enable Strata subdivision of the designated multi dwelling lot in the approved subdivision. It does not seek to create additional dwelling entitlements on the subject land and therefore does not seek to enable any substantive change to the physical development outcome. It is noted that Water NSW was previously satisfied that the subdivision approved (SF10697) would have a neutral or beneficial effect on water quality (NorBE) and issued its concurrence accordingly. Hence, the PP is not inconsistent with this Direction.

In accordance with the Gateway determination, this PP was referred to Water NSW. In response, WaterNSW sought minor clarification and inclusion of additional text in this PP to clarify that provisions of the new Biodiversity and Conservation SEPP 2021, and incorporated provisions of the previous Sydney Drinking Water Catchment SEPP, apply.

Direction 4.1 – Flooding

This Direction applies as part of the subject land is flood-prone. The PP is generally consistent with this Direction in so far as:

- No land use zoning changes are proposed
- Clause 7.25 of SLEP 2014 seeks to ensure that any dwellings will be located with the R5-zoned land which is above the Flood Planning Level.
- No changes are proposed to the number or location of dwellings intended when Clause 7.25 was inserted into SLEP 2014 via Amendment No. 5.

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While the R5-zoned land is above the Flood Planning Area, it is below the Probable Maximum Flood (PMF). Section (7) of this Direction states:

- (7) A planning proposal must not contain provisions that apply to areas between the flood planning area and probable maximum flood to which Special Flood Considerations apply which:*
- (a) permit development in floodway areas,*
 - (b) permit development that will result in significant flood impacts to other properties,*
 - (c) permit a significant increase in the dwelling density of that land,*
 - (d) permit the development of centre-based childcare facilities, hostels, boarding houses, group homes, hospitals, residential care facilities, respite day care centres and seniors housing in areas where the occupants of the development cannot effectively evacuate,*
 - (e) are likely to affect the safe occupation of and efficient evacuation of the lot, or*
 - (f) are likely to result in a significantly increased requirement for government spending on emergency management services, and flood mitigation and emergency response measures, which can include but not limited to road infrastructure, flood mitigation infrastructure and utilities.*

According to DPIE's guideline titled '[Considering flooding in land use planning](#)' Special Flood Considerations (SFC) apply to certain types of development that have a higher risk to life, warranting the consideration of the impacts of rarer flood events on land located outside the Flood Planning Area (FPA). SFCs also apply to land between the FPA and the Probable Maximum Flood (PMF) where there is a particular risk to life, the evacuation of people may be required, or there are other safety considerations.

SFC provisions can be introduced through an optional clause in the Standard Instrument LEP, which councils can choose to adopt in their LEP(s). In this regard, on 5 October 2021, Council resolved (MIN21.700) to:

"... opt-in to adopt the Standard Instrument 'Special Flood Considerations' clause and specify that 'sensitive and hazardous development' to which the clause applies includes the following land uses: correctional centres, early education and care facilities, educational establishments, emergency services facilities, group homes, hospitals, respite day care centres, seniors housing, hazardous industries, hazardous storage establishments.

Note: Clause (7) of this Ministerial Direction applies only if the optional SFC clause applies. Although Council has resolved to adopt the SFC clause, DPIE has indicated that SLEP 2014 is unlikely to be amended before March 2022, by which time this PP (PP063) might be finalised.

Notwithstanding the uncertain time frame for amending the SLEP to include the SFC clause, according to DPIE's guideline, the SFCs seek to ensure that development:

1. *will not affect the safe occupation of and efficient evacuation of people in the event of a flood, and*

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2. *incorporates appropriate measures to manage risk to life from flood, and*
3. *will not adversely affect the environment in the event of a flood.*

The SFC clause will apply:

- (a) *for sensitive and hazardous development—land between the flood planning area and the probable maximum flood, and*
- (b) *for development that is not sensitive and hazardous development—land the consent authority considers to be land that, in the event of a flood, may—*
 - (i) *cause a particular risk to life, and*
 - (ii) *require the evacuation of people or other safety considerations.*

In relation to (a) this PP is not seeking to enable any 'sensitive and hazardous development' uses.

In relation to (b) this PP is not seeking to create any additional dwelling entitlements (above what was intended by the previous PP that led to the inclusion of clause 7.25 into SLEP 2014 via Amendment No. 5 in 2015) and it generally appears to be consistent with DPIE's guidelines on SFC. It is noted that Councils who adopt the SFC clause in their LEP are also encouraged to amend their development control plan (DCP) to include supporting controls.

Note that Chapter G9 - Development on Flood Prone Land in the Shoalhaven Development Control Plan 2014 (DCP) includes planning controls that apply to land affected by the PMF. Specifically, any subdivision application affecting land between the FPA and PMF would need to address the following performance criteria:

P3.2 The proposed subdivision will not create new lots that are affected by a high hazard area, or floodway in today's flood conditions or in climate change conditions up to the year 2100.

Given the above, the PP is generally consistent with this Direction.

Direction 4.3 – Planning for Bushfire Protection

The subject land is entirely mapped as bushfire prone land on the Bushfire Prone Land map certified by the Commissioner of the NSW Rural Fire Service. Therefore, this Direction applies. The PP does not seek to intensify development or create any additional dwelling entitlements to what was intended when Clause 7.25 was inserted into SLEP 2014 via Amendment No. 5. It is noted that the RFS issued a Bushfire Safety Authority subject to a range of conditions that were included in the subdivision approval (SF10697). Hence, the PP is not inconsistent with this Direction.

The PP was referred to the NSW RFS for comment prior to public exhibition. The RFS made no objection to the PP but noted that future development made permissible by the PP must comply with *Planning for Bushfire Protection 2019*.

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Direction 4.4 – Remediation of Contaminated Land

The PP is not seeking to increase the number or location of dwellings that were envisaged when Clause 7.25 of SLEP 2014 was created. It is noted that a stage 1 – preliminary site contamination assessment report accompanied the Planning Proposal (LP411) that resulted in Amendment No.5 to SLEP 2015. The report concluded that the land is suitable for the proposed residential sub-division development.

Direction 6.1 – Residential Zones

This Direction applies as the subject land is partly zoned R5. The PP aims to broaden housing choice in the locality. The PP will not increase the number or location of dwellings intended when Clause 7.25 was inserted into SLEP 2014. The PP will not increase the consumption of land on the urban fringe and will not impact the ultimate development design or its efficient use of existing infrastructure and services. The PP is therefore consistent with this Direction.

Direction 9.1 – Rural Zones

The subject land comprises land zoned R5 Large Lot Residential and C3 Environmental Management within Lot 1 DP 1257338 and therefore this Direction does not apply. Two small areas of Lot 1 DP 1257338 are zoned RU1 Primary Production are not included in the subject land. It is not proposed to rezone the land and no additional dwelling entitlements will be created.

Direction 9.2 – Rural Lands

The subject land comprises land zoned R5 Large Lot Residential and C3 Environmental Management within Lot 1 DP 1257338. It is not proposed to rezone the land, no changes to the minimum lot size are proposed, and no additional dwelling entitlements will be created beyond that intended through Amendment No. 5 to SLEP 2014 that resulted in the insertion of Clause 7.25.

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4.3 Environmental, Social and Economic Impact (Section C)

4.3.1 Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

This PP will not result in the removal of any native vegetation or habitat. The PP does not seek to increase dwelling entitlements or development footprint. No adverse biodiversity impacts are anticipated.

4.3.2 Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?

The PP does not seek to increase dwelling entitlements or development footprint. No increased impact to the environment is anticipated.

4.3.3 How has the Planning Proposal adequately addressed any social and economic effects?

The PP seeks to enable delivery of a range of housing types in the locality. Strata subdivision will allow private ownership, through owner-occupiers or leasing arrangements, and likely provide positive social and economic outcomes for the community. No adverse social or economic effects are anticipated.

4.4 State and Commonwealth Interests (Section D)

4.4.1 Is there adequate public infrastructure for the Planning Proposal?

The previous PP that resulted in Clause 7.25 was based on the historical allocation of 15 equivalent tenements (ETs) for the property. This was based on the capacity of the Kangaroo Valley sewage treatment plant.

This PP (PP063) will not alter the physical development occurring on the subject land and therefore not give rise to any additional infrastructure needs. The PP will not increase the dwelling yield above what was intended in the previous PP.

4.4.2 What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination?

A Gateway determination by the delegate of the Minister for Planning and Public Spaces permitted this PP to proceed subject to conditions. The PP was required to be exhibited for a minimum of 28 days in accordance with the requirements identified in section 6.5.2 of *A guide to preparing local environment plans* (Dept. of Planning and Environment, 2018).

Each consultation agency named was provided with a copy of the PP and any relevant supporting material and given at least 21 days to comment on the proposal.

Note, subsequent to finalisation of this PP, any future boundary adjustment application will be assessed upon its merits and necessary referrals sought at that time.

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Consultation with the following agencies has occurred:

Agency	Response
NSW Rural Fire Service	The RFS did not raise any objection but noted that any future development made permissible by this PP must comply with <i>Planning for Bushfire Protection 2019</i> .
Water NSW	Water NSW initially highlighted potential uncertainty around the timing of Water and Sewerage connections and establishment of an effective storm water management system within a future Strata subdivided multi-dwelling housing lot. After discussing Water NSW's initial concern with Council Development Assessment officers, clarification was provided. Water NSW subsequently confirmed that the issues can be suitably resolved during the development assessment process for the future subdivision. Water NSW raised no objection to this PP proceeding but requested that context for the Sydney Drinking Water Catchment guidelines be included in the PP.

The following agencies were consulted in relation to the previous PP that resulted in Clause 7.25 in 2015:

Agency	Reason for consultation	Views
NSW Rural Fire Service (RFS)	Bushfire prone land: s9.1 Ministerial Direction 4.4 requires RFS to be consulted prior to public exhibition.	The RFS did not object to the PP, however they outlined that future development applications on bush fire prone land will be required to comply with either Section 4.14 of the EP&A Act or Section 100B of the Rural Fires Act.
Roads & Maritime Services (RMS)	Moss Vale Road is a classified regional road	No significant impacts on the operating performance of Moss Vale Road. Access arrangements to be addressed at development application (DA) stage.
Sydney Catchment Authority (SCA) – now responsibility of Water NSW	Land within Sydney drinking water catchment	Support zoning the flood prone area to C3 and restricting all housing to the R5 zoned land. All development associated with this rezoning must be sewerage and limited to 15 ETs. The C3 zoned land should be attached to only one residential lot to minimise the risk of any further subdivision of the zoned land.

The subdivision application (SF10697) was also previously referred to the RMS (now Transport for NSW) and Water NSW. Neither agency objected, subject to conditions, and these were incorporated into the consent.

5 Part 4 – Mapping

No mapping changes are proposed.

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6 Part 5 - Community Consultation

In accordance with the requirements of Schedule 1 of the Environmental Planning and Assessment Act 1979 and other requirements as determined by the Gateway determination, Council exhibited the Planning Proposal between the dates of **Wednesday, 23 February and Friday, 25 March 2022** (inclusive).

Public notification included a package of exhibition materials exhibited on Council's website. Electronic copies of the PP were made available for viewing at Council's Administrative Building in Nowra.

Two (2) submissions were received and summarised as an addendum to the post-exhibition report to Council. No submissions objected to the proposal.

7 Part 6 - Project Timeline

Task	Anticipated Timeframe
Commencement date (date of Gateway determination)	5 October 2021
Commencement date (date of Gateway determination)	29 November 2021
Completion of Gateway determination requirements	January
Public exhibition	February / March
Consideration of submissions	March/April
Post exhibition consideration of PP	May
Finalisation and notification of Plan	May/June

8 Attachments

Attachment A - Evaluation criteria for the delegation of plan making functions

Local Government Area:

Shoalhaven City Council

Name of draft LEP:

Shoalhaven Local Environment Plan 2014
PP063 – Moss Vale Rd, KANGAROO VALLEY – Shoalhaven LEP Clause 7.25
Amendment

Address of Land (if applicable):

The subject land is located at Moss Vale Rd, KANGAROO VALLEY and is legally described as Lot 1 DP 1257338.

Intent of draft LEP:

To amend Clause 7.25 of the Shoalhaven Local Environment Plan (SLEP) 2014 to enable the strata subdivision of future multi dwelling housing identified within that Clause.

Evaluation criteria for the issuing of an Authorisation:

Evaluation criteria for the issuing of an Authorisation	Council Response		Department Assessment	
	Yes or No	N/A	Agree	Not agree
Is the Planning Proposal consistent with the Standard Instrument Order, 2006?	Y			
Does the Planning Proposal contain an adequate explanation of the intent, objectives, and intended outcome of the proposed amendment?	Y			
Are appropriate maps included to identify the location of the site and the intent of the amendment?	Y			
Does the Planning Proposal contain details related to proposed consultation?	Y			
Is the Planning Proposal compatible with an endorsed regional or sub-regional strategy or local strategy endorsed by the Director-General?	Y			
Does the Planning Proposal adequately address any consistency with all relevant S9.1 Planning Directions?	Y			
Is the Planning Proposal consistent with all relevant State Environmental Planning Policies (SEPPs)?	Y			
Minor Mapping Error Amendments				
Does the Planning Proposal seek to address a minor mapping error and contain all appropriate maps that clearly identify the error and the manner in which the error will be addressed?	N	N/A		
Heritage LEPs – Does the heritage assessment meet these criteria				
Does the Planning Proposal seek to add or remove a local heritage item and is it supported by a strategy / study endorsed by the Heritage Officer?	N	N/A		
Does the Planning Proposal include another form of endorsement or support from the Heritage Office if there is no supporting strategy/study?	N	N/A		
Does the Planning Proposal potentially impact on item of State Heritage Significance and if so, have the views of the Heritage Office been obtained?	N	N/A		
Reclassifications				
Is there an associated spot rezoning with the reclassification?	N	N/A		
If yes to the above, is the rezoning consistent with an endorsed Plan of Management (POM) or strategy?	N	N/A		
Is the Planning Proposal proposed to rectify an anomaly in a classification?	N	N/A		
Will the Planning Proposal be consistent with an adopted POM or other strategy related to the site?	N	N/A		

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Evaluation criteria for the issuing of an Authorisation	Council Response		Department Assessment	
	Yes or No	N/A	Agree	Not agree
Will the draft LEP discharge any interests in public land under Section 30 of the Local Government Act, 1993?	N	N/A		
If so, has council identified all interests; whether any rights or interests will be extinguished; any trusts and covenants relevant to the site; and, included a copy of the title with the Planning Proposal?	N	N/A		
Has the council identified that it will exhibit the Planning Proposal in accordance with the Department's Practice Note (PN09-003) Classification and reclassification of public land through a local environmental plan and Best Practice Guidelines for LEPs and Council Land?	N	N/A		
Has council acknowledged in its Planning Proposal that a Public Hearing will be required and agree to hold one as part of its documentation?	N			
Spot Rezoning				
Will the proposal result in a loss of development potential for the site (i.e. reduced FSR or building height) that is not supported by an endorsed strategy?	N			
Is the rezoning intended to address an anomaly that has been identified following the conversion of a principal LEP into a Standard Instrument LEP format?	N			
Will the Planning Proposal deal with a previously deferred matter in an existing LEP and if so, does it provide enough information to explain how the issue that led to the deferral has been addressed?	N			
If yes, does the Planning Proposal contain sufficient documented justification to enable the matter to proceed?	N			
Does the Planning Proposal create an exception to a mapped development standard?	N			
Section 3.22 matters				
Does the proposed instrument:	N			
a. Correct an obvious error in the principal instrument consisting of a misdescription, the inconsistent numbering of provisions, a wrong cross-reference, a spelling error, a grammatical mistake, the insertion of obviously missing words, the removal of obviously unnecessary words or a formatting error?				
b. Address matters in the principal instrument that are of a consequential, transitional, machinery or other minor nature?	N			
c. Deal with matters that do not warrant compliance with the conditions precedent for the making of the instrument because they will not have any significant adverse impact on the environment or adjoining land?	N			

Attachment B – Council report and minute – 5 October 2021.**MINUTES**

RESOLVED* (Clr Proudfoot / Clr Gartner)

MIN21.698

That Council:

1. Support the Planning Proposal (PP) request to amend Shoalhaven Local Environmental Plan 2014 (SLEP 2014) consistent with the explanation of provisions outlined in this report, primarily to permit Strata subdivision of the designated multi dwelling housing lot that was approved under LEP Clause 7.25, without increasing the number of dwellings.
2. Prepare and submit the required PP documentation to the NSW Department of Planning, Industry and Environment for Gateway determination, and dependent on the outcome proceed to exhibit the PP and report back to Council post-exhibition.
3. Advance the matter as a 'minor' proponent-initiated Planning Proposal with fees charged in accordance with Council's adopted Fees and Charges.
4. Advise the proponent of this resolution.

FOR: Clr Pakes, Clr Findley, Clr Gash, Clr Wells, Clr White, Clr Gartner, Clr Digiglio, Clr Alldrick, Clr Levett, Clr Watson, Clr Kitchener, Clr Proudfoot and Stephen Dunshea

AGAINST: Nil

CARRIED

CL22.212 - Attachment 3

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Attachment C - Consistency with State Environmental Planning Policies

Note: The PP has been assessed against the consolidated planning policies implemented by Minister for Planning and Public Spaces Rob Stokes on 2 December 2022. The new Housing SEPP is in effect whilst the remaining consolidated planning policies will take effect (1 March 2022) prior to lodgement of the finalised PP with the Department of Planning, Industry and Environment.

State Environmental Planning Policy	Applicable	Not inconsistent
	✓ / x	✓ / n/a
Housing SEPP 2021	✓	✓
Transport and Infrastructure SEPP 2021	x	
Primary Production SEPP 2021	x	
Biodiversity and Conservation SEPP 2021	✓	✓
Resilience and Hazards SEPP 2021	x	
Design and Place SEPP 2021	x	
Industry and Employment SEPP 2021	x	
Resources and Energy SEPP 2021	x	
Planning Systems SEPP 2021	x	
Precincts SEPPs 2021	x	
Exempt and Complying Development Codes 2008	x	

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Attachment D - Consistency with Local (s9.1) Planning Directions

1 March 2022 Version

Note: Ministerial Directions for Focus Area 2 (Design and Place) have not been finalised to date.

However, the PP does not propose any increase/change to density, design or bulk of the final built form deliverable on the site(s).

Direction		Applicable	Relevant	Not inconsistent
1 Employment and Resources				
1.1	Implementation of the Minister's Planning Principles	✓	✓	The PP has been prepared with regard to all relevant planning principles outlined within the Minister's Planning Principles
1.2	Implementation of Regional Plans	✓	✓	The PP is not inconsistent with the Illawarra-Shoalhaven Regional Plan.
1.3	Development of Aboriginal Land Council land	N/A	N/A	
1.4	Approval and Referral Requirements	N/A	N/A	The proposed amendment is minor in nature and does not include provisions that will require concurrence, consultation or referral of development applications to a Minister or public authority. Any future concurrence is limited to applicable SEPPS and overlays within SLEP 2014.
1.5	Site Specific Provisions	✓	✓	The PP is not inconsistent with this direction as, whilst seeking to allow an additional land use, it does not seek to impose additional development standards that exceed those of SLEP 2014.
1.6 – 1.17	Planning Systems (Place-based)	N/A	N/A	
3 Biodiversity and Conservation				
3.1	Conservation Zones	✓	✓	The proposed amendment will not increase the dwelling capacity on the land nor impact upon the physical development delivered upon the site. NSW Dept of Environment has been consulted, as the land is partially mapped as Terrestrial Biodiversity, and does not object to the PP proceeding.
3.2	Heritage Conservation	✓	✓	The subject land is not listed as having heritage significance and no changes to the extent or amount of development are proposed. The PP will not impact on, or hinder the conservation of, heritage items or Aboriginal cultural heritage values.

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Direction		Applicable	Relevant	Not inconsistent
3.3	Sydney Drinking Water Catchments	✓	✓	The PP will not result in additional dwelling entitlements or impact upon the physical development that is delivered upon the site. No additional pressure will be placed upon the catchment by this PP and a neutral effect of water quality is achieved.
3.4	Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	N/A	N/A	
3.5	Recreation Vehicle Area	N/A	N/A	
4 Resilience and Hazards				
4.1	Flooding	✓	✓	<p>The PP is not inconsistent with this Direction because:</p> <ul style="list-style-type: none"> No land use zoning changes are proposed Clause 7.25 of SLEP 2014 seeks to ensure that any dwellings will be located with the R5-zoned land which is above the Flood Planning Level. No changes are proposed to the number or location of dwellings intended when Clause 7.25 was inserted into SLEP 2014 via Amendment No. 5. <p>While the R5-zoned land is above the Flood Planning Area, it is below the Probable Maximum Flood (PMF). Further information is provided in section 4.2.4.</p>
4.2	Coastal Management	N/A	N/A	
4.3	Planning for Bushfire Protection	✓	✓	The PP only seeks to enable Strata subdivision of permissible multi dwelling housing. It will not intensify development or create any dwelling entitlements. As the PP affects land identified as bushfire prone, the RFS has been consulted and does not object whilst noting that any DA will have to comply with PfBP 2019.
5 Transport and Infrastructure				
5.1	Integrating Land Use and Transport	N/A	N/A	
5.2	Reserving Land for Public Purposes	N/A	N/A	
5.3	Development Near Regulated	N/A	N/A	

Draft Planning Proposal – Shoalhaven LEP 2014 – Moss Vale Road, Kangaroo Valley – Amend Clause 7.25

Direction	Applicable	Relevant	Not inconsistent
Airports and Defence Airfields			
5.4 Shooting Ranges	N/A	N/A	
6 Housing			
6.1 Residential Zones	✓	✓	The proposed amendment will allow the choice of housing products in the locality to be broadened without increasing dwelling entitlements or the physical development delivered upon the land.
6.2 Caravan Parks and Manufactured Home Estates	N/A	N/A	
7 Industry and Employment			
7.1 Business and Industrial Zones	N/A	N/A	
7.2 Reduction in non-hosted short-term rental accommodation period	N/A	N/A	
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	N/A	N/A	
8 Resources and Energy			
8.1 Mining, Petroleum Production and Extractive Industries	N/A	N/A	
9 Primary Production			
9.1 Rural Zones	N/A	N/A	This direction applies when a planning proposal will affect land within an existing or proposed rural zone (including the alteration of any existing rural zone boundary). The subject land is residential land, and it is not proposed to rezone the land.
9.2 Rural Lands	✓	x	The subject land is residential land within a rural locality. The land is mapped as prime crop and pasture land but the PP is not seeking to increase the number or location


Draft Planning Proposal – Shoalhaven LEP 2014 – Moss Vale Road, Kangaroo Valley – Amend Clause 7.25

Direction		Applicable	Relevant	Not inconsistent
				of dwelling entitlements. The PP is of minor nature and is not inconsistent with this Direction.
9.3	Oyster Aquaculture	N/A	N/A	
9.4	Farmland of State and Regional Significance on the NSW Far North Coast	N/A	N/A	

CL22.212 - Attachment 3

Draft Planning Proposal – Shoalhaven LEP 2014 – Moss Vale Road, Kangaroo Valley – Amend Clause 7.25

Attachment E – Gateway Determination
29 November 2021



**Planning,
Industry &
Environment**

Gateway Determination

Planning proposal (Department Ref: PP_2021_5317): to amend the Shoalhaven Local Environmental Plan (LEP) Clause 7.25 "Development on land at Moss Vale Road, Kangaroo Valley" (Additional Local Provision) to facilitate the future strata subdivision of a multi dwelling lot.

I, the Director, Southern Region at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Shoalhaven Local Environmental Plan (LEP) 2014, as described above, should proceed subject to the following conditions:

1. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
 - (a) the planning proposal must be made publicly available for a minimum of **28 days**; and
 - (b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 6.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment, 2018).
2. Consultation is required with the following public authorities/organisations under section 3.34(2)(d) of the Act and/or to comply with the requirements of relevant section 9.1 Directions:
 - Rural Fire Service
 - WaterNSW

Each public authority/organisation is to be provided with a copy of the planning proposal and any relevant supporting material and given at least 21 days to comment on the proposal.
3. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
4. The planning proposal authority is authorised as the local plan-making authority to exercise the functions under section 3.36(2) of the Act subject to the following:
 - (a) the planning proposal authority has satisfied all the conditions of the Gateway determination;

CL22.212 - Attachment 3

Draft Planning Proposal – Shoalhaven LEP 2014 – Moss Vale Road, Kangaroo Valley – Amend Clause 7.25

- (b) the planning proposal is consistent with section 9.1 Directions or the Secretary has agreed that any inconsistencies are justified; and
- (c) there are no outstanding written objections from public authorities.

5. The time frame for completing the LEP is to be 9 months following the date of the Gateway determination, expiring 29 August 2022.

Dated 29th day of November 2021.




Sarah Lees
Director, Southern Region
Local and Regional Planning
Department of Planning, Industry and
Environment

Delegate of the Minister for Planning
and Public Spaces

CL22.212 - Attachment 3

Section 4.15 Assessment Report - DA21/1834

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

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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

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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

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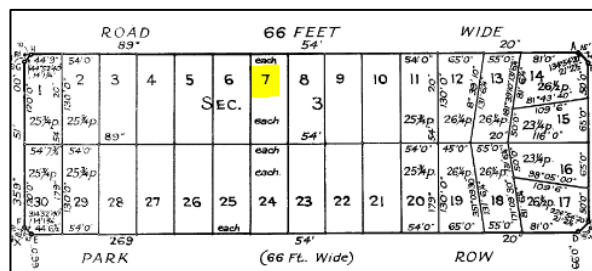
	State Environmental Planning Policy (Resilience and Hazards) 2021	Yes <ul style="list-style-type: none"> Coastal Environment area
	SEPP (Sydney Drinking Water Catchment 2011) (e.g. NorBE)	No
Shoalhaven LEP 2014	Acid Sulfate Soils	Class 5
	Terrestrial Biodiversity	No
	Coastal Risk Planning	No
	Does the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

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- 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

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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.

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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
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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										

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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:

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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.

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<i>The use of the surf zone.</i>	The proposal will not compromise the use of the surf zone.
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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"/>	Proceed to Question 2	<input checked="" type="checkbox"/>	Assessment under SEPP 55 and DCP not required.
2. Are there any previous investigations about contamination on the land?	<input type="checkbox"/>	Detailed investigation required.	<input type="checkbox"/>	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"/>	Detailed investigation required.	<input type="checkbox"/>	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"/>	Detailed investigation required.	<input type="checkbox"/>	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"/>	Detailed investigation required.	<input type="checkbox"/>	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"/>	Detailed investigation required.	<input type="checkbox"/>	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"/>	Proposal satisfactory with regard to SEPP55 and DCP requirements	<input type="checkbox"/>	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*.

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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"/>	The subject land is mapped as acid sulfate soils:	Complies				
		<table><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>		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.
		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				

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		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

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		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.

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<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>
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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.

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<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>

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	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

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<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

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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

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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>

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<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>

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<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>

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<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>
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(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:

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- 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

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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.

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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.

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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>

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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.

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 .

5.11 Waste Management – Demolition and Construction

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.

6 Dwelling Houses, Rural Worker's Dwellings and Associated Development

6.1 Principal Controls

6.1.1 Density

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.

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

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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

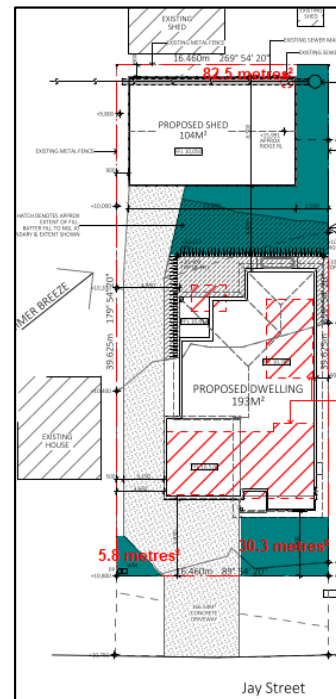
6.2.1 Landscaping

	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%

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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.



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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

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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

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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.

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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%

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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.		

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	<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>		

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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

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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>		

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	<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		

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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”**

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:

- R1 General Residential.
- R2 Low Density Residential, where the site area is less than 2000m2 .
- RU5 Village
- SP3 Tourist

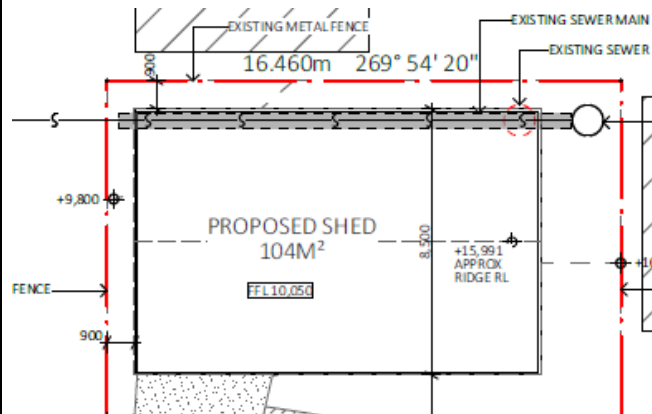
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Table 2: Setbacks in the R1, R2 (< 2000m ²), RU5 and SP3 zones					
Front Setback Primary road frontage	Parallel Road Frontage	Side Setback No road frontage and to public reserve	Side Setback Secondary road frontage	Rear setback	Rear/side setback to 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. 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%	

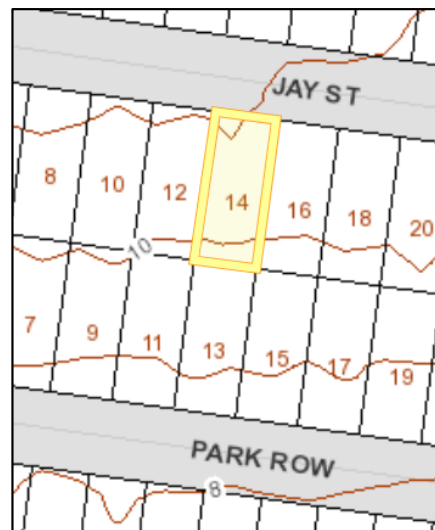
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Demonstrate how the relevant objectives and performance criteria are being met with the performance-based solution		
Objective		Commentary
<p>8.1 Density, Height and Setbacks</p> <p>The specific objectives are to:</p> <ul style="list-style-type: none"> 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.

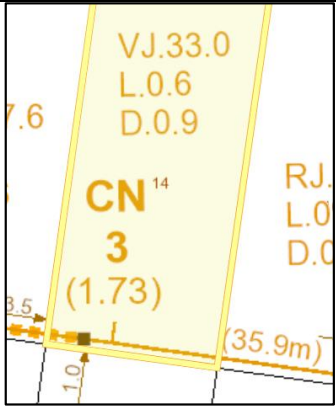
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		<p>The bulk and scale of the proposed shed is inconsistent with other sheds in the vicinity and the reduced rear setback in this instance would contribute to its prominence when viewed from adjoining properties and would compromise the amenity of 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.

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		<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.

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		 <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:

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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

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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	21/04/2022
Ground Floor Plan	Sheet No. 3	Hotondo Homes	21/04/2022
Typical Sections	Sheet No. 4	Hotondo Homes	21/04/2022
Elevations (North & West)	Sheet No. 5	Hotondo Homes	21/04/2022
Elevations (South & East)	Sheet No. 6	Hotondo Homes	21/04/2022
Site management plan	Sheet No. 7	Hotondo Homes	21/04/2022
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).

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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.

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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:

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- 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.

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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.

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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.

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- 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](#).

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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.

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- 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

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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

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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.

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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 –

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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

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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.

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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.

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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:

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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
-------------------------	---------------	-------------	-------

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Site Plan and Site Analysis	Sheet No. 2	Hotondo Homes	21/04/2022
Ground Floor Plan	Sheet No. 3	Hotondo Homes	21/04/2022
Typical Sections	Sheet No. 4	Hotondo Homes	21/04/2022
Elevations (North & West)	Sheet No. 5	Hotondo Homes	21/04/2022
Elevations (South & East)	Sheet No. 6	Hotondo Homes	21/04/2022
Site management plan	Sheet No. 7	Hotondo Homes	21/04/2022
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.

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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.

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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.

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- 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.

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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*.

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- 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

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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.

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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.

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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

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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

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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

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	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](#)

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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.

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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**

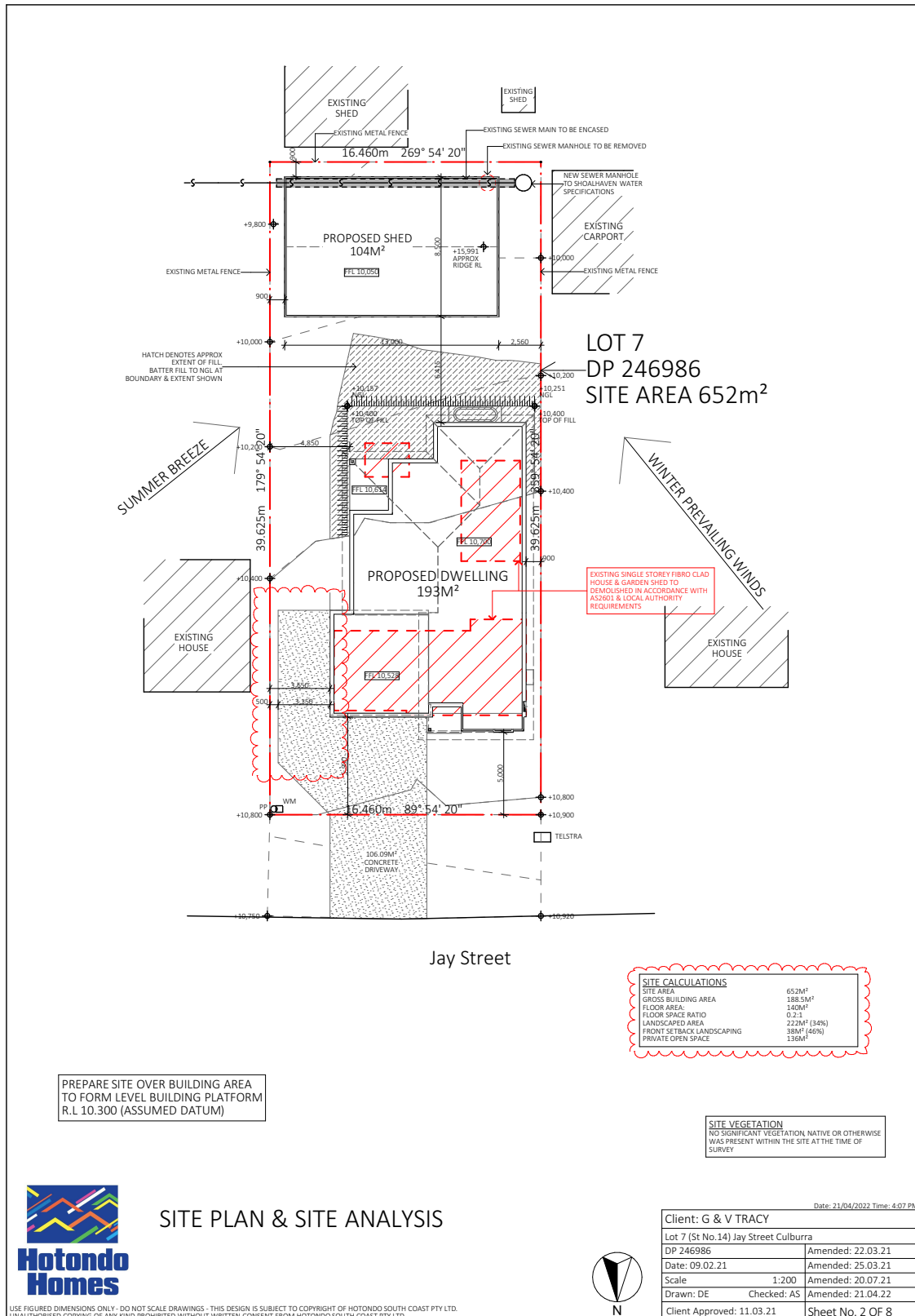
Determination Notice by way of Refusal - Page 3 of 3 - **DA21/1834**

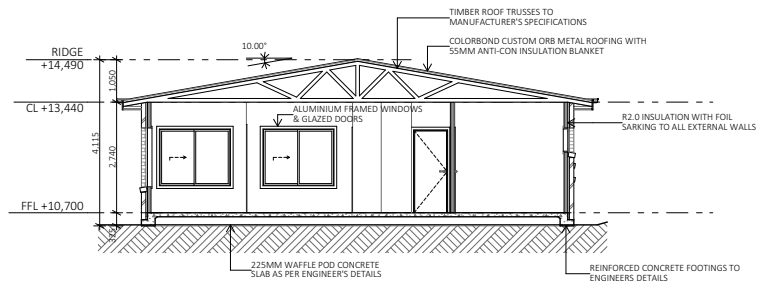
Personal information contained on this Development Consent and any associated documents will be published on Council's website as required by the Government Information (Public Access) Act 2009 (GIPAA).

SIGNED on behalf of Shoalhaven City Council:

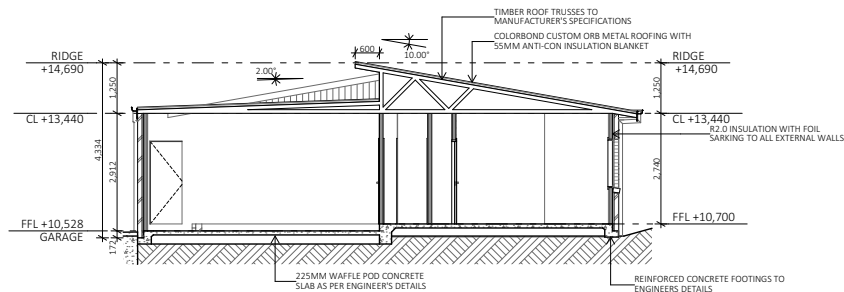
Emily May
Development Planner
City Development

CL22.194 - Attachment 4

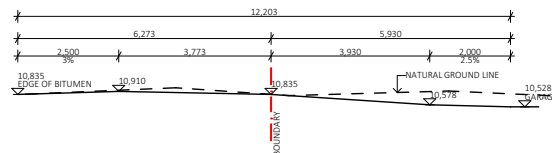




TYPICAL SECTION 01, TYPICAL SECTION 02, DRIVEWAY SECTION



TYPICAL SECTION 01, TYPICAL SECTION 02, DRIVEWAY SECTION



TYPICAL SECTION 01, TYPICAL SECTION 02, DRIVEWAY SECTION



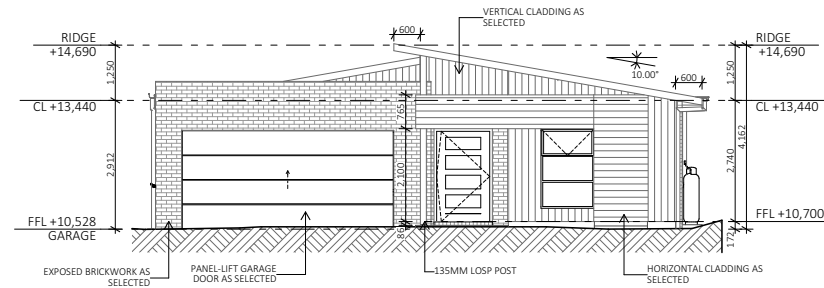
TYPICAL SECTIONS

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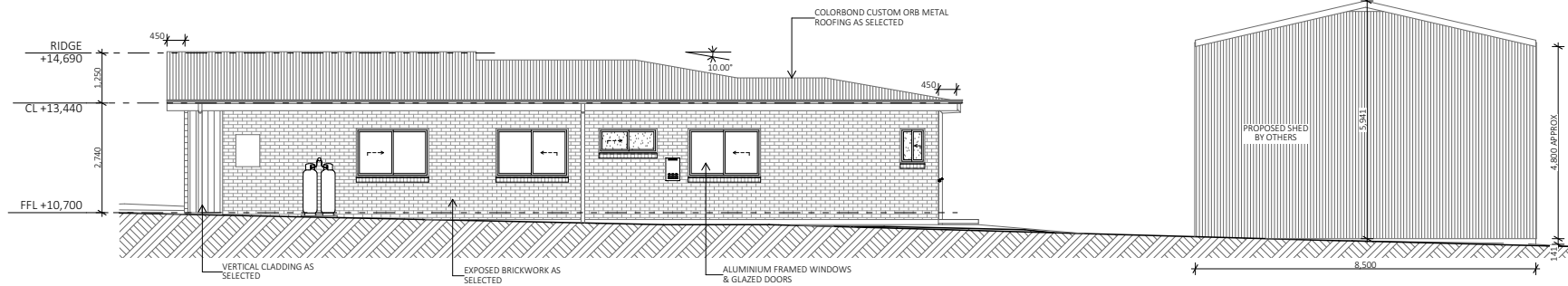


Client: G & V TRACY	
Lot 7 (St No.14) Jay Street Culburra	
DP 246986	Amended: 22.03.21
Date: 09.02.21	Amended: 25.03.21
Scale: 1:100	Amended: 20.07.21
Drawn: DE	Checked: AS
Client Approved: 11.03.21	Sheet No. 4 OF 8

CL22.194 - Attachment 5



WEST ELEVATION 02, NORTH ELEVATION 01



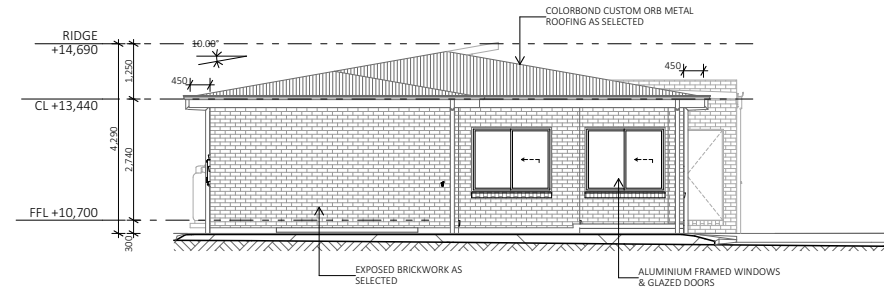
WEST ELEVATION 02, NORTH ELEVATION 01



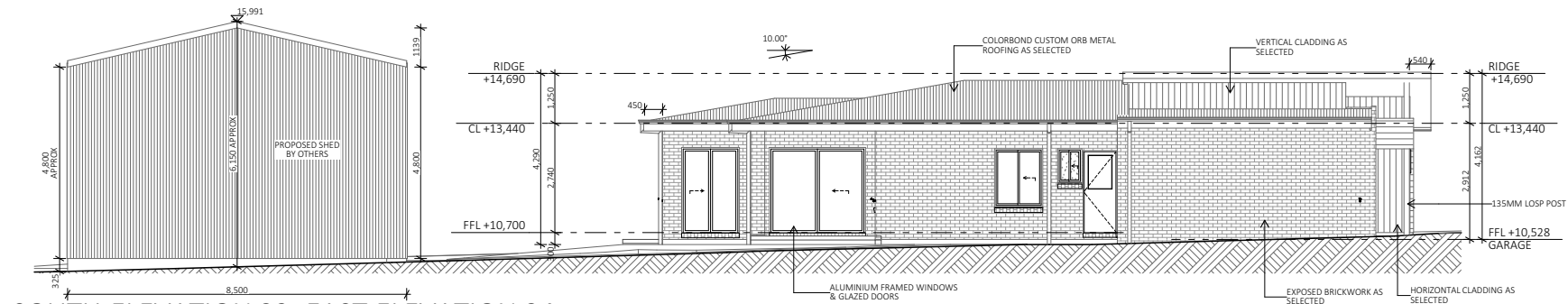
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Date: 21/04/2022 Time: 4:07 PM

Client: G & V TRACY	
Lot 7 (St No.14) Jay Street Culburra	
DP 246986	Amended: 22.03.21
Date: 09.02.21	Amended: 25.03.21
Scale	1:100 Amended: 20.07.21
Drawn: DE	Checked: AS Amended: 21.04.22
Client Approved: 11.03.21	Sheet No. 5 OF 8



SOUTH ELEVATION 03, EAST ELEVATION 04



SOUTH ELEVATION 03, EAST ELEVATION 04



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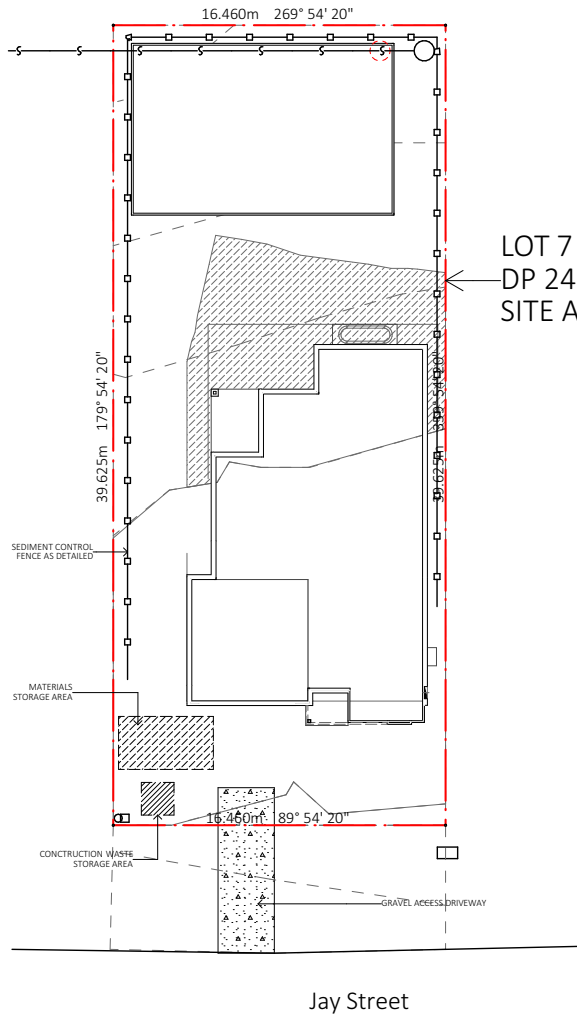
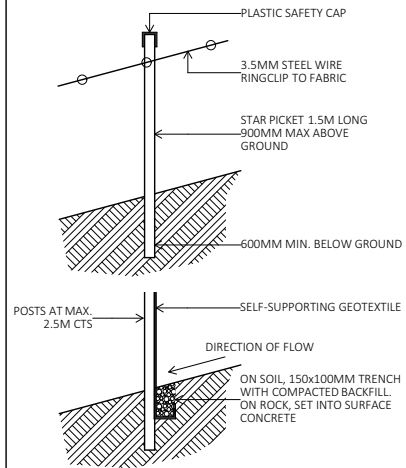
Date: 21/04/2022 Time: 4:07 PM

Client: G & V TRACY	
Lot 7 (St No.14) Jay Street Culburra	
DP 246986	Amended: 22.03.21
Date: 09.02.21	Amended: 25.03.21
Scale: 1:100	Amended: 20.07.21
Drawn: DE	Checked: AS
Client Approved: 11.03.21	Amended: 21.04.22
Sheet No. 6 OF 8	

Sediment Control Plan Notes

1. Site works will not start until the erosion and sediment control works outlined in clauses 2-4 below, are installed and functional.
2. The entry to and departure of vehicles from the site will be confined to an established point. Sediment or barrier fencing will be used to restrict all vehicular movements to that point. Stabilisation will be achieved by either:
 - Constructing a sealed (e.g. concrete or asphalt) driveway to the street
 - Constructing a stabilised site access following Standard Drawing SD 6-14 or other suitable technique approved by the Council.
3. Sediment fences (SD 6-8) and barrier fences will be installed as shown on the attached drawing.
4. Topsoil from the work's area will be stripped and stockpiled (SD 4-1) for later use in landscaping the site.
5. All stockpiles will be placed in the location shown on the ESCP and at least 7 metres clear of all areas of possible areas of concentrated water flow, including driveways.
6. Lands to the rear of the allotment and on the footpath, will not be disturbed during work except where essential, e.g. Drainage works across the footpath. Where works are necessary, they will be undertaken in such a way to minimise the occurrence of soil erosion, even for short periods. They will be rehabilitated (grassed) as soon as possible. Stockpiles will not be placed on these lands and they will not be used as vehicle parking areas.
7. Approved bins for building waste, concrete and mortar slurries, points, acid washing and litter will be provided and arrangements made for regular collection and disposal.
8. Guttering will be connected to the stormwater system or the rainwater tank as soon as practicable.
9. Topsoil will be respread and all disturbed areas will be stabilised within 20 working days of the completion of works.
10. All erosion and sediment controls will be checked at least weekly and after rain to ensure they are maintained in a fully functional condition.

SEDIMENT CONTROL DETAIL



LOT 7
DP 246986
SITE AREA 652m²



SITE MANAGEMENT PLAN

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Client: G & V TRACY	
Lot 7 (St No.14) Jay Street Culburra	
DP 246986	Amended: 22.03.21
Date: 09.02.21	Amended: 25.03.21
Scale: 1:200	Amended: 20.07.21
Drawn: DE	Checked: AS
Client Approved: 11.03.21	Amended: 21.04.22
	Sheet No. 7 OF 8



Colour Selection Sheet

Site Address: Lot 7 No. 14 Jay Street Culburra Beach

Owner: Glenn & Virginia Tracy

EXTERNAL COLOURS	
Colorbond Roof: Woodland Grey	Fascia Colour: Woodland Grey Gutter Colour: Shale Grey
Brick selection: PGH – Dark Stormy Whirlwind	Mortar: Off white/Ironed
Cladding Vertical: Axon – 2440/2740/3050 x 1200 – WOODGRAIN: To Match Shale Grey	Timber Trims around Windows on Cladded Areas: Against Axon: Shale Grey Against Linea: Tripple Strength Shale Grey
Cladding Horizontal Linea - 4200 x 180 – SMOOTH: Tripple Strength Shale Grey	
Water Tank: Woodland Grain	Meter Box: To Match Woodland Grain
Downpipe Colour: Woodland Grain Against Cladding: To Match Cladding Colour	Windows & Sliding Doors & Flyscreen Colour: Woodland Grey
Garage Door Colour: Woodland Grey Garage Door Style: Nullabor Woodgrain	Front Door Colour: (Outside only) To Match Taubmans Ming Surprise
<i>**Please note that no warranties will apply to products when a dark colour is used on any external cladding material due to the dark colour causing expansion and contracting of the materials.** Painting for cladding is only one colour for walls and architraves round window if client wants different around window it will be extra \$65.00*</i>	
Eaves Colour: Surfmist	Posts to Front Porch: Tripple Strength Shale Grey
Air Con Trunking Colour: Woodland Grey	Driveway Colour – 72– Cove Finish: Charcoal
INTERNAL COLOURS	
Wardrobe Door colour: Classic White Wardrobe Frame Colour: White	Shower Screen Frame Colour: Chrome
Ceiling Colour: Ceiling White	Type: Flat
Wall Colour: To Match Dulux Natural White	Type: Low Sheen
Architraves, skirtings & door colour: To Match Dulux Natural	Type: Semi - Gloss

KITCHEN		
Tops: Laminex Tinted Paper Terrazzo 8812 Paper Finish – Square Edges Handles: 40		Doors and Kicks: Laminex Stormcloud 140 ABSOLUTE MATTE
LAUNDRY		
Tops: Laminex Tinted Paper Terrazzo 8812 Paper Finish – Square Edges Handles: 40		Doors & Kicks: Laminex Stormcloud 140 Natural Finish
VANITIES		
Ensuite: Size: 750mm Style: Demeter Wall Hung Colour: White Draws: LHS		Bathroom Size: 1200mm Style: Demeter Wall Hung Colour: White Draws: LHS
FLOORING		
Supplier: Choices	Carpet Style: Freeport St Kilda 830 Vinyl Style: MiPlank Silverbirch 2418	
Tile Supplier: L J Tiles		
Location: Bathroom & Ensuite, WC, Laundry Grout: 505	Floor Tile: Alps Light Grey Wall Tile: Alps Light Grey Skirt/Splash Tile: Alps Light Grey	Size: 300 x 300 Size: 300 x 600 Direc: Horiz/Stack Size: 300 x 600 Direc: Horiz
Location: Kitchen Splash	Splashback Tile: White Matt Subway Grout Colour: 549	Size: 100 x 300 Direction: Horiz/Brick
Location: Porch & Alfresco	Floor Tile: KIECH45T Grout: Mid Grey	Size: 450 x 450
<i>Please note client is responsible for the selection of their grout colour and Hotondo Homes are not responsible for any discolouration in the grout colours</i>		
DOORS		
Front door style: INFWS D 5vG - Pivot – 1200 wide - PAINTED Glass: Obscure		
Entrance door handle: 142 Entrance Handle - Square with B1 005 deadbolt Finish: Satin Chrome		
Internal door handles selection: VEL L28 Hakea		Finish: Satin Chrome/Chrome
Internal Doors: Corinthian Honeycomb Flush		Doors to linen: Optiwhite
Laundry Door: No. 7	Glass: Obscure	
Door to rear of Garage: Corinthian Solid Core		


Homebuyer: **Glenn & Virginia Tracy**

Received by: **Rachel Batchelor**

Date: 9/6/21

CL22.194 - Attachment 5

Planning Report – S4.15 Assessment - 111 Elizabeth Dr, VINCENTIA - Lot 228 DP 25099

	Planning Report S4.15 Environmental Planning & Assessment Act 1979
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DA Number	SF10923
Property	111 Elizabeth Dr, VINCENTIA - Lot 228 DP 25099
Applicant(s)	Allen Price & Scarratts Pty Ltd
Owner(s)	

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 section manager.

Name

Senior Development Planner

Subject Site and Surrounds

Site Description

The property is Lot 228 DP 25099 which is located at 111 Elizabeth Drive, Vincentia (Subject Site). The subject site is approximately 500m north from the Vincentia town centre and approximately 150m west of Jervis Bay.

The site has an area of 790.40m², is irregular in shape and slopes slightly from the Eastern boundary to the Western boundary of 0.4m.

The site currently contains two (2) class one (1) dwelling houses and is bounded by residential development to the north, south, east, and west.

The locality is made up of a combination of zonings. The subject site and most of the lots south of Edward Street is zoned R1 General Residential and the lots to the north of Edward Street is zoned R2 Low Density Residential.

The subject site and the immediate locality can be seen in Figure 1 and 2 below:

Planning Report – S4.15 Assessment - 111 Elizabeth Dr, VINCENTIA - Lot 228 DP 25099



Figure 1 – Locality Map



Figure 2 – Site Location

Planning Report – S4.15 Assessment - 111 Elizabeth Dr, VICENTIA - Lot 228 DP 25099

Detailed Proposal

The proposal development is to subdivide the approved detached dual occupancy dwelling that was approved on Lot 228 DP 25099 under DA19/2239 on 20th of February 2020 via Clause 4.1 of the SLEP 2014 and for each dwelling to be on a Torrens Title lot. A subdivision plan prepared by Leslie & Thompson dated 8th of October 2021 accompanies this proposal.

A summary of the proposed lots is as follows:

- Proposed Lot 1 – is approximately 431.6m² with approximate average width of 19.3m and depth of 22.9m that fronts Elizabeth Drive. This lot increases in width to the rear.
- Proposed Lot 2 – is approximately 357.9m² with approximate average width of 25.6m and depth of 14.2m that fronts Edward Street.

The proposal is for subdivision only and therefore, the physical environment does not change from what was proposed in DA19/2239. No vegetation removal results from the proposal.

The proposed subdivision can be seen below in Figure 3:

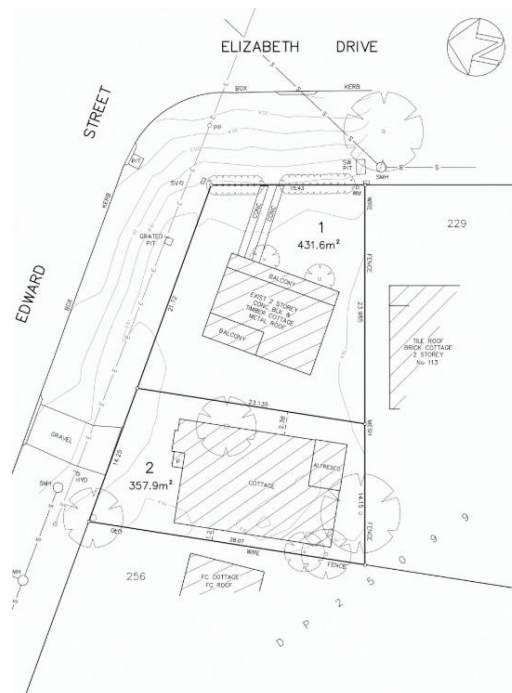


Figure 3 – Subdivision Plan

Planning Report – S4.15 Assessment - 111 Elizabeth Dr, VINCENTIA - Lot 228 DP 25099

Site History and Previous Approvals

Application	Appl. Date	Application Type	Proposal	Status	Completed
SF10923	27/01/2022	Subdivision Application	Proposed torrens title subdivision of existing detached dual occupancy development (DA19/2239)	Incomplete	
OC20/2009	13/10/2020	Final Occupation Certificate	Single Storey Dwelling to create Detached Dual Occupancy	Approved	01/10/2020
RW20/1146	24/04/2020	S138 Approval	Driveway	Approved	29/04/2020
CC20/1321	15/04/2020	Construction Certificate	Single Storey Dwelling to create Detached Dual Occupancy	Approved	03/04/2020
DR19/2015	17/12/2019	Sewer Connection	Construction of a Single Storey Dwelling to create a Detached Dual Occupancy	Approved	20/02/2020
DA19/2239	17/12/2019	Development Application	Single Storey Dwelling to create Detached Dual Occupancy	Approved	20/02/2020

Assessment Timeline

Event	Date
Determination of Development Application No. DA20/1261 for a Single Dwelling House to Create a Dual Occupancy (detached).	20/2/2021
Development Application lodged with applicant for a two (2) lot Torrens title subdivision of an approved dual occupancy.	27/1/2022
1 st Further Information Request sent to the applicant (Clarification of Stormwater design)	7/2/2022
Response to the 1 st Further Information Request	7/2/2022
Completion of all internal referrals relating to the Development Application	16/02/2022

Consultation and Referrals

Internal Referrals

Referral	Recommendation	Comment
Development Engineer	<p>Confirmation of Stormwater Disposal</p> <p>It is confirmed that the stormwater for proposed Lot 2 does not enter the adjacent lot. Therefore, an easement is not required.</p> <p>No additional engineering comments/conditions necessary</p>	No conditions will be imposed from the Development Engineer

Planning Report – S4.15 Assessment - 111 Elizabeth Dr, VINCENTIA - Lot 228 DP 25099

Shoalhaven Water	Shoalhaven water will prepare a notice of requirement for the development once the applicant has made application for a Certificate of Compliance.	Conditions to be imposed requiring a SW Works Certificate for the associated works and a Certificate of Compliance
GIS	The numbering of the proposed Torrens Title Subdivision with reference to the lodged subdivision plan D22/30752 is: Lot 1 – 111 Elizabeth Drive, Vincentia (Existing Dwelling) Lot 2 – 2B Edward Street, Vincentia	Noted, conditions to be imposed regarding the street addressing.

External Referrals

Agency	Recommendation	Comment
Endeavour Energy	There are: No easements benefitting Endeavour Energy (active easements are indicated by red hatching). Low voltage overhead power lines to the Edward Street road verge / roadway. Low voltage underground service conductor coming from the pole to the west on the Edward Street road verge going to the customer connection point for the existing dwellings.	Standard Conditions are recommended and will be imposed.

Statutory Considerations

Environmental Planning and Assessment Act 1979

Shoalhaven Contribution Plan 2019

The proposed development is considered to increase the demand for community facilities in accordance with the Shoalhaven Contributions Plan 2019 (the Plan). The development is most aptly characterised as an Subdivision development for the purpose of calculating contributions under the Plan.

The following calculations are provided which outlines the s7.11 development contributions charges which apply to the site:

- S7.11 Development Contributions applying to the two lot Torrens title subdivision proposal:

Planning Report – S4.15 Assessment - 111 Elizabeth Dr, VINCENTIA - Lot 228 DP 25099

- Total 1.0 ET applies – Contributions charged at the rate of 1.0 ET per each additional allotment proposed (x 1 additional lot proposed).
- S7.11 Development Contributions charged as part of Development Approval No. DA19/2239 (approval of dual occupancy development):
 - Total 0.6 ETs charged – Contributions charged at the rate of 0.8 ETs per three bedroom dwelling (x 2 dwellings with a credit given for the existing lot).
- NET additional ETs applying to the development proposal:
 - Total 0.4 ETs apply to the development – which is reflected in the below charge calculations.

Section 7.11 ET Calculations - SF10923 (UPN: 13344)

Close
Reset
Print
Return Calc

☒ Residential
☐ Non-Residential

Calculation Type:

Subdivision
▼

Subdivision

	Existing	Proposed
Lots	1.6	2
Total ET		0.4
		0

Project	Description	Rate	Qty	Total	GST	GST Incl
03AREC0005	Planning Area 3 - Recreation facilities upgrade various locations	\$282.71	0.4	\$113.08	\$0.00	\$113.08
03AREC3003	Bay and Basin Leisure Centre	\$423.78	0.4	\$169.51	\$0.00	\$169.51
03CFAC0007	Bay & Basin Branch Library	\$562.20	0.4	\$224.88	\$0.00	\$224.88
03CFAC4001	Bay & Basin Community Hub	\$2,735.11	0.4	\$1,094.04	\$0.00	\$1,094.04
03ROAD4021	The Wool Road Bypass, St Georges Basin	\$177.69	0.4	\$71.08	\$0.00	\$71.08
CWAREC5005	Shoalhaven Community and Recreational Precinct SCaRP Cambewarra Road Bomaderry	\$2,529.09	0.4	\$1,011.64	\$0.00	\$1,011.64
CWCFAC5002	Shoalhaven Entertainment Centre (Bridge Road Nowra)	\$1,911.45	0.4	\$764.58	\$0.00	\$764.58
CWCFAC5006	Shoalhaven City Library Extensions (Berry Street, Nowra)	\$1,292.05	0.4	\$516.82	\$0.00	\$516.82
CWCFAC5007	Shoalhaven Regional Gallery	\$70.93	0.4	\$28.37	\$0.00	\$28.37
CWFIRE2001	Citywide Fire & Emergency services	\$139.37	0.4	\$55.75	\$0.00	\$55.75
CWFIRE2002	Shoalhaven Fire Control Centre	\$203.89	0.4	\$81.56	\$0.00	\$81.56
CWMGMT3001	Contributions Management & Administration	\$579.56	0.4	\$231.82	\$0.00	\$231.82
				Sub Total:		\$4,363.13
				GST Total:		\$0.00
				Estimate Total:		\$4,363.13

4.15 Assessment

The following provides an assessment of the submitted application against the matters for consideration under Section 4.15 of the EP&A Act.

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

Planning Report – S4.15 Assessment - 111 Elizabeth Dr, VINCENTIA - Lot 228 DP 25099

i) Environmental Planning Instruments

Instrument
Shoalhaven LEP 2014
State Environmental Planning Policy (Coastal Management) 2018
State Environmental Planning Policy No 55—Remediation of Land

Resilience and Hazards 2021 (Formally Coastal Zone Management Plan 2018)

The Resilience and Hazards SEPP gives effect to the objectives of the *Coastal Management Act 2016* from a land-use planning perspective, by specifying how development proposals are to be assessed if they fall within the coastal zone.

The Resilience and Hazards SEPP defines the four coastal management areas in the *Coastal Management Act 2016* and specifies assessment criteria that are tailored for each coastal management area. Councils and other consent authorities must apply these criteria when assessing proposals for development that fall within one or more of the mapped areas.

The development site is located within both the Coastal Environment Area and Coastal Use Area. As per clause 2.15 of the SEPP if a single parcel of land is as being within more than one coastal management area and the development controls of those coastal management areas are inconsistent, the development controls of the highest of the coastal management areas prevail to the extent of the inconsistency, Coastal Environment Area is ranked higher and as such will be considered firstly. A development consent must not be granted to development within the Coastal Environment Area unless Council has considered whether there would be an adverse impact on any of the following matters:

Coastal Environment Area	
Matter for Consideration	Comment
(1) 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:	
(a) the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment,	Not inconsistent.
(b) coastal environmental values and natural coastal processes,	There will not be significant impacts on coastal environmental values. The development is not located within flood-prone land and is not mapped as being within a coastal hazard zone.
(c) 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	The regulation of the sanctuary zone is outlined within the <i>Marine Estate Management (Management Rules) Regulation 1999</i> . It is unlikely that the proposed subdivision will impact on the water quality of marine estate.

Planning Report – S4.15 Assessment - 111 Elizabeth Dr, VINCENTIA - Lot 228 DP 25099

Coastal Environment Area	
Matter for Consideration	Comment
<i>any of the sensitive coastal lakes identified in Schedule 1,</i>	
<i>(d) marine vegetation, native vegetation and fauna and their habitats, undeveloped headlands and rock platforms,</i>	The proposed development is located wholly on land and is the subdivision of an existing built form. In this regard, no impact on marine vegetation will occur.
<i>(e) 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 development will not affect the quantity or quality of public open space and safe access to and along the foreshore or beach.
<i>(f) Aboriginal cultural heritage, practices and places,</i>	The development is unlikely to affect Aboriginal cultural heritage, practices and places.
<i>(g) the use of the surf zone.</i>	The development will not adversely affect the use of the surf zone, as defined within the <i>Coastal Management Act 2016</i> .
<p><i>(2) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that:</i></p> <p><i>(a) the development is designed, sited and will be managed to avoid an adverse impact referred to in subclause (1), or</i></p> <p><i>(b) if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or</i></p> <p><i>(c) if that impact cannot be minimised—the development will be managed to mitigate that impact.</i></p>	Council is satisfied that the development has been designed, sited and will be managed to avoid adverse impacts as referred to in sub-clause 1.
Coastal Use Area	

Planning Report – S4.15 Assessment - 111 Elizabeth Dr, VINCENTIA - Lot 228 DP 25099

Coastal Environment Area	
Matter for Consideration	Comment
Matter for Consideration	Comment
(1) Development consent must not be granted to development on land that is within the coastal use area unless the consent authority:	
(a) has considered whether the proposed development is likely to cause an adverse impact on the following:	
(i) existing, safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability,	This has been considered under the assessment against the Coastal Environment Area.
(ii) overshadowing, wind funnelling and the loss of views from public places to foreshores,	The development is unlikely to result in any additional overshadowing, wind funnelling and the loss of views from public places to foreshores.
(iii) the visual amenity and scenic qualities of the coast, including coastal headlands,	The development will not disrupt the visual amenity and scenic qualities of the coast.
(iv) Aboriginal cultural heritage, practices and places,	This has been considered under the assessment against the Coastal Environment Area.
(v) cultural and built environment heritage, and	The development is unlikely to impact on cultural or built environment heritage. Due to the nature of the application, no separate referral to a heritage consultant was considered necessary.
(b) is satisfied that:	Council is satisfied that the development has been designed, sited and will be managed to avoid adverse impacts as referred to in sub-clause 1.
(i) the development is designed, sited and will be managed to avoid an adverse impact referred to in paragraph (a), or	
(ii) if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or	
(iii) if that impact cannot be minimised—the development will be	

CL22.217 - Attachment 2

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Coastal Environment Area	
Matter for Consideration	Comment
<i>managed to mitigate that impact, and</i>	

Resilience and Hazards 2021 (Formally SEPP 55 Remediation of Land)

Question	Yes		No	
1. Is the proposal for residential subdivision or a listed purpose (the list provided in Table 1 of the contaminated land assessment guidelines)?	X	Proceed to Question 3		Proceed to Question 2
2. Does the proposal result in a change of use (that is the establishment of a new use)?		Proceed to Question 3		Assessment under SEPP 55 and DCP not required.
3. Does the application proposed a new: <ul style="list-style-type: none"> Child care facility Educational use Recreational use Health care use Place of public worship Residential use in a commercial or industrial zone 		Proceed to Question 5	X	Proceed to Question 4
4. Review the property file and conduct a site inspection of the site and surrounding lands. Is there any evidence that the land has been used for a listed purpose?		Proceed to Question 5	X	Proposal satisfactory under SEPP 55 and DCP.

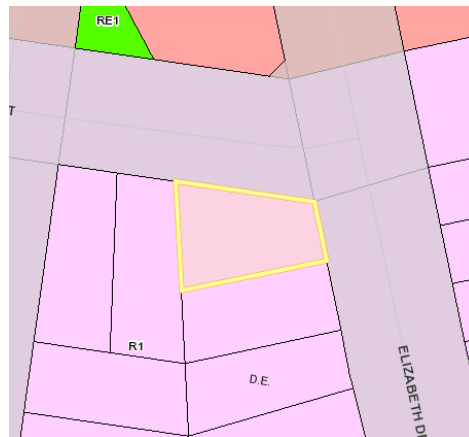
A review of the land use history for the site has not identified any evidence of prior use for a purpose of a listed nature (according to Table 1 to the Managing Contaminated Land Planning Guidelines). Further a site inspection conducted at the site did not reveal any evidence of surface or sub-surface contamination.

Shoalhaven Local Environmental Plan (SLEP) 2014

The following requirements of the SLEP 2014 are considered pertinent to the proposed development:

Land Zoning

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The land is zoned R1 General Residential and under the SLEP 2014.

Characterisation and Permissibility

The proposal is best characterised as Subdivision under the SLEP 2014. The proposal is permitted within the zone with the consent of Council.

Zone objectives

The objectives of the R1 General Residential zone are as follows:

Objective	Comment
To provide for the housing needs of the community.	The proposed subdivision will continue to provide for the housing needs of the community. This is exhibited in the creation of an individual lot that has an existing dwelling
To provide for a variety of housing types and densities.	The proposed development is consistent with this objective. The proposed subdivision carves off an existing dwelling in a dual occupancy development to create a single detached dwelling on its own lot.
To enable other land uses that provide facilities or services to meet the day to day needs of residents	The proposed development is considered to be consistent with this requirement.
To identify land suitable for future urban expansion.	This objective is not applicable to the proposed development. The application does not involve the expansion of urban areas.

SLEP 2014 Clauses

Clause	Comments	Complies/ Consistent
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Part 2 Permitted or prohibited development		
2.6 Subdivision – Consent requirements	Consent sought as part of this application. Torrens titles subdivision proposed.	Consistent
Part 4 Principal development standards		
4.1 Minimum subdivision lot size	<p>(2) <i>This clause applies to a subdivision of any land shown on the Lot Size Map that requires development consent and that is carried out after the commencement of this Plan.</i></p> <p>(3) <i>The size of any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the Lot Size Map in relation to that land.</i></p> <p>The Minimum lot size for the property is 500m².</p> <p>The parent lot area is approximately 790m². and the subdivision creates the following non-compliant lot areas:</p> <ul style="list-style-type: none"> Proposed Lot 1 – 431.6m² Proposed Lot 2 – 357.9m² <p>Proposed Lot 1 is 68.4m² under the minimum lot size requirement. This is representative of a departure to development standard of 13.68%</p> <p>Proposed Lot 2 is 242.1m² under the minimum lot size requirement. This is representative of a departure to development standard of 28.42%</p> <p>As such, the development triggers the requirement for a clause 4.6 variation to be undertaken – refer Report below for detailed assessment.</p>	Non-Compliant
4.6 Exceptions to development standards	<p>The applicant has submitted a Variation to a Development Standard request in accordance with clause 4.6 of the SLEP 2014.</p> <p>The principal development standard that is proposed to be varied is the minimum lot size for subdivision specified within clause 4.1 of the SLEP 2014.</p> <p>Specifically, the variation is described as follows:</p> <ul style="list-style-type: none"> Proposed Lot 1 – 431.6m² (non-complaint) Proposed Lot 2 – 357.9m² (non-compliant) <p>A full assessment of the proposed variation against the applicable requirements of clause 4.6 of the SLEP 2014 and relevant case law such as <i>Wehbe v Pittwater Council [2007] NSW LEC 827</i>, is provided in Appendix B below.</p>	Recommended for approval
Part 7 Additional local provisions		

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7.1 Acid sulfate soils	The site is mapped within a Class 5 Acid Sulfate Soils area. However, as no works are proposed to be undertaken it is considered that the development is compliant with this provision.	Complies
7.11 Essential services	A supply of essential services was required to be provided as part of the construction of the approved dual occupancy development. No further assessment required.	Complies

ii) Draft Environmental Planning Instrument

<http://www.planning.nsw.gov.au/Policy-and-Legislation/State-Environmental-Planning-Policies-Review>

iii) Any Development Control Plan

Shoalhaven DCP 2014

Generic Chapters	Relevant
G11: Subdivision of Land	<input checked="" type="checkbox"/>
An assessment against the applicable acceptable solutions of Chapter G11 of the SDCP 2014 is provided in Appendix A below.	
G21: Car Parking and Traffic	<input checked="" type="checkbox"/>
<p>The car parking requirements for the development was provided/addressed as part of the dual occupancy development approved as part of DA20/1261.</p> <p>In accordance with the submitted Subdivision Plan, a reciprocal right of way access easement is provided, to ensure that legal access to the constructed driveway is available for both proposed allotments.</p>	

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

Nil planning agreements / draft planning agreements applicable to the site or proposal.

iv) Environmental Planning and Assessment Regulation 2000

Clause 92 – Additional matters that consent authority must consider

Provision	Response
<i>In the case of a development application for the demolition of a building, the provisions of AS 2601</i>	No demolition works are required to be undertaken.
<i>In the case of a development application for the carrying out of development on land that is subject to a subdivision order</i>	The land is not the subject of a subdivision order.

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<i>made under Schedule 7 to the Act, the provisions of that order and of any development plan prepared for the land by a relevant authority under that Schedule</i>	
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(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	Given no further physical alterations are proposed to be undertaken as part of the development, there is not likely to be any additional impact upon the natural environment.
Built Environment	Given no further physical alterations are proposed to be undertaken as part of the development, there is not likely to be any additional impact upon the built environment.
Social Impacts	It is considered unlikely that there will be any further social impacts upon the locality arising from the development.
Economic Impacts	It is considered unlikely that there will be any further economic impacts upon the locality arising from the development.

(c) Suitability of the site for the development

The site is considered suitable for the proposed development for the following reasons:

- Compliant with objectives and requirements of SLEP 2014
- Compliant with objectives and acceptable solutions outlined in SDCP 2014
- The proposal raises no adverse impacts
- The proposal is compatible with surrounding land uses

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

The DA was notified in accordance with Council's Community Consultation Policy for Development Applications. No submissions were received by Council during the notification period.

(e) The Public Interest

The public interest has been taken into consideration, including assessment of the application with consideration of relevant policies and process.

Delegations

Guidelines for use of Delegated Authority

The Guidelines for use of Delegated Authority have been reviewed and the assessing officer does not have the Delegated Authority to determine the Development Application.

In accordance with Planning System Circular No. PS20-002, the Secretary's concurrence may not be assumed by a delegate of Council if the development contravenes a numerical standard by greater than 10% (a 28.42% variation to the development standard is proposed). Variations of this nature are instead required to be considered by the Council.

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Accordingly, the application must be determined by the Development and Environment Committee of the Council.

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 Development Application No. SF10923 be approved subject to appropriate conditions of consent.

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Appendix A – Assessment Checklist: Chapter G11 Subdivision of Land

5.1 – Residential Neighbourhood Design

5.9 – Utility Services

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Design and provide utility services that:

- *are cost effective over their life cycle; and*
- *Minimise short and long term adverse environmental and visual impacts.*

Assessing Officer Comment:

The proposed lot is considered to have all relevant essential services for end users of the proposed dwelling. The assessment of the DA to create the detached dual occupancy development was required to consider if the proposed development could satisfactorily the essential services provision of the SLEP 2014.

The previous assessment (DA19/2239) concluded that satisfactory arrangements have been made for the supply of water, electricity, and disposal of sewerage.

Acceptable Solutions

A66.1 Design and provision of utility services, including broadband, conforms to the requirements of the relevant service authorities.

Comment: Subject to recommended conditions of consent.

A67.2 Compatible services are located in common trenching.

Comment: Subject to recommended conditions of consent.

A67.3 Subdivisions are located where there is adequate water for domestic and fire-fighting purposes.

Comment: Satisfied.

A67.4 Subdivision is staged to ensure that each stage is fully serviced before a new area is released.

Comment: Not applicable.

A67.5 Water supply and sewerage networks are accessible, easy to maintain and cost effective based on life cycle costs.

Comment: Subject to recommended conditions of consent.

A67.6 Adequate buffers between utilities and houses are provided, to protect residential amenity and health provided.

Comment: Subject to recommended conditions of consent.

A67.7 Underground electricity supply is provided to residential areas, except where major technical difficulties are encountered, such as the presence of significant rock.

Comment: Satisfied.

A67.8 Provision of reticulated gas is subject to requirements of the service provider.

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Comment: Noted.

A67.9 Underground telecommunications service, including NBN, is to be installed where underground electricity is to be provided.

Comment: Satisfied.

A67.1 Where required, the subdivider is to provide, at no cost to Council:

- Suitable easements for water and sewer rising main;
- An agreed area of land for pumping stations;
- Easements or land for access to pumping stations;

Comment: Not applicable

5.10 – Stormwater Drainage

As mentioned under the heading 5.9 Utility Service above, an assessment of the disposal of stormwater was carried out when the DA for the dual occupancy was lodged.

A satisfactory stormwater design was approved and constructed under the original DA for the dual occupancy development.

Acceptable Solutions

A68.1 Design and construction of systems is in accordance with the requirements of this Section and Council's *Engineering Design Specifications - D5 Stormwater Drainage Design*.

Comment: Satisfied Ref. OC 20/ 2009

A69.2 Detention basins may be considered/required where downstream systems are inadequate. Design is to be based on the 1% AEP storm event.

Comment: Not applicable.

A69.1 Provide an overland flow path capable of containing the 1% AEP rainfall event and/or provide adequate detention storage.

Comment: Satisfied ref OC 20/ 2009

A70.2 Connection of a new system to an existing system with capacity less than 1% AEP:

- Satisfies the requirement of the 1% AEP event; and
- Provides a suitable transition between the systems.

Comment: Not applicable.

A70.1 Habitable floor levels are consistent with the requirement in Chapter G9: Development on Flood Prone Land of this DCP.

Comment: Not applicable.

A71.2 Subdivision and engineering plans show minimum floor levels adjacent to drainage paths, including roads where they are used as overland flow paths in the design concept.

Comment: Not applicable. No buildings are proposed as part of this application.

A71.1 Waterways and riparian/wetland vegetation, where they exist, are incorporated into the drainage design, with respect to threatened species and their habitats.

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Comment: Not applicable.

A72.2 Sports grounds and other less flood sensitive land uses are incorporated into the local drainage corridor.

Comment: Not applicable.

A72.3 Detention basins, where necessary, are located to control stormwater subject to preserving and/or enhancing the natural integrity of the stream.

Comment: Not applicable.

A72.4 System design ensures there are no flow paths that increase the risk to public safety and property.

Comment: Not applicable.

A72.1 Design and construction of minor storm drainage systems is in accordance with this Section and *Engineering Design Specifications Section D5 Stormwater Drainage Design*.

Comment: Satisfied ref OC 20/ 2009.

A73.2 Drainage networks are well defined to ensure there are no hidden flow paths that could reduce their capacity to convey design flows.

Comment: Noted.

A73.3 Design of minor systems takes full account of existing downstream systems.

Comment: Noted.

A73.1 Minor road drainage systems are designed for the 20% AEP event.

Comment: Noted.

A74.2 Low flow pipes within public reserves contain 25% of the 10% AEP flow.

Comment: Noted.

A74.1 Design and construction of minor storm drainage systems is in accordance with this Section and *Engineering Design Specifications Section D5 Stormwater Drainage Design*.

Comment: Satisfied ref OC 20/ 2009

A75.2 Access for maintenance is available where a portion of the minor system lies within a site.

Comment: Satisfied.

A75.3 Selection of materials is based on their suitability, durability, maintainability and cost effectiveness.

Comment: Noted.

A76.1 Where site topography prevents the discharge of stormwater directly to the street gutter or a Council controlled piped system, inter-allotment drainage is provided to accept runoff from all existing or future impervious areas that are likely to be directly connected.

Comment: Satisfied ref OC 20/ 2009.

A77.2 Easements favouring the benefiting allotments are created over inter-allotment drainage.

Comment: Noted.

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A77.3 Stormwater discharge from a development site, including inter-allotment drainage, is in accordance with *Engineering Design Specifications Section D5 Stormwater Drainage Design*.

Comment: Satisfied ref OC 20/ 2009

5.13 – Residential Allotment Layout

DEPARTURE TO A79.2 OF CHAPTER G11 – SUBDIVISION OF LAND

A79.2 Lot shape and dimension:

Rectangular non-corner lots	16m square width minimum 30m minimum depth
Rectangular corner lots	Square width 20 metres Depth 30 metres
Irregular shaped lots	Square width 12m Width at building line 16m Mean width 18 m Depth 30m
Corner Splays	4m minimum

Both proposed lots are irregular in shape, the subdivision layout can be seen in Figure 2 above.

The lot dimensions of proposed Lot 1 are as follows:

- Square width – 15.43m (Complies)
- Width at building line – 19.7m (Complies)
- Mean width – 19.282m (Complies)
- Depth – 22.8m (Non-compliant)

The lot dimensions of proposed Lot 2 are as follows:

- Square width – 14.25m (Complies)
- Width at building line – 13.8m (Non-compliant)
- Mean width – 14.2m (Non-compliant)
- Depth – 25.6m (Non-compliant)

Having regard to the above, it is considered that despite being technically non-complaint with components of the SDCP 2014 the proposed lot configuration is reasonable under the circumstances.

Performance Criteria P79 states the following:

“Lots have the appropriate area and dimensions for the siting and construction of a dwelling and ancillary outbuildings, the provision of outdoor space, convenient vehicle access and parking”.

The applicant has not provided a formal variation to this requirement, however it is considered that despite being technical non-complaint with an acceptable solution, the proposed development is consistent with the respective performance criteria.

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City Development considers that the proposal achieves compliance with the performance criteria for the following reasons:

- The dimensions of the lots are sufficient to house the construction of a suitably sized dwelling, noting that a dual occupancy dwelling has already been approved on each allotment.
- Each allotment is shown to house the dwelling, ancillary structures, private open space, vehicle access and parking.
- The proposal complies with the objectives for Zone R1 given it would provide an opportunity for detached housing, which would accord with the character of the surrounding locality.

5.24 – Dual Occupancy Subdivision

Essential Requirements		Proposal	Compliance
<p><i>E1</i> - Subdivision certificates (linen plan release) will not be issued until the approved dual occupancy development is either:</p> <ul style="list-style-type: none"> • completed; or • The first or existing dwelling is completed and the second dwelling has reached the mandatory framework stage inspection. <p>The conditions of consent will be composed to satisfy Section 109J of the EP&A Act 197 relating to compliance with consent conditions before the release of a Subdivision Certificate.</p>		The dual occupancy is completed and an Occupation Certificate issued (OC 20/ 2009)	Complies
<p><i>E2</i> - The proposed subdivision of an approved dual occupancy development must ensure that all required development consent conditions (siting, car parking, open space, landscaping, fencing, services and facilities) are complied with for each lot.</p>		The dual occupancy is completed and an Occupation Certificate issued (OC 20/ 2009)	Complies
<p><i>E3</i> - On corner lots separate road frontage is provided for each dwelling.</p>		Each lot has separate road frontage	Complies
Performance Criteria	Acceptable Solution	Proposal	Compliance
<p><i>P112</i> - A dual occupancy development is approved on the subject land.</p>	<p><i>A111.1</i> - A current approved dual occupancy development is completed or under construction.</p>	The dual occupancy is completed and an Occupation Certificate issued (OC 20/ 2009)	Complies
<p><i>P113</i> - Minimise the occurrence and impact of grouped dual occupancy subdivisions on the local streetscape.</p>	<p><i>A112.1</i> - Materials and design of individual dwellings are shown to be significantly architecturally different.</p>	The design of dual occupancy was assessed, supported and approved as part of DA	Complies

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<i>P114</i> - The resultant subdivision and dwellings must conform to the dual occupancy guidelines under which the dual occupancy was approved.	<i>A113.1</i> - Provide, to Council's specification, concrete kerb and gutter for the full frontage of the lot together with a concrete layback and footpath crossing. In the case of corner allotments, kerb and gutter is required on each road frontage of the dual occupancy development.	Any construction requirements were imposed at dual occupancy stage – no further physical alterations are required	Complies
<i>P115</i> – Provide coincidental legal and practical access.	<i>A114.1</i> - Each lot is to have coincidental legal and practical access in a rural and/or residential subdivision.	Noted, each dwelling has its access.	Complies

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Appendix B – Assessment Checklist: Clause 4.6

Clause 4.6 Exceptions to development standards

Clause 4.6 – Exceptions to Development Standards provides an opportunity for a development consent to be granted for a proposal even though it would contravene a development standard imposed by this or another environmental planning instrument.

The objectives for clause 4.6 of the SLEP 2014 state the following:

(1) The objectives of this clause are as follows:

- (a) to provide an appropriate degree of flexibility in applying certain development standards to particular development,**
- (b) to achieve better outcomes for and from development by allowing flexibility in particular circumstances.**

The applicant seeks to vary the development standard by seeking flexibility with regard to the development standard due to the particular circumstances of the proposal.

(2) Development consent may, subject to this clause, be granted for development even though the development would contravene a development standard imposed by this or any other environmental planning instrument. However, this clause does not apply to a development standard that is expressly excluded from the operation of this clause.

In this instance the applicant is seeking to vary the minimum lot size requirement of 500m² provided as per clause 4.1 of the SLEP 2014.

(3) Consent must not be granted to a proposal that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating:

- (a) that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and**
- (b) that there are sufficient environmental planning grounds to justify contravening the development standard.**

The applicant provided a written request seeking to justify the contravention of the development standard.

The variation is to Proposed Lot 1 and Lot 2 which would have areas of 431.6m² and 357.9m².

Proposed Lot 1 is 68.4m² under the minimum lot size requirement. This is representative of a departure to development standard of 13.68%

Proposed Lot 2 is 242.1m² under the minimum lot size requirement. This is representative of a departure to development standard of 28.42%

In accordance with Planning System Circular No. PS20–002, the Secretary's concurrence may not be assumed by a delegate of Council if the development contravenes a numerical standard by greater than 10% (a 28.42% variation to the development standard is proposed). Variations of this nature are instead required to be considered by the Council.

The applicant has provided the following comment to justify that compliance with the standard is unreasonable and unnecessary in the circumstances of the case:

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It is noted that in addition to the objectives of Clause 4.1, Clause 4.1A (4) of the SLEP 2014 also provides a framework for Council to grant consent subdivision into separate lots for a dual occupancy (detached) in the R1 zone if the parent lot is equal to or greater than 700m².

Clause 4.1A (4) explicitly permits variations to the minimum lot size standard subject to both the proposed dual occupancy and subdivision being considered as a single DA. Clause 4.1A (4) was gazetted on 11 August 2020 as Amendment 35 of SLEP 2014 subsequent to the consent for the dual occupancy being issued on 20 February 2020 under DA19/2239.

As such, compliance with the Clause 4.1A (4) would render compliance with the minimum lot size standard unreasonable and unnecessary. The proposed development is consistent with Clause 4.1A (4) (demonstrated in the SEE), and therefore compliance with Clause 4.1 is unreasonable and unnecessary as the dual occupancy development already exists.

The applicant has provided the following comments on the environmental planning grounds to justify contravening the development standard:

There are sufficient environmental planning grounds to justify a flexible approach to the application of the lot size control as it applies to the site. The following site-specific environmental grounds justify the proposed variation to the minimum lot size standard:

- *The proposed lot size variation will not generate any unacceptable adverse environmental impacts in respect of overshadowing, view loss or privacy impacts;*
- *Notwithstanding the proposed lot size variation, the proposal continues to satisfy the objectives of the relevant objectives of the lot size control applying to the site;*
- *The dual occupancy has already been constructed and the proposed subdivision will not physically change the appearance of the surrounding environment; and*
- *The proposed variation will not result in a development which is out of character with that envisioned for the local area.*

Further to the above, there are no environmental planning grounds that warrant maintaining and/or enforcing the numerical lot size standard in this instance. Rather, there are clear and justifiable environmental planning merits that validate the flexible application of the lot size control allowed by Clause 4.6 of the SLEP 2014.

In addressing clause (3)(a), it is important to consider the four (4) ways to establish that compliance with the development standard would be unreasonable or unnecessary as provided by Preston J in *Wehbe v Pittwater Council* (2007) NSWLEC 827, being:

- (1) Establish that the 'underlying objective or purpose is not relevant to the development' and consequently compliance is unnecessary;
- (2) Establish that the 'underlying objective or purpose would be defeated or thwarted if compliance was required', and therefore compliance is unreasonable;
- (3) Establish that the 'development standard has been virtually abandoned or destroyed by the Council's own actions in granting consents departing from the standard', therefore compliance is both unreasonable and unnecessary; and
- (4) Establish that 'the zoning of particular land' was 'unreasonable or inappropriate' so that 'a development standard appropriate for that zoning was also unnecessary or unreasonable as it applied to that land', and therefore compliance with the standard is unreasonable or unnecessary.

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In addressing the four ways prescribed by Preston J, Council finds that merit exists to recommend approval of the proposal as the development positively responds to Point (2) as follows:

- Council finds that the objectives of the development standard are achieved notwithstanding noncompliance with the standard.
- The underlying objective of the standard to minimise the likely impact upon amenity is achieved as no additional physical alterations are required to be undertaken and the development would fundamentally have no impacts upon the surrounding locality above and beyond that already considered at dual occupancy stage.
- Subdivision would have been possible had the proposal been lodged as a combined Dual Occupancy / Torrens title subdivision proposal under clause 4.1A of the former version of the *Shoalhaven Local Environment Plan* or clause 4.1A of the current version of the *Shoalhaven Local Environment Plan*.
- Compliance could therefore be considered unnecessary as it would not be line with Council's principle development standards which have since been enforced an would achieve the same development outcome.

(4) Development consent must not be granted for development that contravenes a development standard unless:

(a) the consent authority is satisfied that:

(i) the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3), and

(ii) the proposal is in the public interest because it is consistent with the objectives of the standard and for development within the zone in which the development is being carried out,

In addressing (4)(a)(i), the following five-part test is provided:

Part 1 – The objectives of the standard are achieved notwithstanding non-compliance with the standard.

- The objectives of the standard are to:
 - *Ensure that subdivision is compatible with and reinforces the predominant or historic subdivision pattern and character of an area.*
 - *To minimise any likely impact of subdivision and development on the amenity of neighbouring properties.*
 - *To ensure that lot sizes and dimensions are able to accommodate development consistent with relevant development controls.*

Council finds that compliance with the development standard (clause 4.1) is achieved, notwithstanding the non-compliance with the numerical standard. In this regard, the following comments are made:

Objective 1

The surrounding residential land use pattern contains a mix of residential densities, including single dwellings and dual occupancies.

The creation of the proposed lots would not be out of character with the established land use pattern.

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Objective 2

Given the site is already constructed with a dual occupancy development consistent with Council's development controls, no further physical alterations are required or are necessary as part of the subdivision component of the development.

As such there would be no additional impact upon amenity resulting from the subdivision.

Objective 3

The proposed subdivision has been assessed against Chapter G11 – Subdivision of Land of Council's SDCP 2014. The development has been found to be compliant with the acceptable solutions and/or performance criteria where applicable.

Part 2 – The underlying objective or purpose of the standard is not relevant to the development and therefore compliance is unnecessary.

- The underlying objective and purpose of the standard (clause 4.1 – Minimum Lot Size) is relevant and the above assessment has revealed that compliance with the objectives has been achieved notwithstanding the non-compliance with the numerical standard.

Part 3 – The underlying object or purpose would be defeated or thwarted if compliance was required and therefore compliance is unreasonable

- It is considered that the underlying objective and purpose of the development standard would potentially be thwarted should compliance be required.

The proposal results in the same built form and 'on-ground' outcome as other existing developments within the surrounding locality.

The subdivision does not require physical alterations that would change the appearance or end use of the development and thus there are no anticipated impacts upon amenity.

As described above in response to Part 1, compliance with the objectives is achieved notwithstanding the non-compliance with the standard.

Part 4 – The development standard has been virtually abandoned or destroyed by Council's own actions in granting consents departing from the standard and hence compliance with the standard is unnecessary and unreasonable.

- The issue of an approval of the proposed development is not likely to result in an abandonment of the standard when considering future applications. This is given the special circumstances of the case and the fact any like applications submitted in the future would be under the amended clause 4.1A and would be capable of an approval in a lawful manner with no variation to the numerical standard.

Part 5 – The compliance with the development standard is unreasonable or inappropriate due to existing use of land and current environmental character of the particular parcel of land. That is, the particular parcel of land should not have been included in the zone.

- The land is suitably located within the zone and is consistent with the zoning of the remainder of the urban residential area. The standard is not considered to be inappropriate as it is representative of that implemented within the wider residential environment.

In addressing clause 4.6(4)(a)(ii) of the Shoalhaven Local Environmental Plan (SLEP) 2014, City Development finds that the proposal would be within the public interest due to the following reasons:

- The proposal is consistent with the objectives for Zone R1 General Residential zone.

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- The proposal is consistent with the objectives for the development standard being varied (clause 4.1 of the SLEP 2014).
- It is considered that demand exists for a variety of different lot sizes within the locality, and the proposal would not be out of character with the surrounding locality which already contains dual occupancies on lots of a similar size.
- No adverse social or economic impacts are envisaged as a result of the proposal.

(5) In deciding whether to grant concurrence, the Secretary must consider:

(a) whether contravention of the development standard raises any matter of significance for State or regional environmental planning, and

(b) the public benefit of maintaining the development standard, and

(c) any other matters required to be taken into consideration by the Secretary before granting concurrence.

Given the extent of the variation proposed, a delegate of Council is not permitted to assess and determine the application. It must instead be determined by the Council at the Development and Environment Committee. Accordingly, a Report has been prepared to the September meeting.

(6) Consent must not be granted under this clause for a subdivision of land in Zone RU1 Primary Production, RU2 Rural Landscape, RU3 Forestry, RU4 Primary Production Small Lots, RU6 Transition, R5 Large Lot Residential, E2 Environ. Conservation, E3 Environ. Management or E4 Environ. Living if:

- (a) the subdivision will result in 2 or more lots of less than the minimum area specified for such lots by a development standard, or**
- (b) the subdivision will result in at least one lot that is less than 90% of the minimum area specified for such a lot by a development standard.**

The site is not located within any of the listed zones.

(7) After determining a DA made pursuant to this clause, the consent authority must keep a record of its assessment of the factors required to be addressed in the applicant's written request referred to in subclause (3).

Noted.

(8) This clause does not allow development consent to be granted for development that would contravene any of the following:

- (a) a standard for complying development,**
- (b) a development standard that arises, under the regulations under the Act, in connection with a commitment set out in a BASIX certificate for a building which SEPP (Building Sustainability Index: BASIX) 2004 applies or for the land on which such a building is situated,**
 - (ba) clause 4.1E, to the extent that it applies to land in a rural or environment protection zone,**
 - (bb) clause 4.2B,**
- (c) clause 5.4,**
 - (ca) clause 6.1 or 6.2,**

Planning Report – S4.15 Assessment - 111 Elizabeth Dr, VINCENTIA - Lot 228 DP 25099

(cb) clause 7.25,

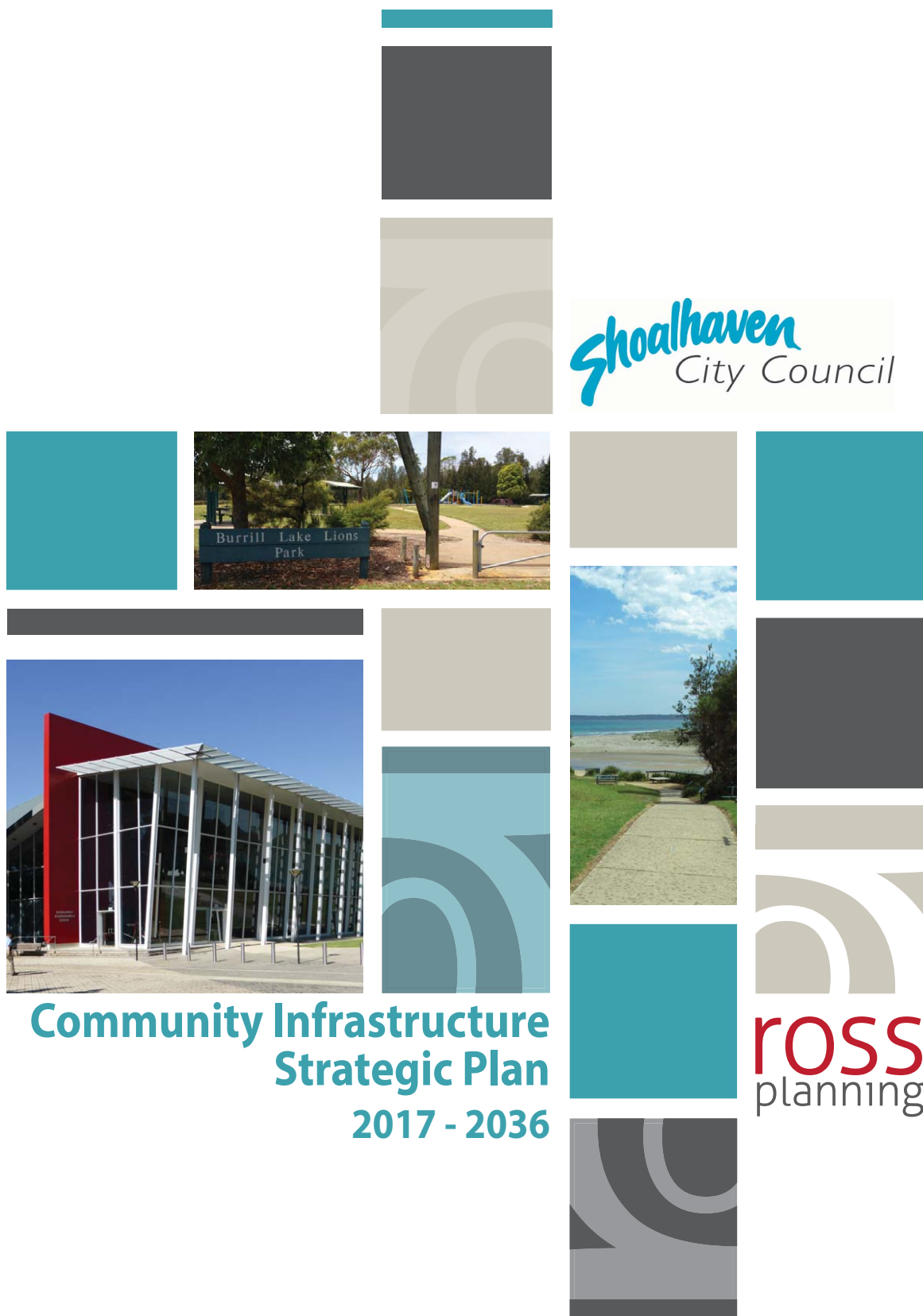
(cc) clause 4.1H.

The proposal does not seek a variation with respect to any of the abovementioned clauses.

CL22.217 - Attachment 2

Planning Report – S4.15 Assessment - 111 Elizabeth Dr, VINCENTIA - Lot 228 DP 25099

CL22.217 - Attachment 2





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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	-	-
*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							

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.

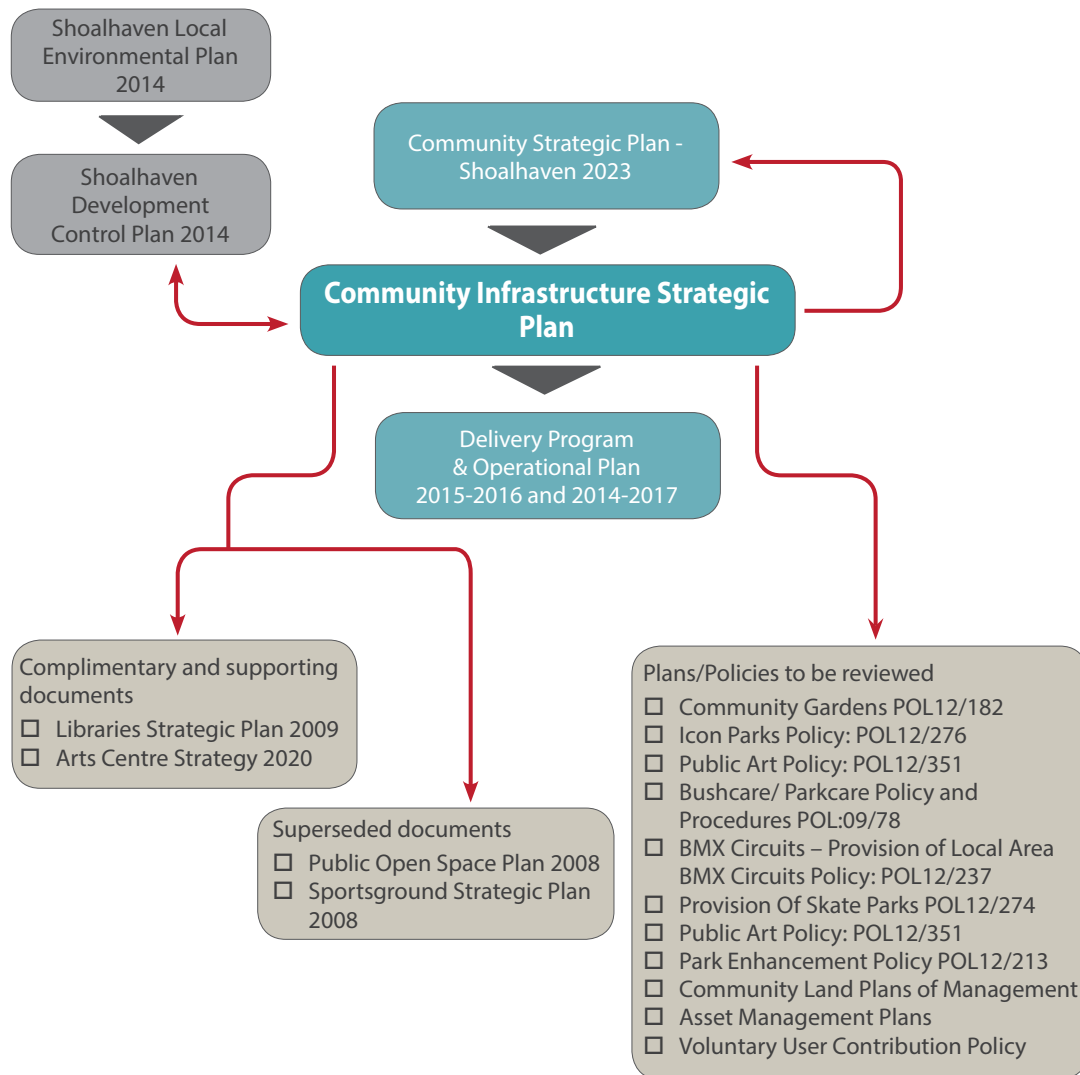


Figure 1. Over-arching strategic framework in which the Community Infrastructure Strategic Plan 2015 sits

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"/> Erowal Bay <input type="checkbox"/> Huskisson <input type="checkbox"/> Hyams Beach <input type="checkbox"/> Old Erowal 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

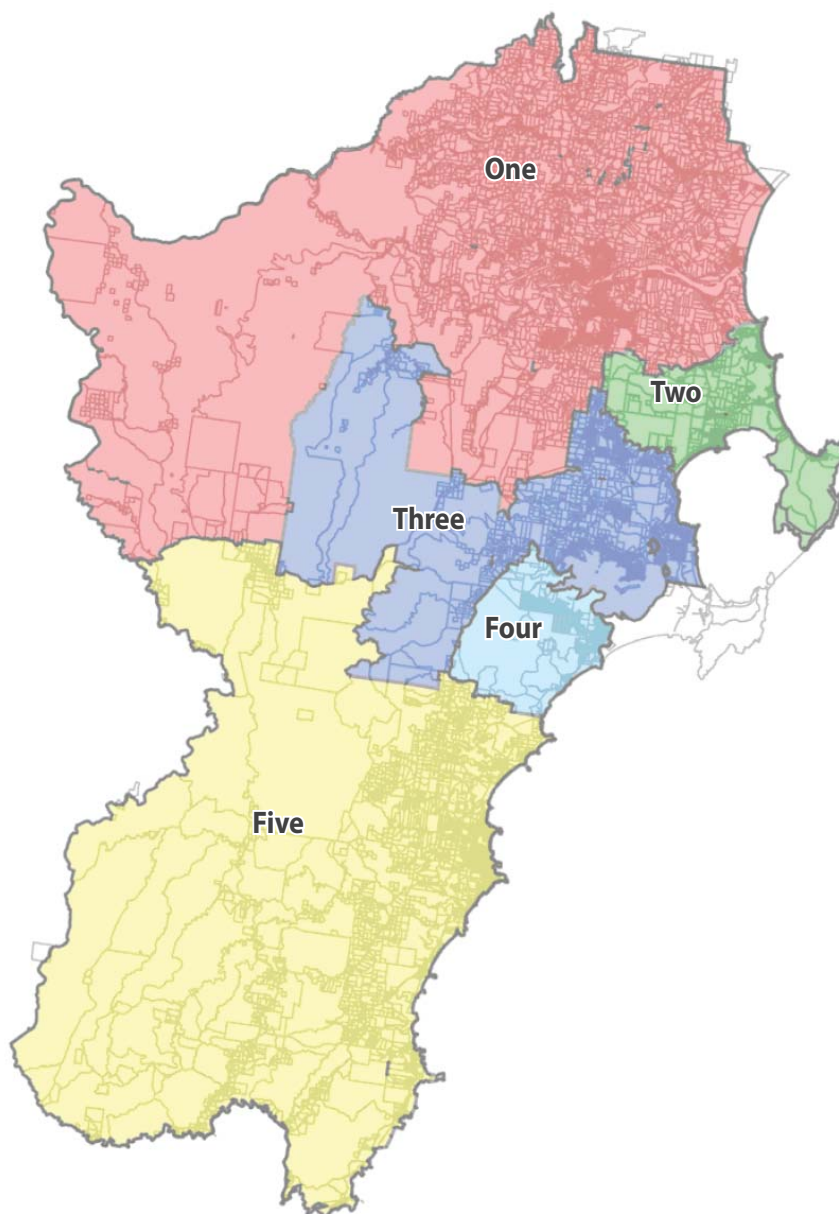


Figure 2. Shoalhaven local government area divided into five planning areas

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.
<p>Community buildings</p> <p><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></p>		
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

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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.

Councils 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"> <input type="checkbox"/> district - out-sourced - community organisation <input type="checkbox"/> 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

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

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)

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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

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 his 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	<ul 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	<ul 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	<ul 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	<ul 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	<ul 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	<ul 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

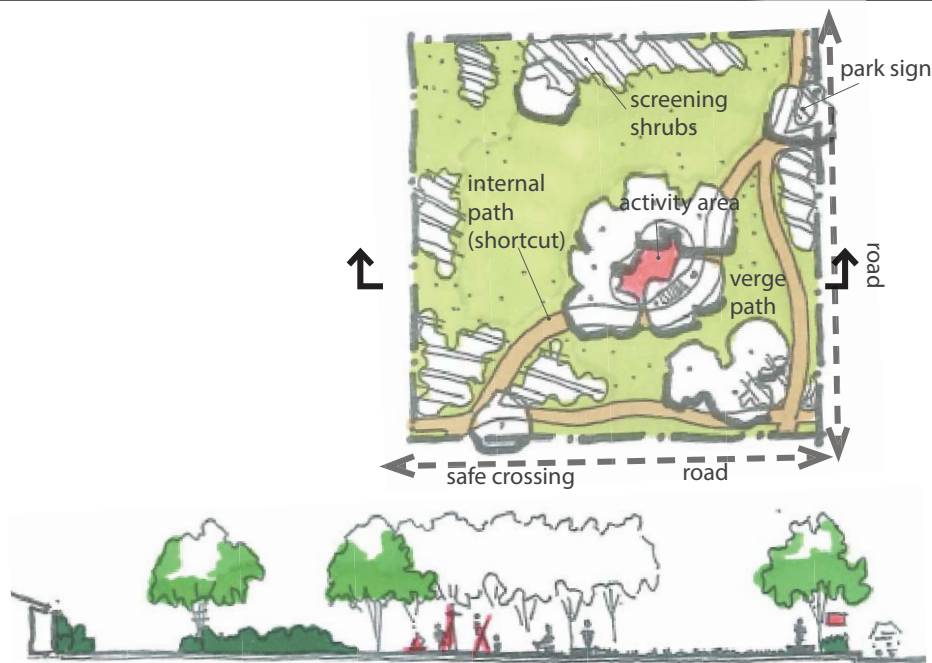
The following elements should be considered when designing and developing a local passive recreation open space:

- ☐ 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.



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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

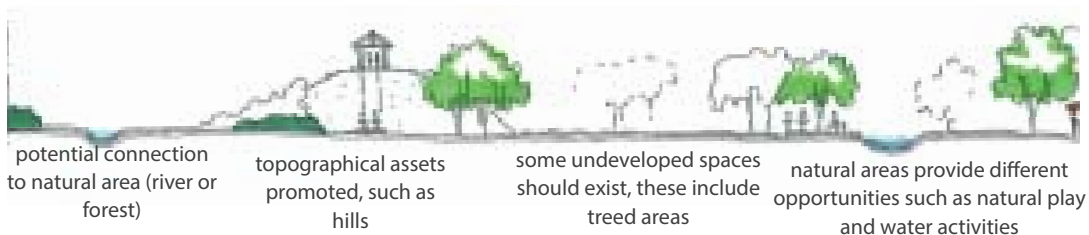
These open spaces are major recreation parks that offer a wide variety of opportunities to a broad cross-section of the City's population and visitors. They are large, embellished for recreation, are well known amongst residents and are major destinations.

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.

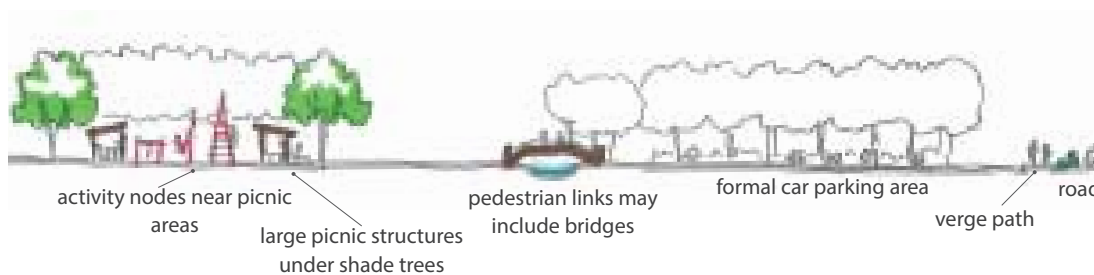
Design considerations

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.

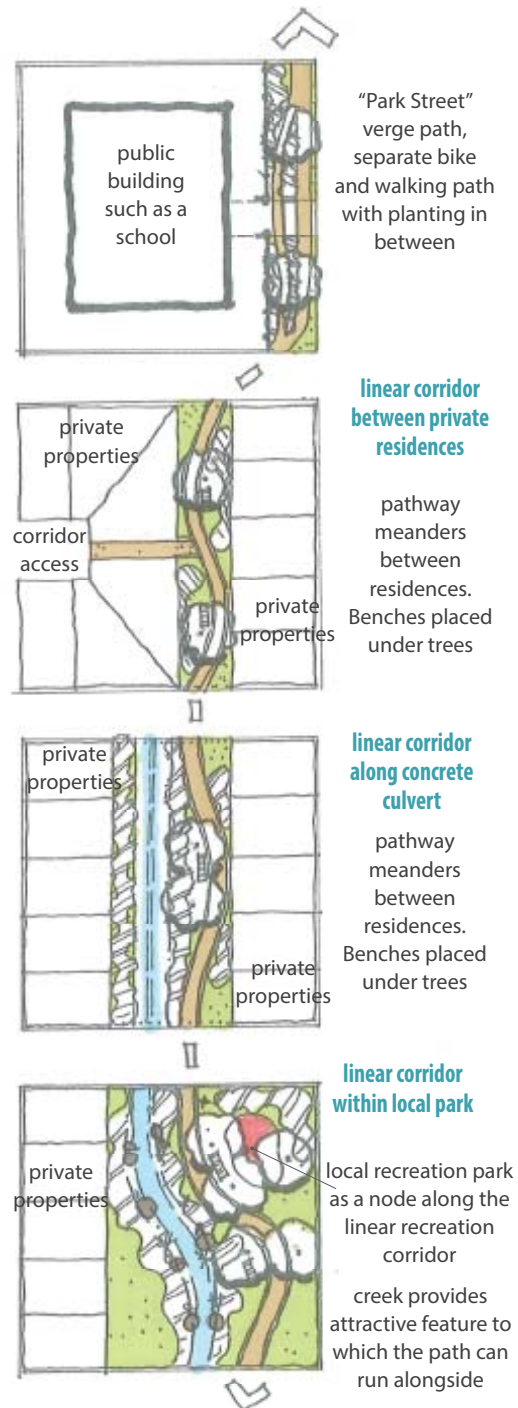
Design considerations

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.

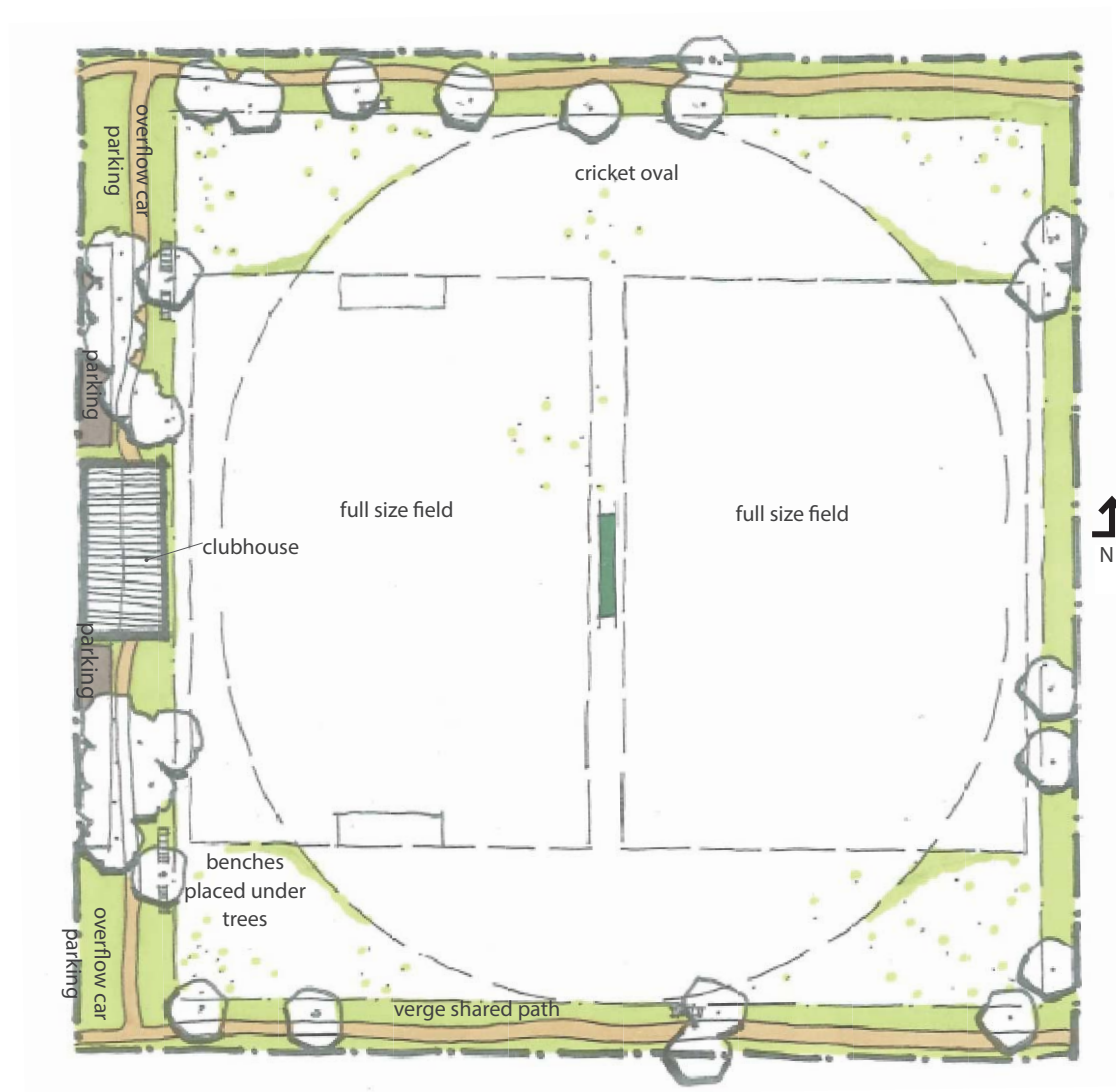
Design considerations

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

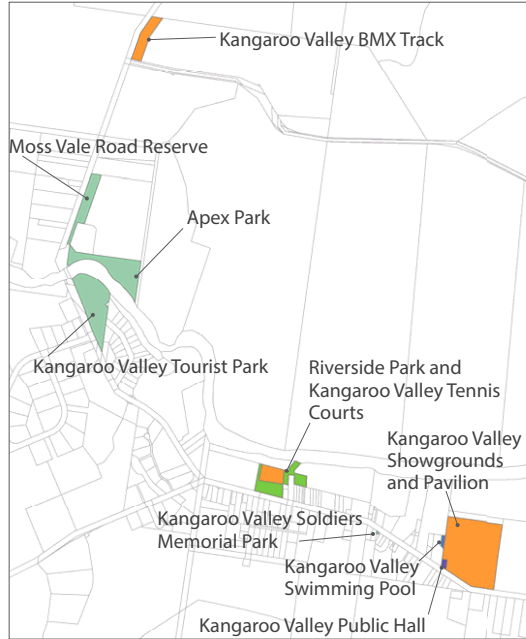
Appendix F

Community infrastructure mapping

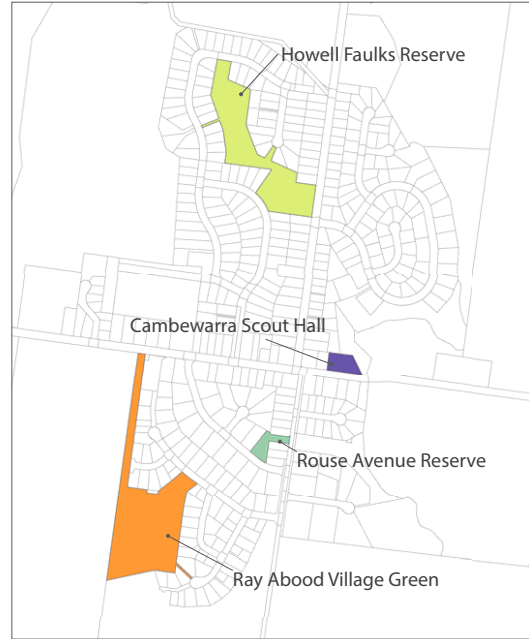
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Planning area one

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

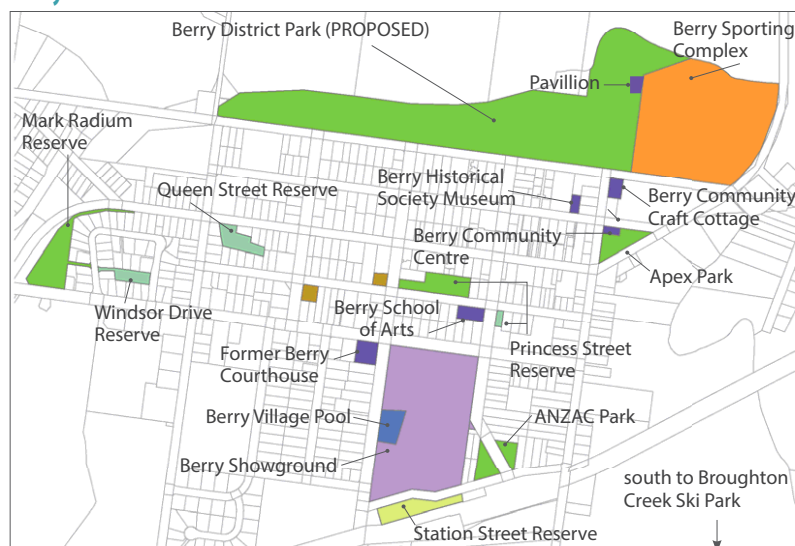
Community buildings

- 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

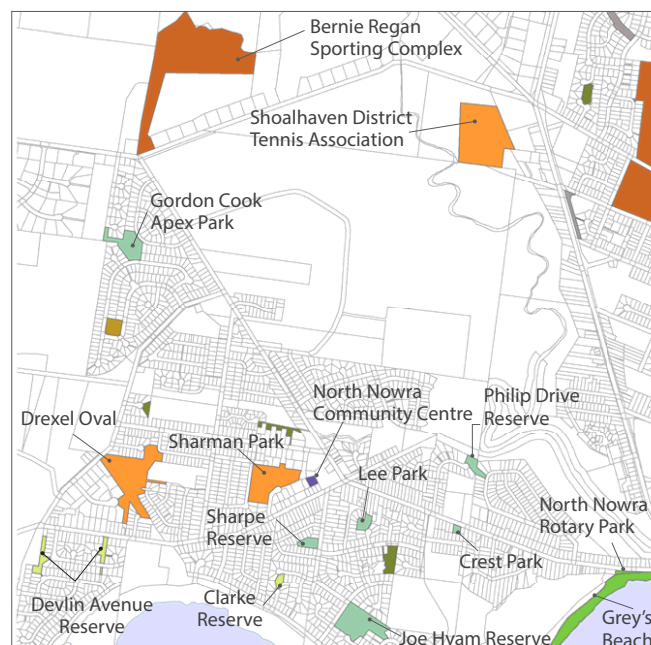
Community buildings

- Community building

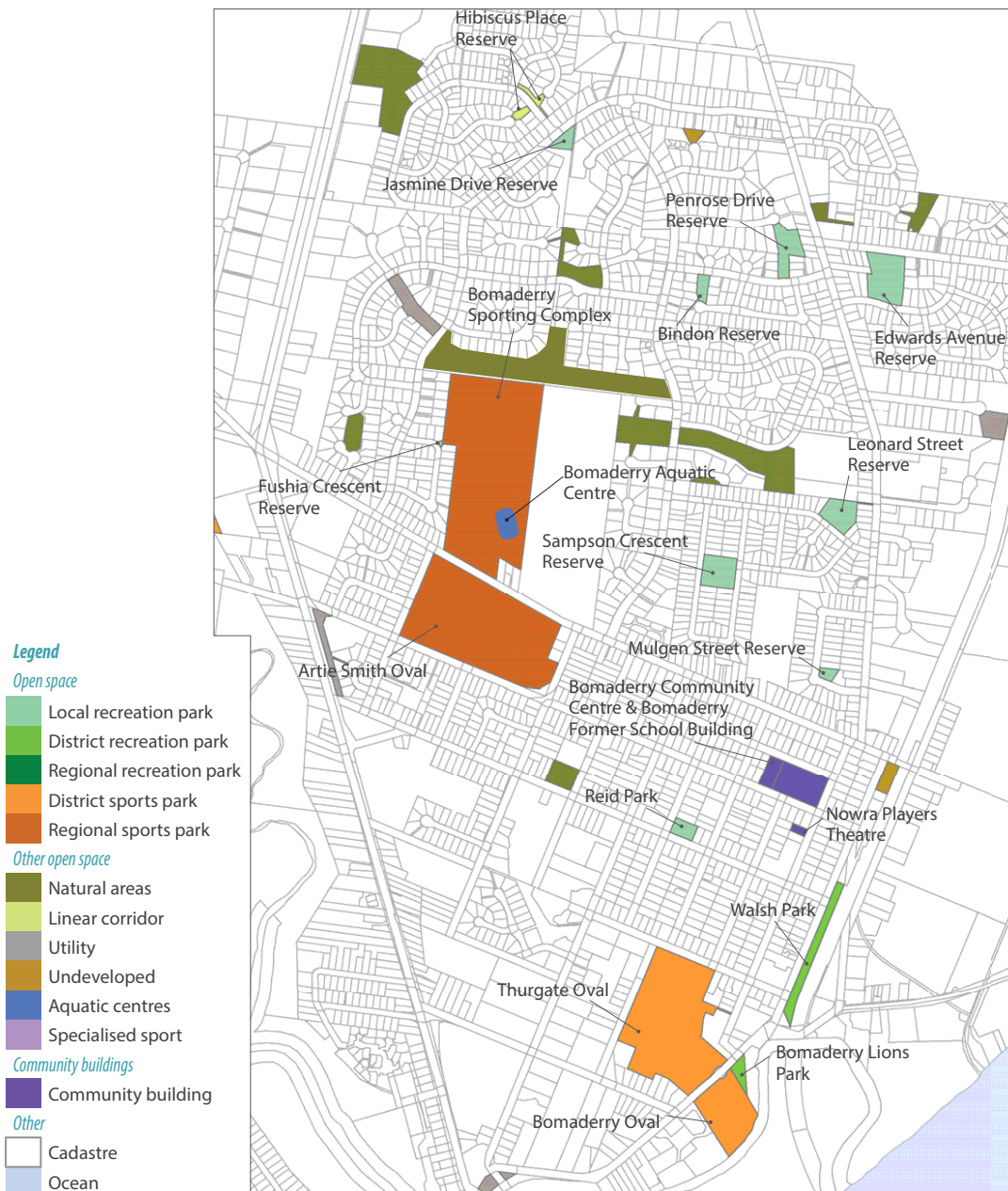
Other

- Cadastre
- Ocean

North Nowra

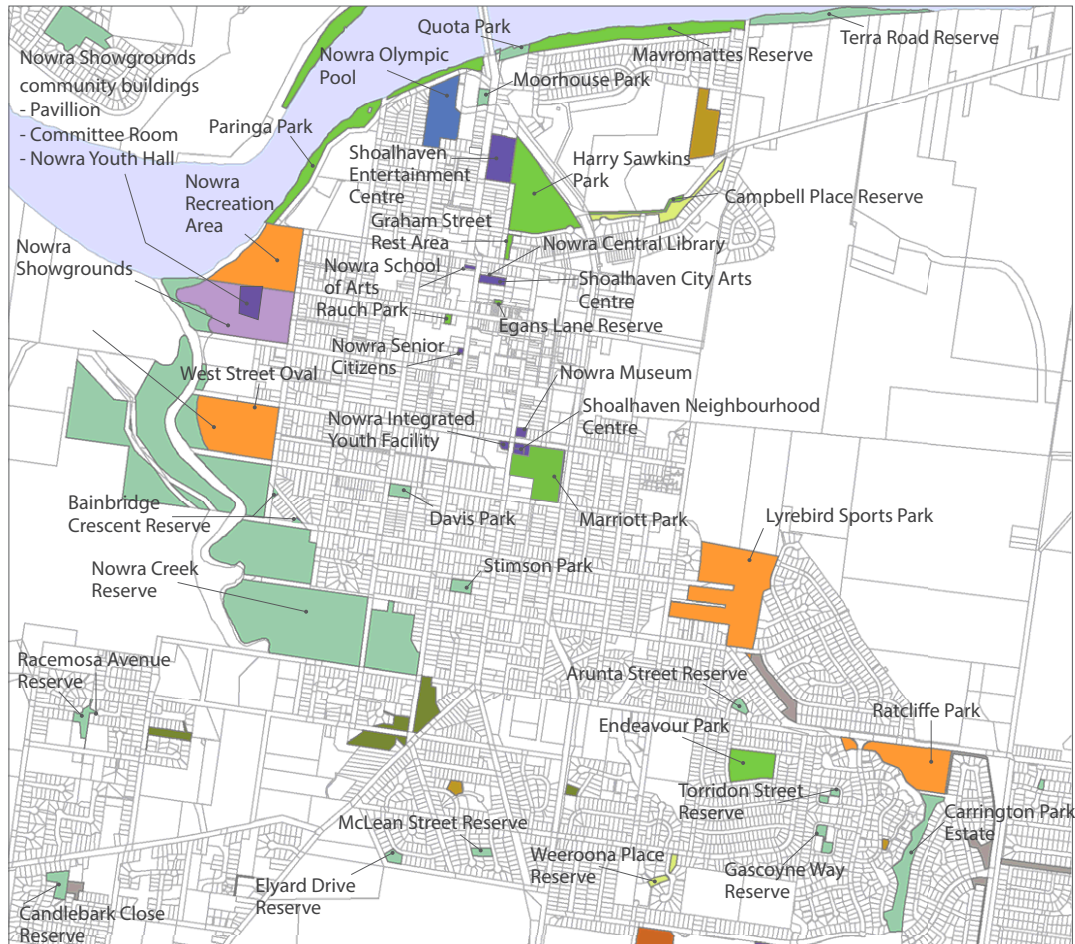


Bomaderry



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

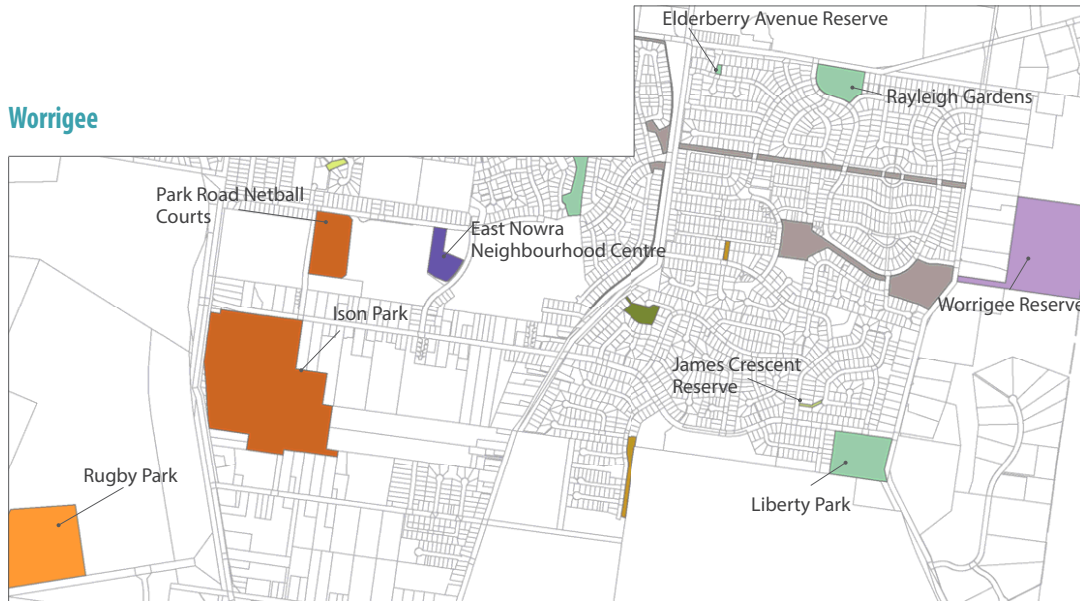
Community buildings

- Community building

Other

- Cadastre
- Ocean

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

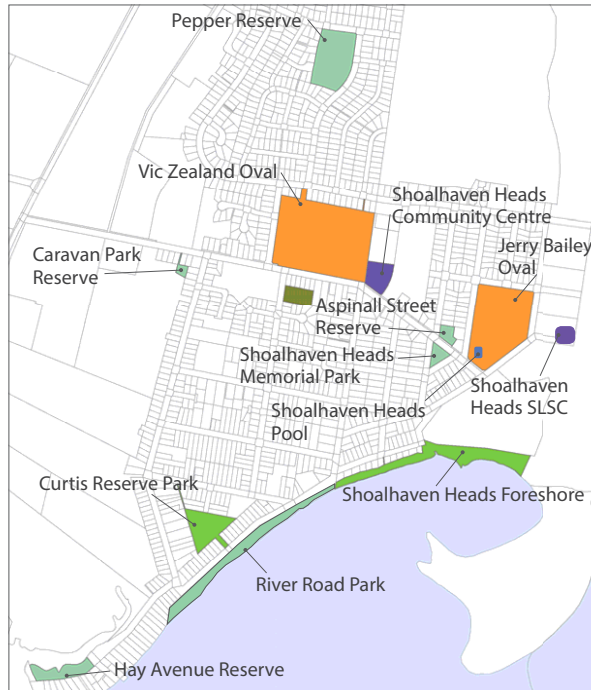
- Community building

Other

- Cadastral
- Ocean

CL22.199 - Attachment 1

Shoalhaven Heads



Legend

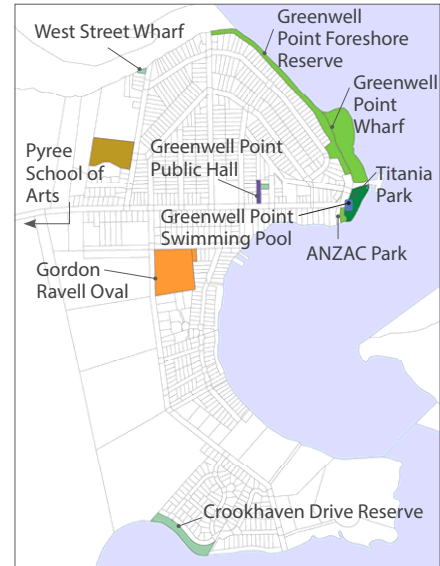
Open space

- 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

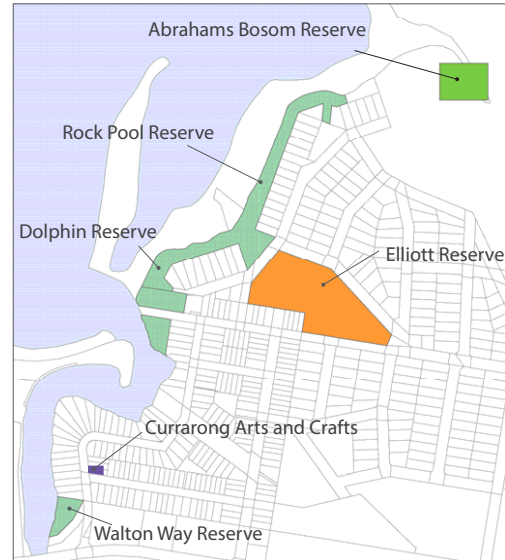
- Cadastral
- Ocean

Planning area two

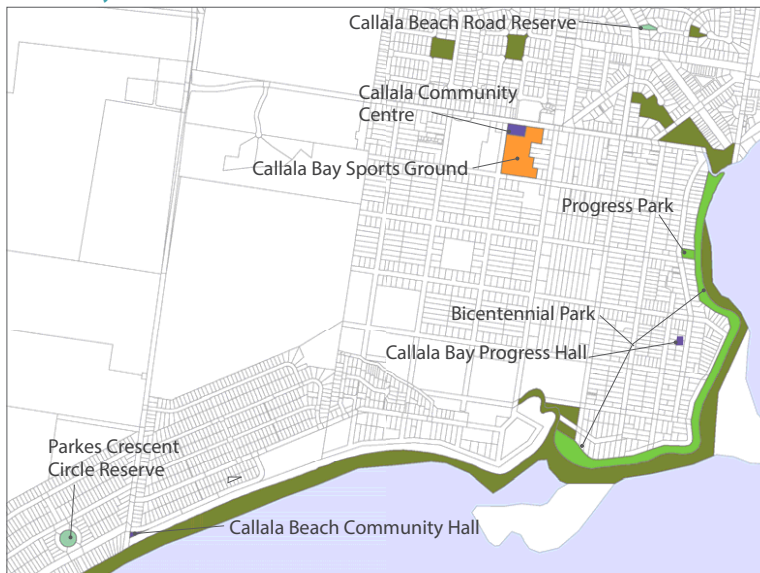
Culburra Beach and Orient Point



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

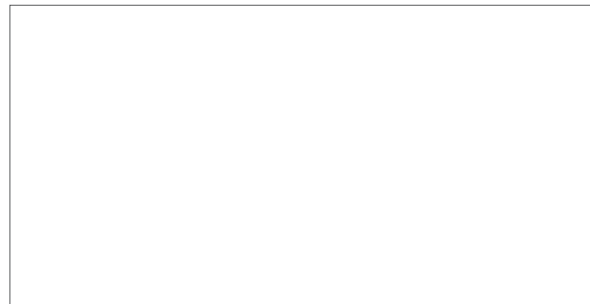
- Community building

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

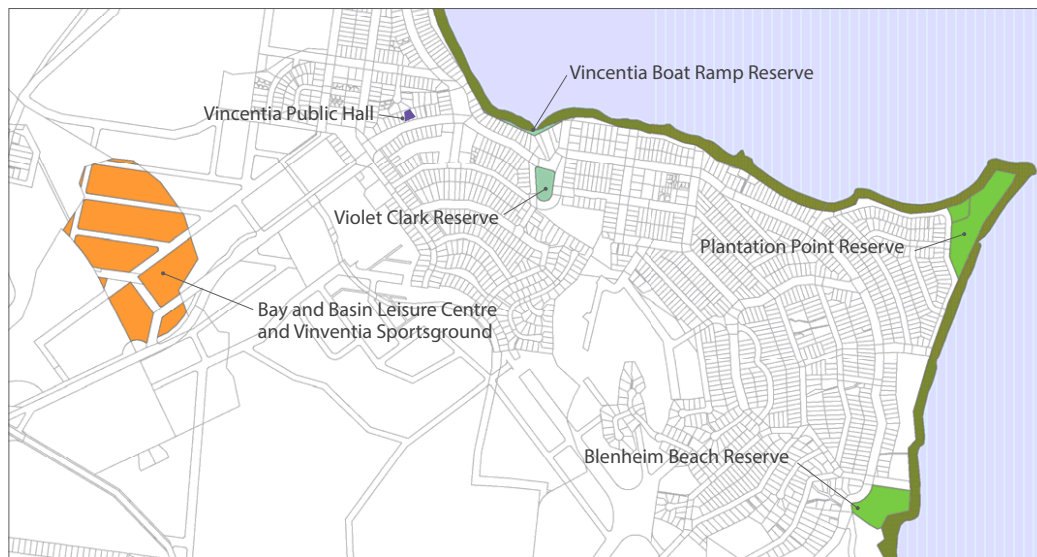
Community buildings

- Community building

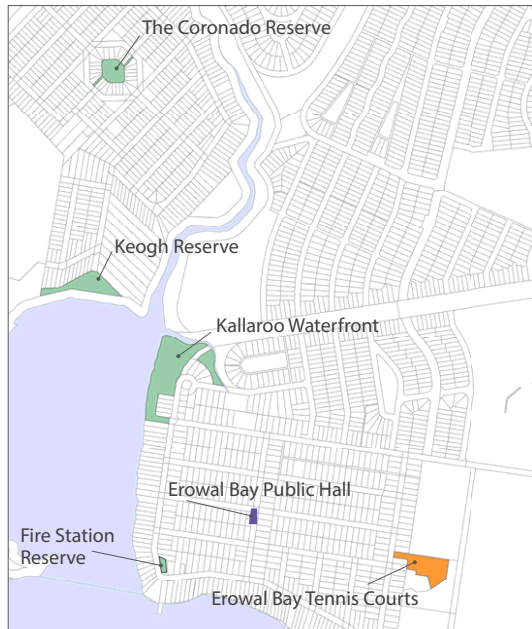
Other

- 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

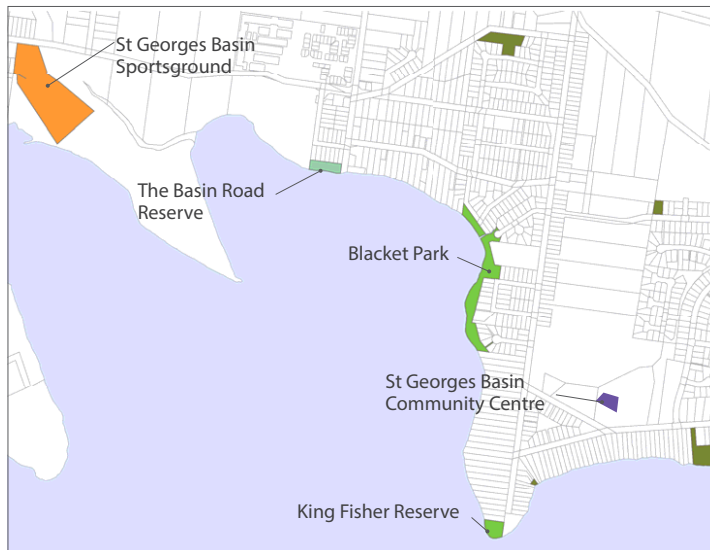
Community buildings

- Community building

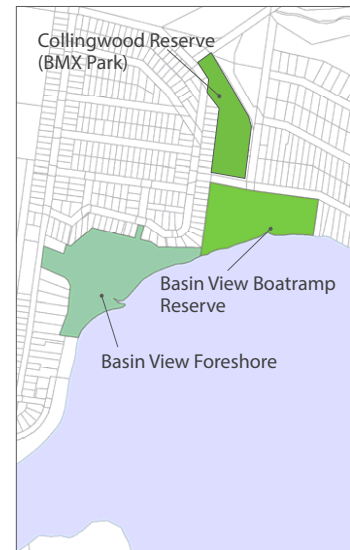
Other

- Cadastrate
- Ocean

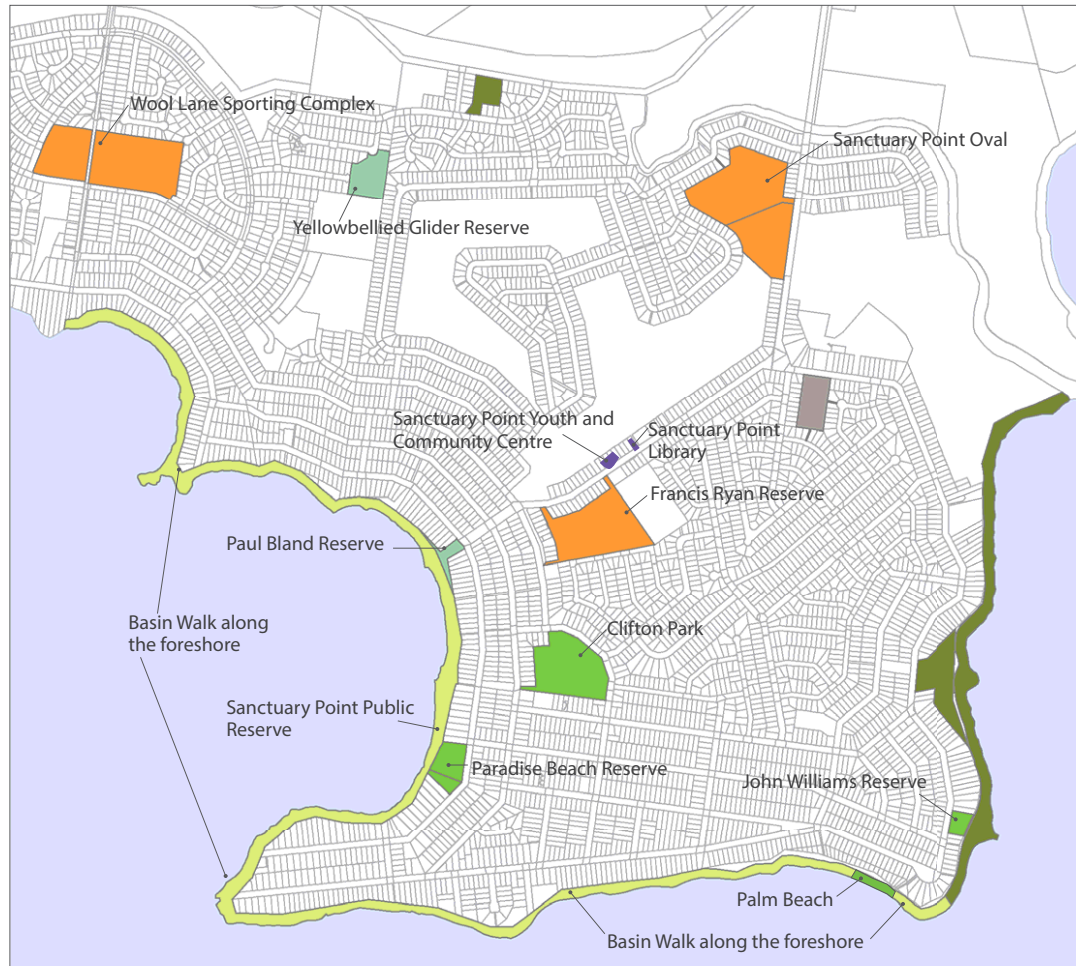
St Georges Basin



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

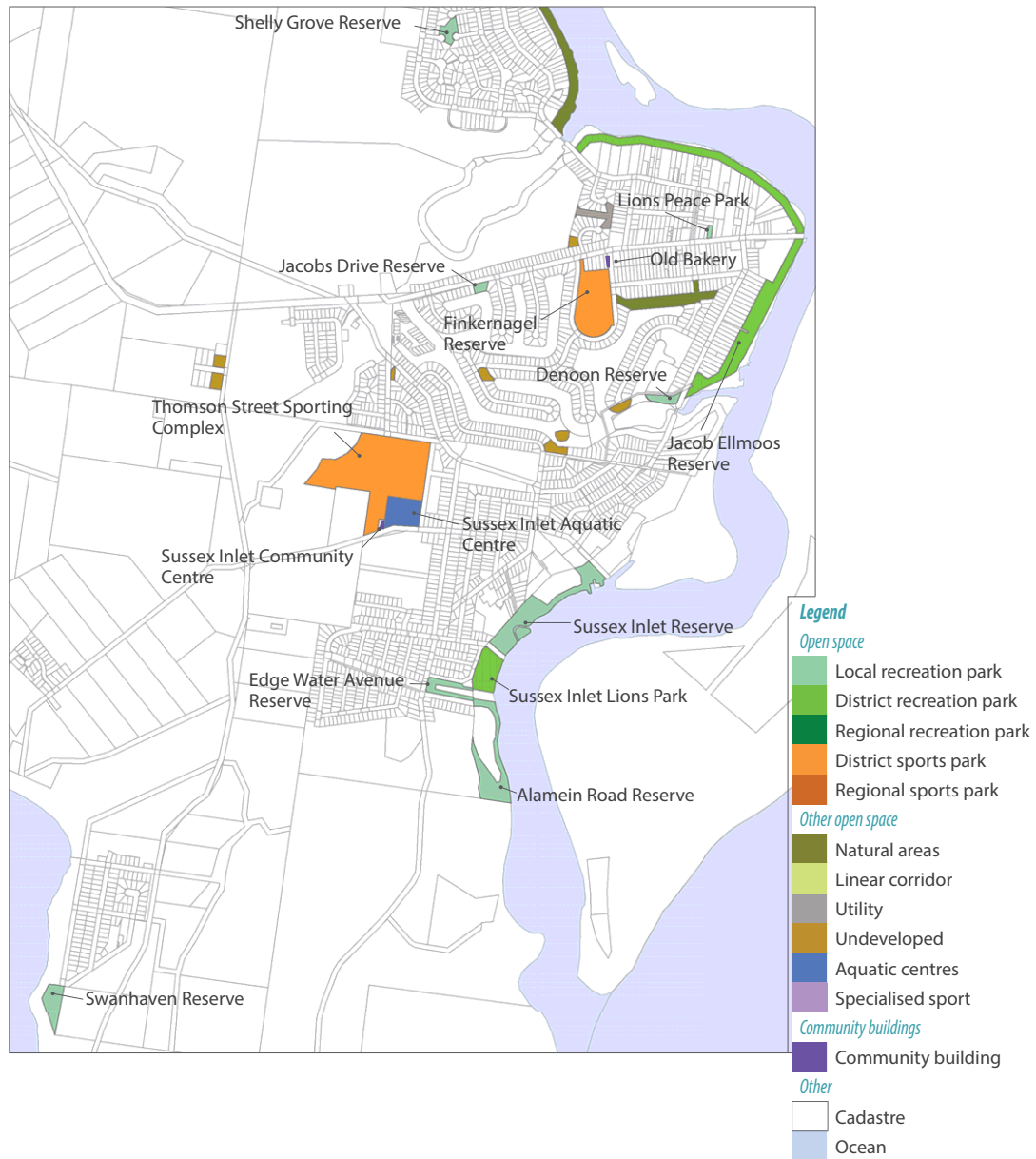
- Community building

Other

- Cadastral
- Ocean

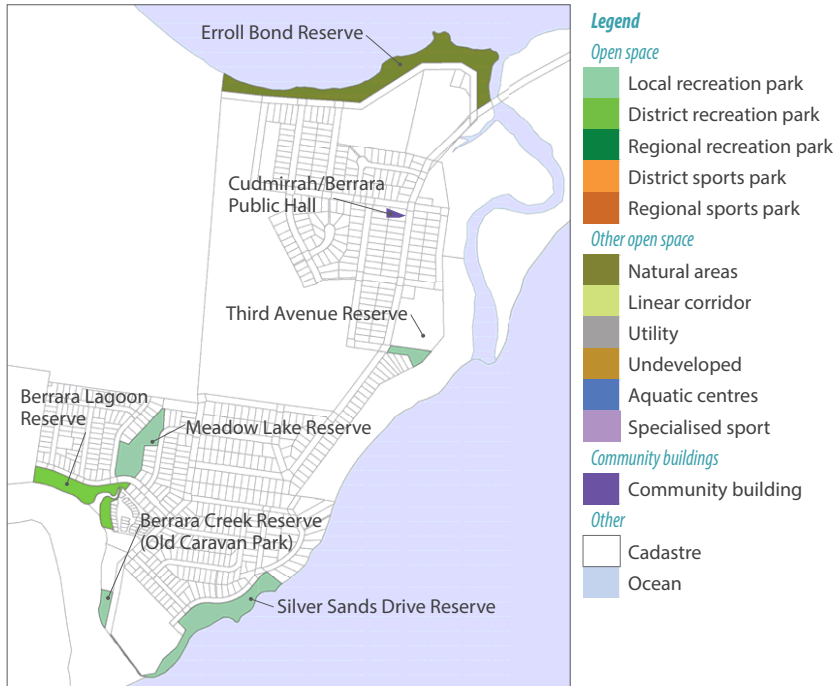
CL22.199 - Attachment 1

Planning area four
Sussex Inlet



CL22.199 - Attachment 1

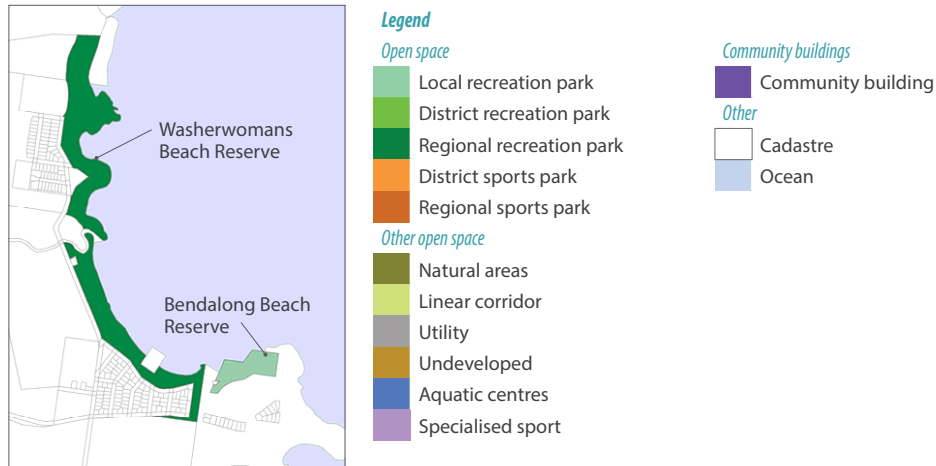
Berrara



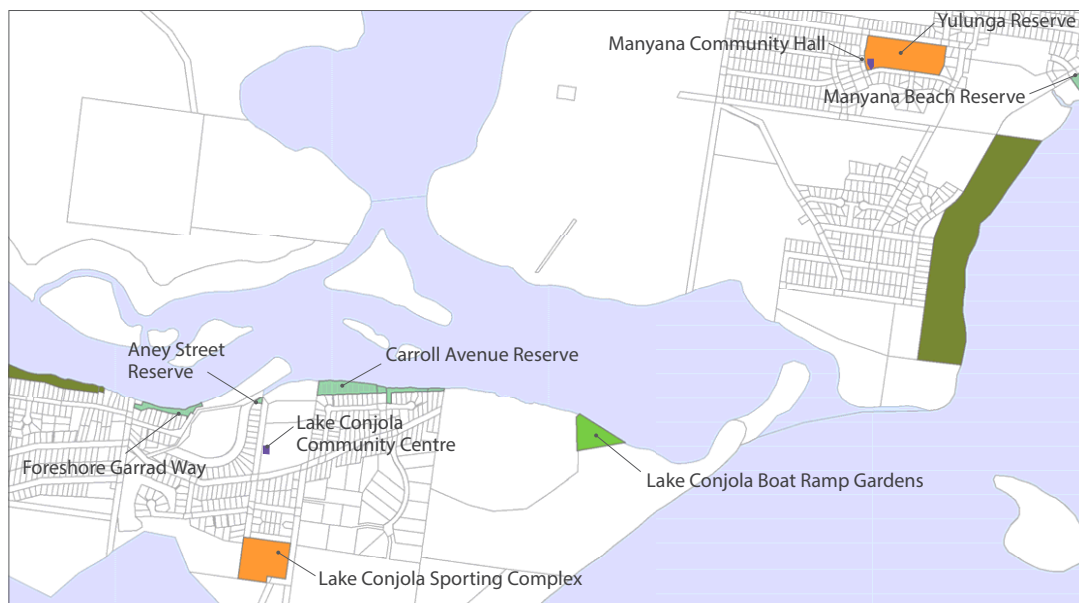
CL22.199 - Attachment 1

Planning area five

Bendalong



Lake Conjola and Manyana



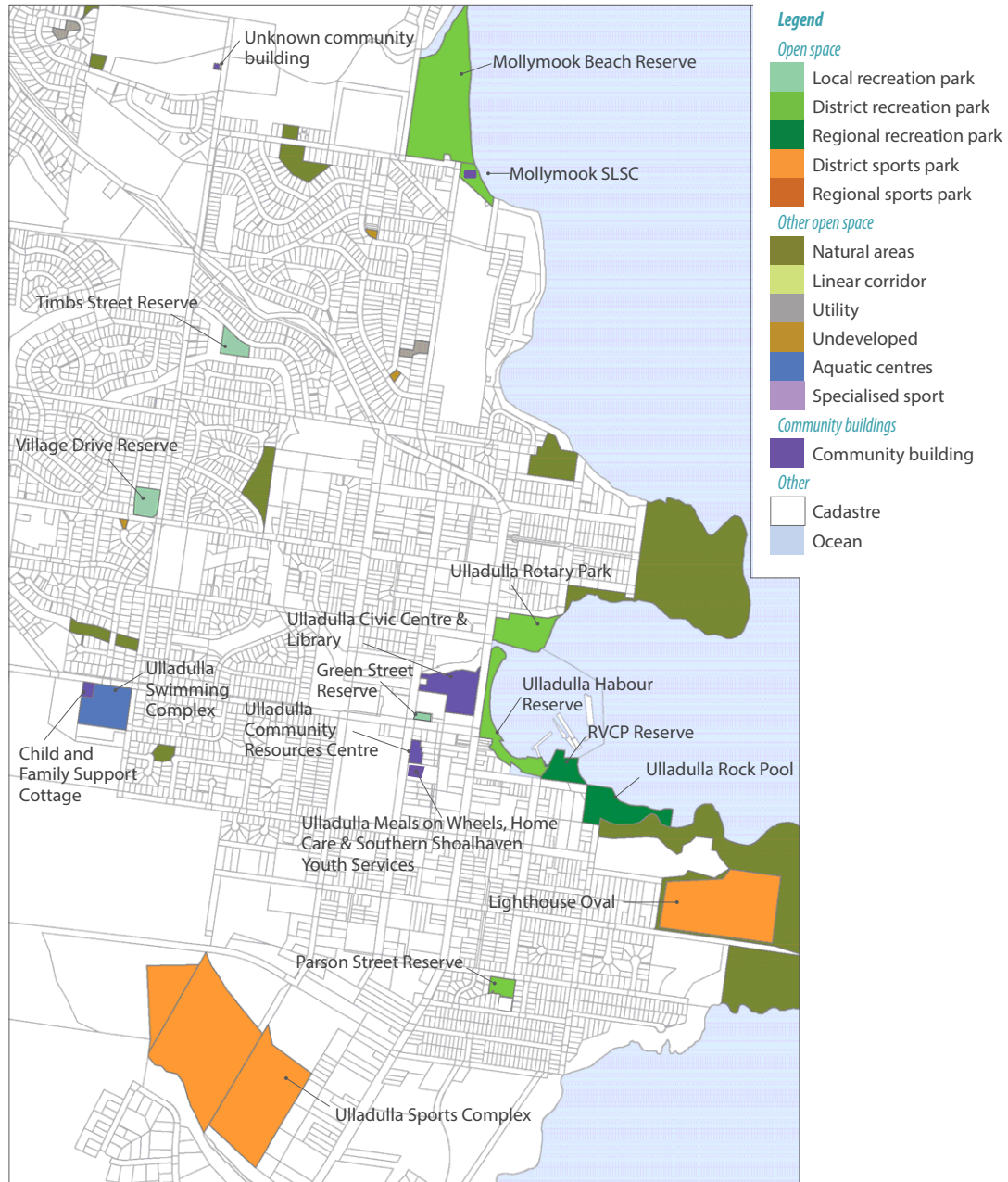
CL22.199 - Attachment 1

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

- Cadastrate
- Ocean

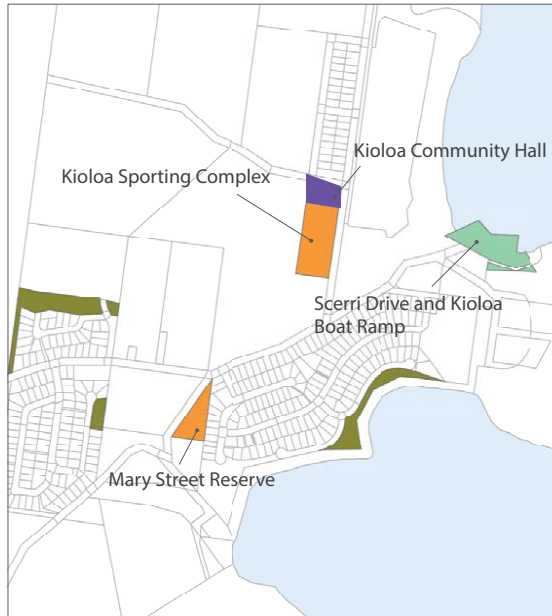
Lake Tabourie



Bawley Point



Kioloa



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

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

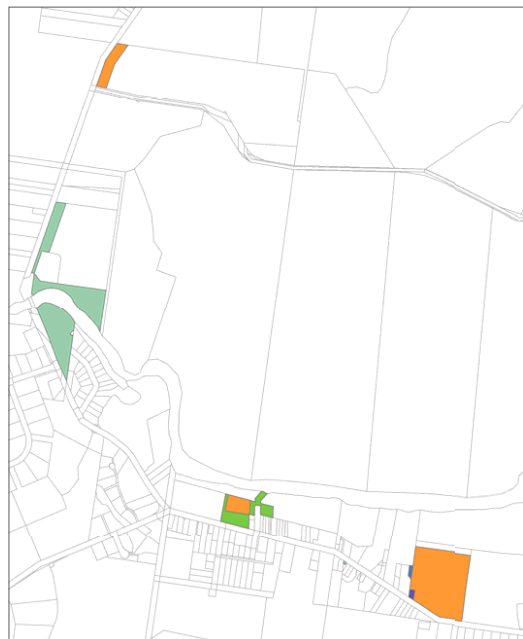
- Natural areas
- Linear corridor
- Utility
- Undeveloped
- Aquatic centres
- Specialised sport

Community buildings

- Community building

Other

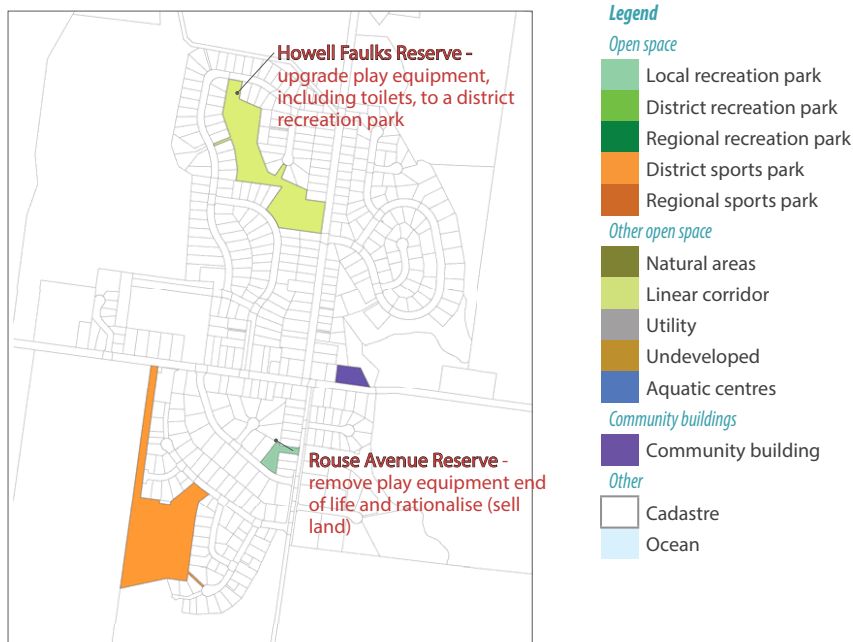
- Cadastre
- Ocean



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	-



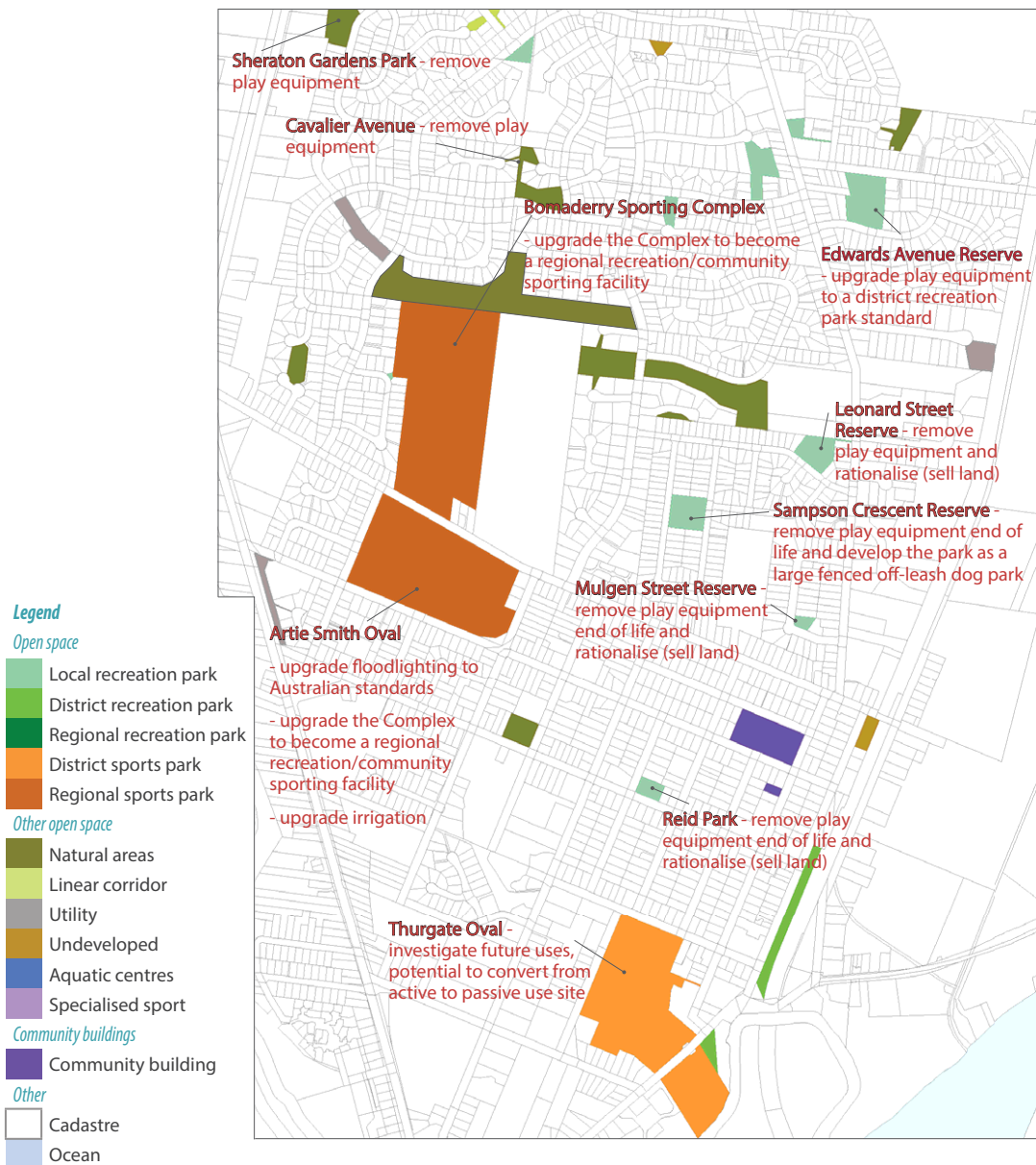
Bomaderry

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

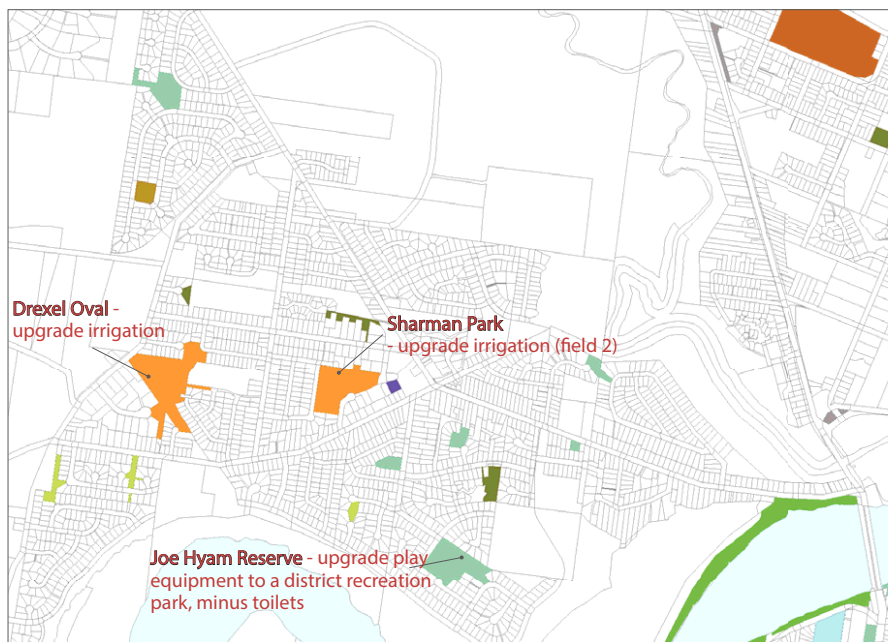
Community infrastructure

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

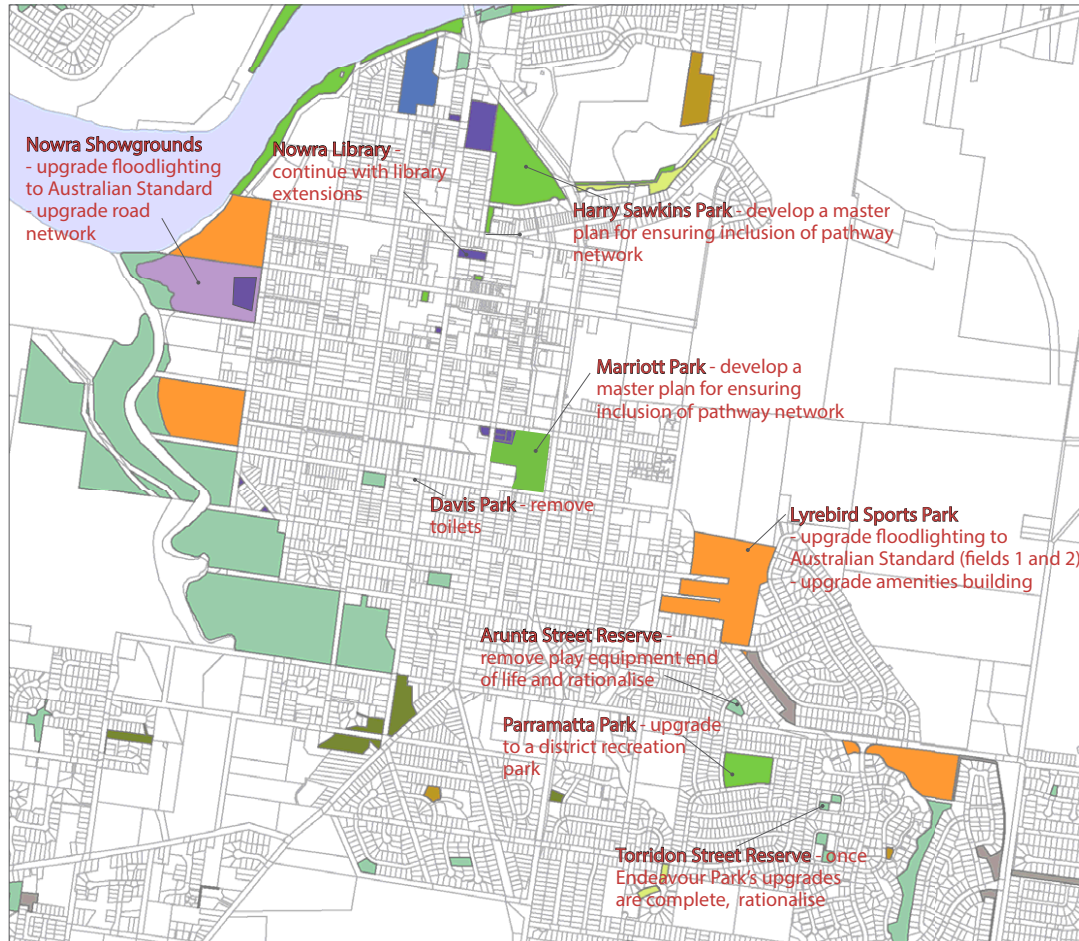


Worrigee



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



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

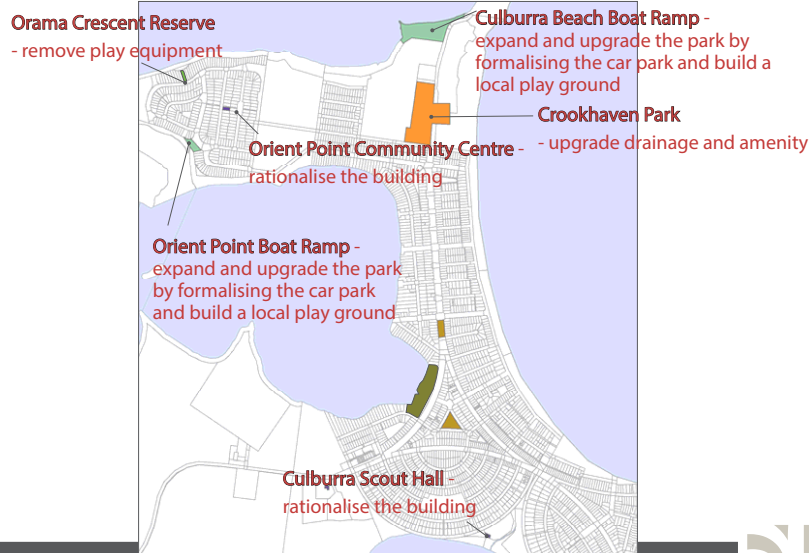
- Community building
- Cadastre
- Ocean

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

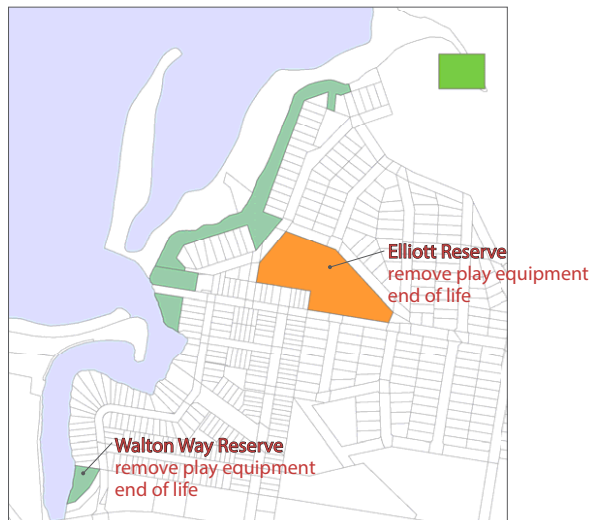
- Natural areas
- Linear corridor
- Utility
- Undeveloped
- Aquatic centres
- Specialised sport

Community buildings

- Community building

Other

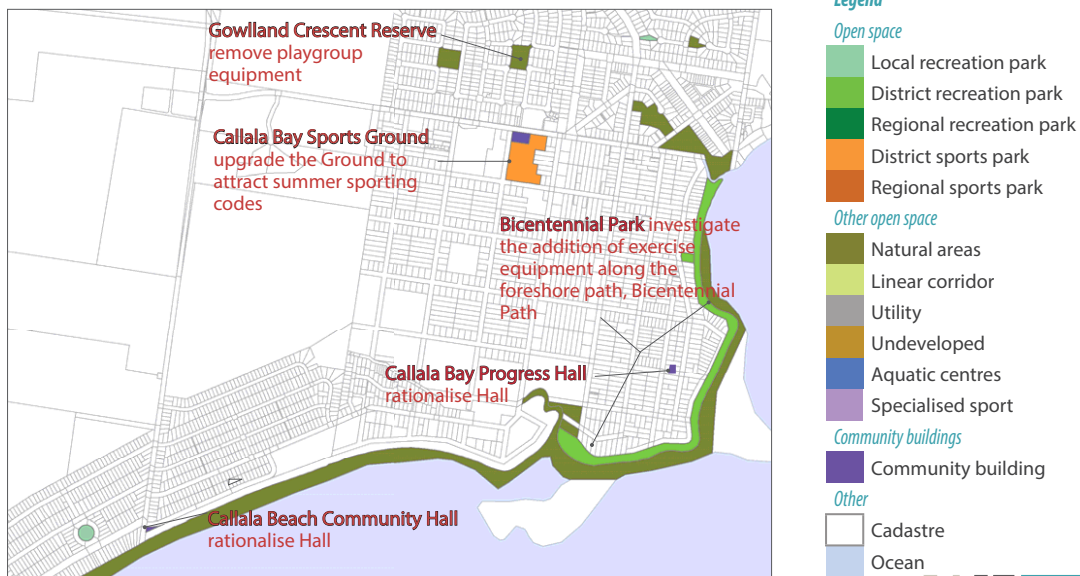
- Cadastre
- Ocean



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	-

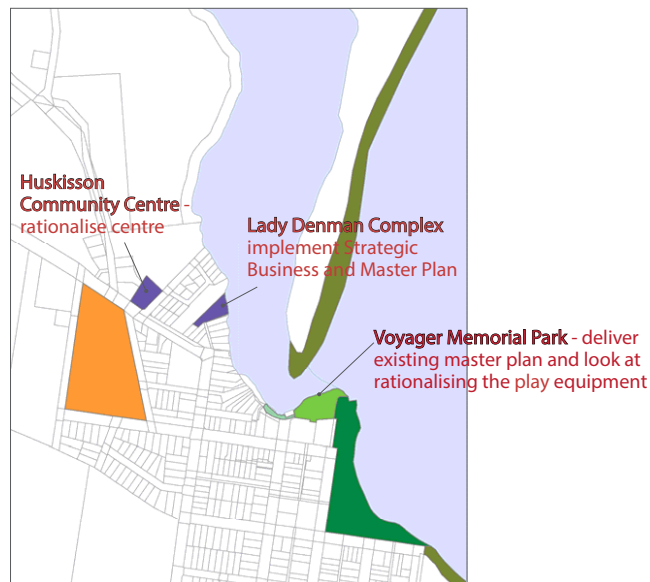


PLANNING AREA THREE

Huskisson

Community infrastructure

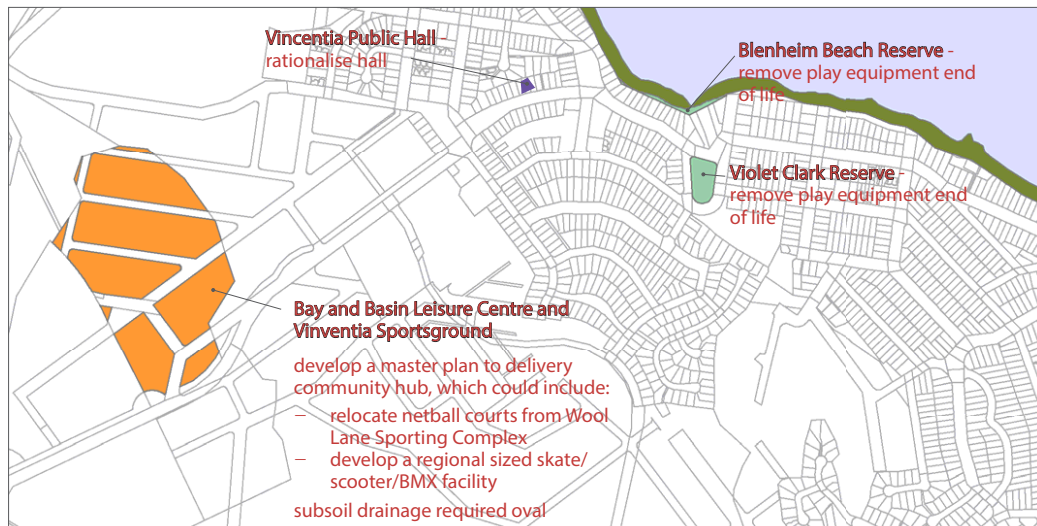
Name	Type	Future work	Recommendation
Open space			Total = 9.7ha
Rotary Park	Local recreation park	No	-
Voyager Memorial Park	District recreation park	Yes	deliver existing master plan and look at rationalising the play equipment
White Sands Park	Regional recreation park	No	-
Huskisson Sportsground	District 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

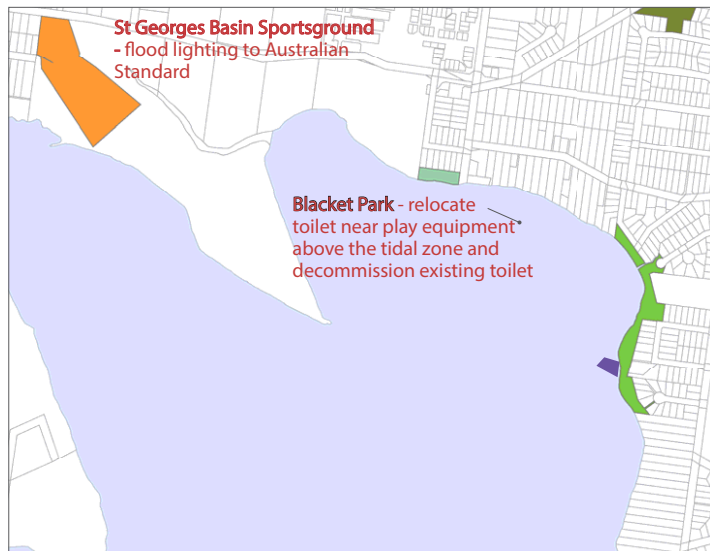


St Georges Basin & Basin View

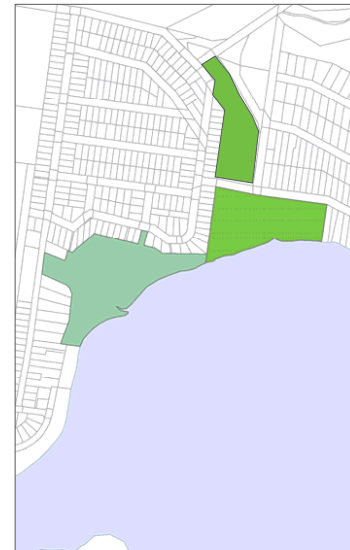
Community infrastructure

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

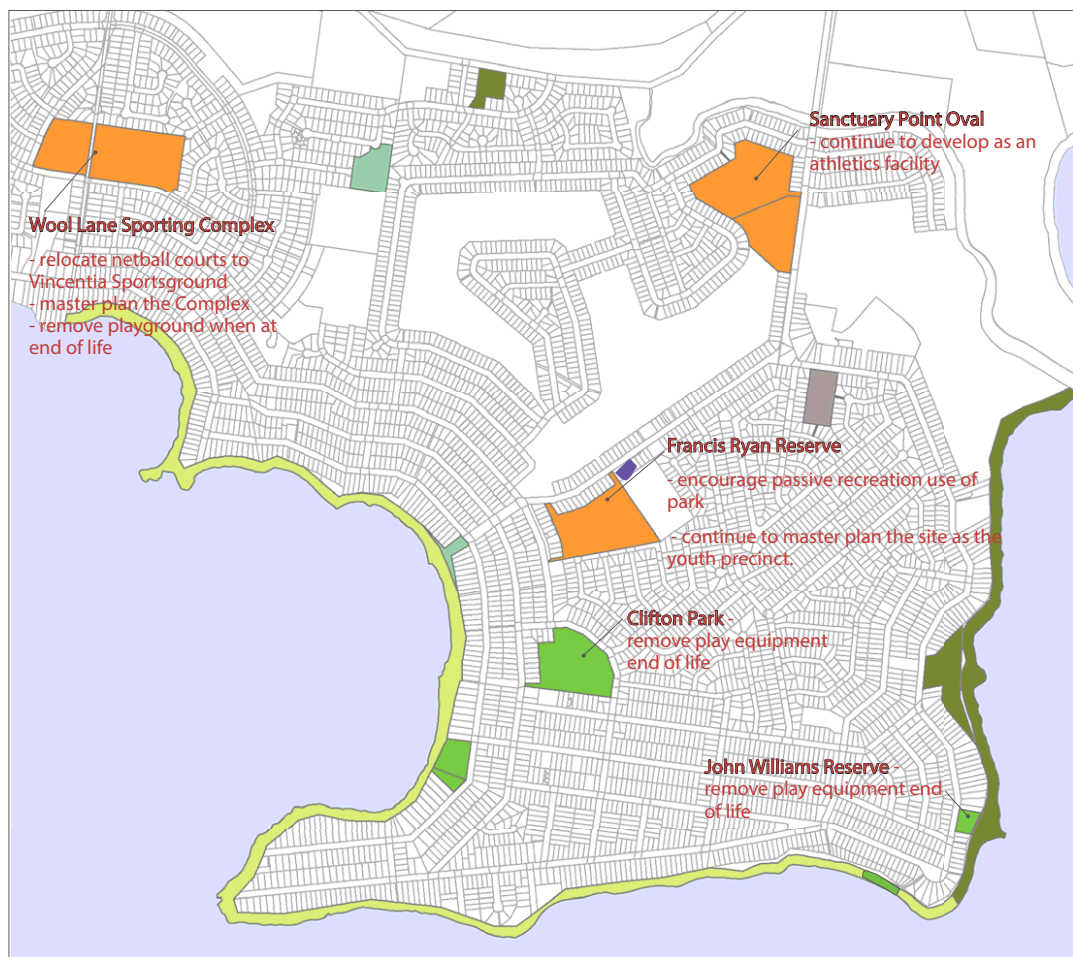


Sanctuary Point

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

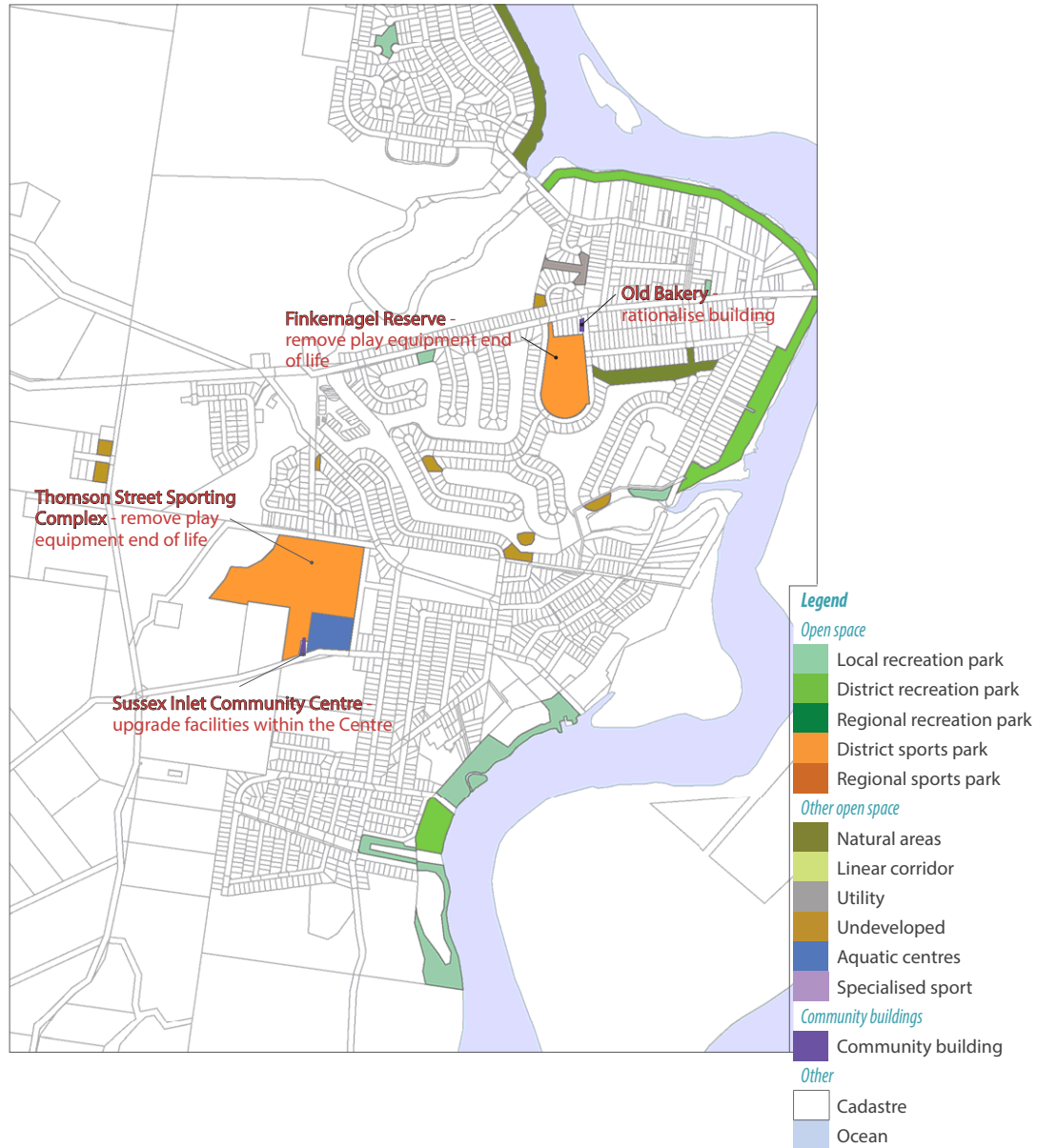


PLANNING AREA FOUR

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	-

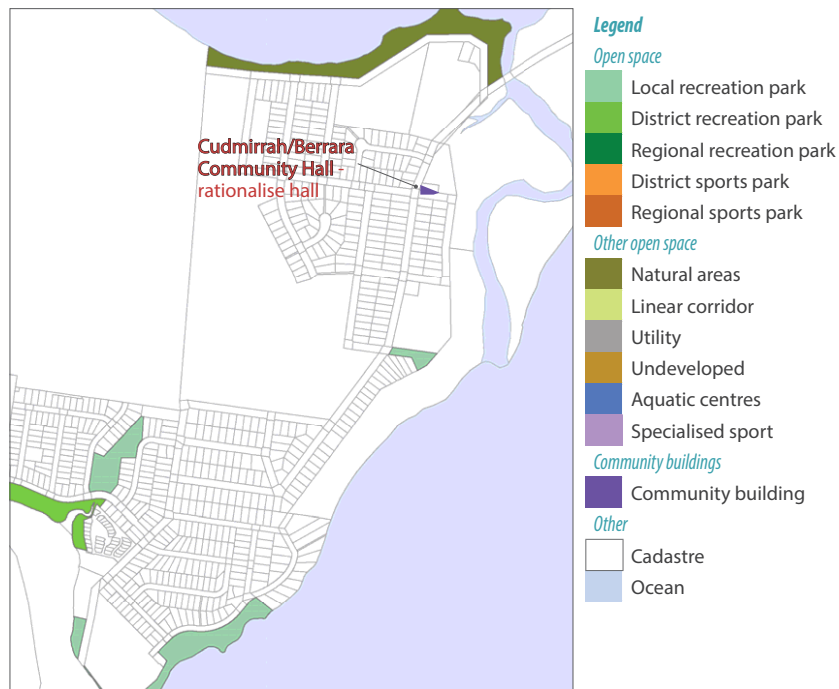


CL22.199 - Attachment 1

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

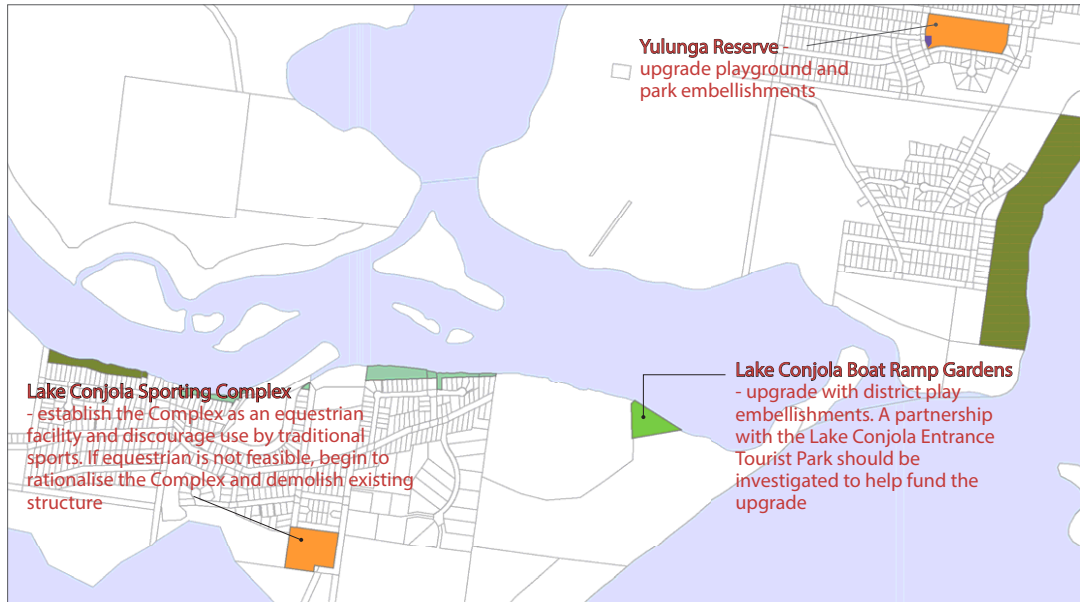


PLANNING AREA FIVE

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	-



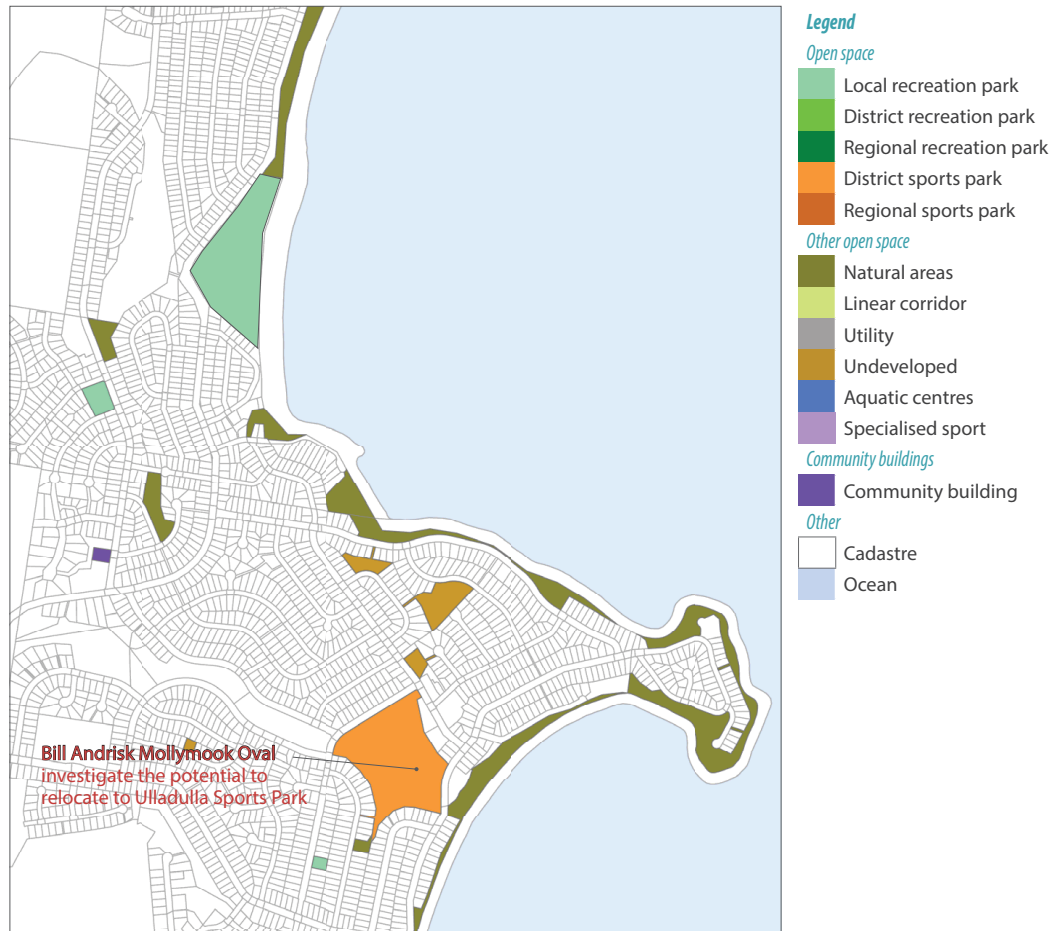
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Narrawallee, Mollymook and Ulladulla

Community infrastructure

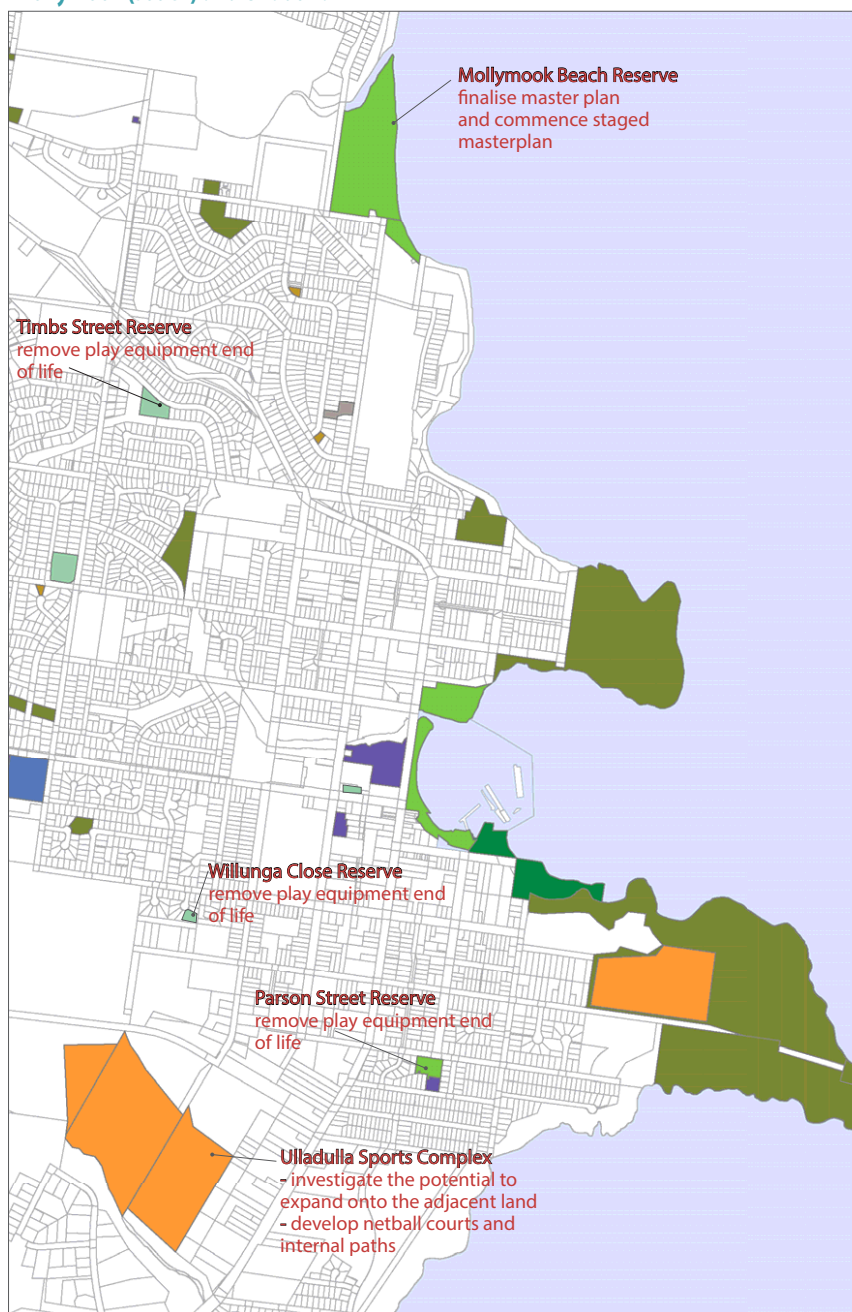
Name	Type	Future work	Recommendation
Open space			Total = 57.22ha
Green Street Reserve	Local recreation park	Yes	rationalise reserve
Leo Drive South Reserve	Local recreation park	No	-
Timbs Street Reserve	Local recreation park	Yes	remove play equipment end of life
Village Drive Reserve	Local recreation 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)



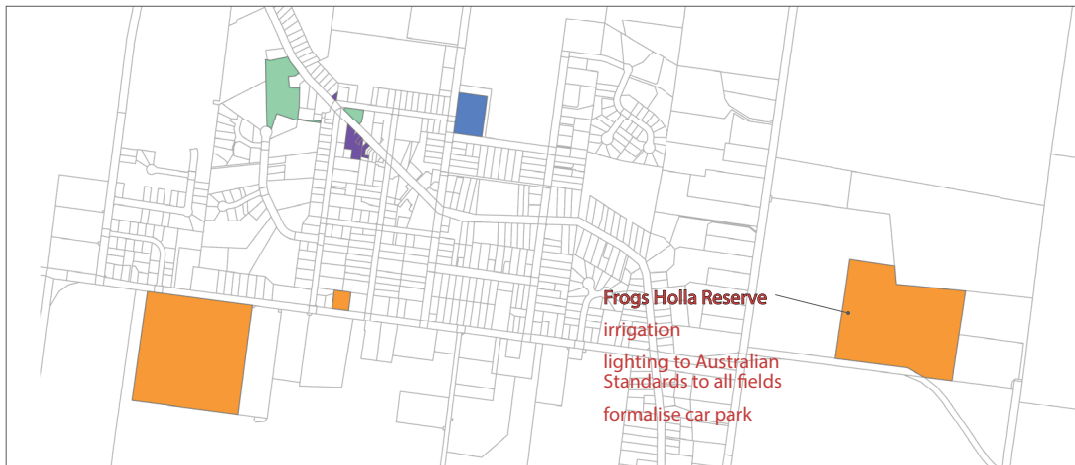
CL22.199 - Attachment 1

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

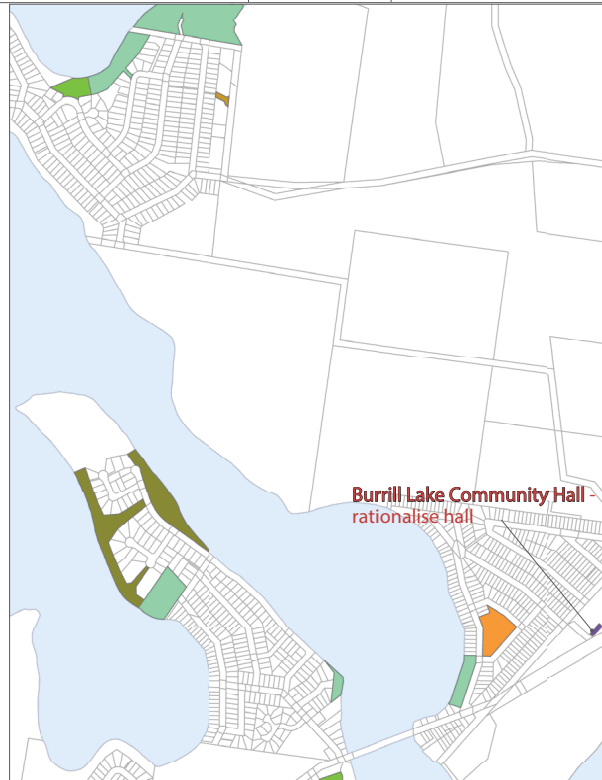
- Natural areas
- Linear corridor
- Utility
- Undeveloped
- Aquatic centres
- Specialised sport

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







Acknowledgment of country

We acknowledge the traditional owners and custodians of this country and their continuing connection to the land through culture and community. We pay our respects to Elders past, present and future.

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Message from Shoalhaven City Council Mayor, Amanda Findley

We have achieved a lot since we adopted our first Disability Inclusion Action Plan for 2017-2021. This Disability Inclusion Action Plan 2022-2026 builds on our achievements to improve inclusion for people with disability.

To develop this second Disability Inclusion Action Plan, Council undertook extensive community consultation with more than 300 participants. I would like to thank the individuals, services and community groups who spoke with us about how we can make Shoalhaven more accessible and inclusive.

Our conversations with the community highlighted that Shoalhaven is a diverse city with people of many abilities. The Disability Inclusion Action Plan demonstrates Council's pride and commitment to building an inclusive and accessible community, ensuring that people of all abilities enjoy the same rights, opportunities, and benefits of living and working in Shoalhaven. People living with disability are an important part of our community and make a valuable contribution to life in the Shoalhaven, and we recognise the right to have fair access to opportunities and services.

I look forward to working with Council, services, and the community to build on our achievements to date and to improve inclusion for people with disability.



Introduction and Summary

Inclusion in the Shoalhaven means all people have equal access in our community and that they feel they belong. Our actions matter and true inclusion is only possible when we work together to remove barriers, improve equitable access, independence, and provide those in our community with dignity, respect, and equal opportunity to participate in a safe and welcoming way.

This is Council's second Disability Inclusion Plan 2022-2026 (The Plan). The Plan is a four-year framework to highlight how Shoalhaven Council will continue to improve access, service, activities, employment, and information for people living with a disability, their families, and carers.

Council is committed to improving opportunities for people of all ages with a disability, to access the full range of services and activities available. The priorities within this document are based on the lived experience of people who live, work, play and visit the Shoalhaven.

Over 300 people, disability service providers, families and carers contributed to the Plan and shared their thoughts and experiences about how Council can improve the accessibility and inclusivity of the Shoalhaven.

Council used the feedback from community to develop actions under the four key community themes. These themes are required under the NSW Disability Inclusion Act 2014 and show what Council will do to ensure people who have a disability can participate fully in life in the Shoalhaven.

The four community themes are:

1 Create Positive Attitudes and Behaviours Within Community

People with disability in the Shoalhaven experience inclusive attitudes and behaviours.

2 Create Accessible and livable Communities

People with disability find accessing places of recreation, learning and leisure, community celebration, cultural participation, tourism, events, entertainment and shopping easy, safe, and inclusive.

3 Improve Access to Our systems and Processes

Council's systems and processes are barrier-free for people with disabilities.

4 Support Access to meaningful Employment

People with disability have equal and fair access to employment.

The Plan's strategies and their measures fall within our integrated planning framework.

These strategies guide Council's priorities and sets out how we aim to achieve these priorities and actions each year.

Each year Council will update community on the progress of the Plan through our annual report.



The Case for Inclusion

- The responsibility for changing attitudes and behaviours towards disability belongs to everyone. Attitudes towards people with disability are often a symptom of ignorance, fear, or the lack of opportunities to interact. Developing positive attitudes involves increasing awareness and changing perceptions over time.
- Accessible infrastructure benefits everyone. It is necessary for social and economic participation
- Employment provides new connections, skills and leads to an improved quality of life. A job can give new opportunities to be part of a team and can provide independence to expand skills often leading to greater self-confidence.
- When the economy is inclusive it provides everyone with better access to goods and services. With 1 in 5 Australians living with a disability it is important to consider whether businesses are missing 20% of potential customers.

Our Shoalhaven



Average Age
48

19.7% aged 0-17 years
34.3% aged 60+ years

Population
Increase

+10,308
by 2031



44.2%
increase for
aged 65+ years

5.5% of
the
Shoalhaven's population
identify as Aboriginal and
Torres Strait Islander



7.7% of the Shoalhaven's population
are living with disability



33.9%
completed year 12

25.8% vocational qualification
12.1% university education

35,751
jobs

47% in workforce
7.5% unemployed



40,935 total
households

25.3% mortgage
23.8% renting
3.8% social housing

279 individuals
homeless

Additional
Households

+5,408
households
by 2031



21.6%
of households are made up
of couples with children

17% couples without
children

26.7% single person
10.6% single-parent

Single person households
increasing to

30.7%
by 2031



Disability Snapshot - Australia

20% or 4.4 million Australians are living with a disability

32% or 1 in 3 of people with a disability have severe or profound disability with at least 1 daily living activity

1 in 10 people with a disability aged 15+ have experienced disability discrimination in the last year

42% of adults with a disability rate their health as fair or poor compared to the 7% of adults without a disability

3 in 5 people with disability living in a household need support with at least 1 activity of daily living

47% of adults with disability have experienced violence after the age 15

82% of people with a disability are satisfied with the quality of assistance received from organised services

1 in 70 Australians are on the autism spectrum

Disability Snapshot - Shoalhaven

7.7% or 7,654 people living in the Shoalhaven are living with a disability

1,041 people reported needing help daily due to disability

1 in 50 people in the Shoalhaven are on the autism spectrum.
Autism is the most common disability in the Shoalhaven

453 Local active NDIS service providers operate in the Illawarra Shoalhaven

462 Aboriginal people in the Shoalhaven are living with a severe or profound disability

1,102 children aged 0-12 are living with a disability in the Shoalhaven

References

1. Australian Institute of Health and Welfare 2019, *People with disability in Australia*
2. Australian Network on Disability, *Disability statistics 2019*
3. Australian Bureau of Statistics (ABS) 2019, 4430.0 – *Disability, Ageing and Carers, Australia 2018*
4. Australian ASD Population data 2015

Developing the Plan

Research

Before we started to review the Plan, Council conducted research and looked at demographic data from the Shoalhaven and across Australia. We also reviewed our Disability Inclusion Action Plan 2017-2021 to see what we had achieved and where there were areas for improvement.

Community Engagement

Council engaged The Flagstaff Group, a local disability service provider to support the review of the Plan. A range of methods was used to engage with over 300 people living with a disability, local disability providers, families, friends, and carers who shared their thoughts and experiences about how we can continue to improve the accessibility and inclusivity of our city. We hosted community workshops, online surveys, one-on-one meetings and targeted workshops with service providers and Aboriginal service providers.

Outcomes, Priorities & Actions

To ensure the best results for community, Council set clear outcomes under each Focus Area of the Plan. Priorities and actions describe how outcomes will be achieved, and the actions for each priority. Each action includes its own measure and outlines which department in Council is responsible for the action, a time for when it will be completed and a budget for the cost. A full action table can be found in Appendix 1 of the Plan.

Exhibition and Endorsement

The Draft Plan was reported to Council and put out to public exhibition for the community to provide feedback. This was then reviewed and considered prior to reporting back to Council and the Plan was endorsed.

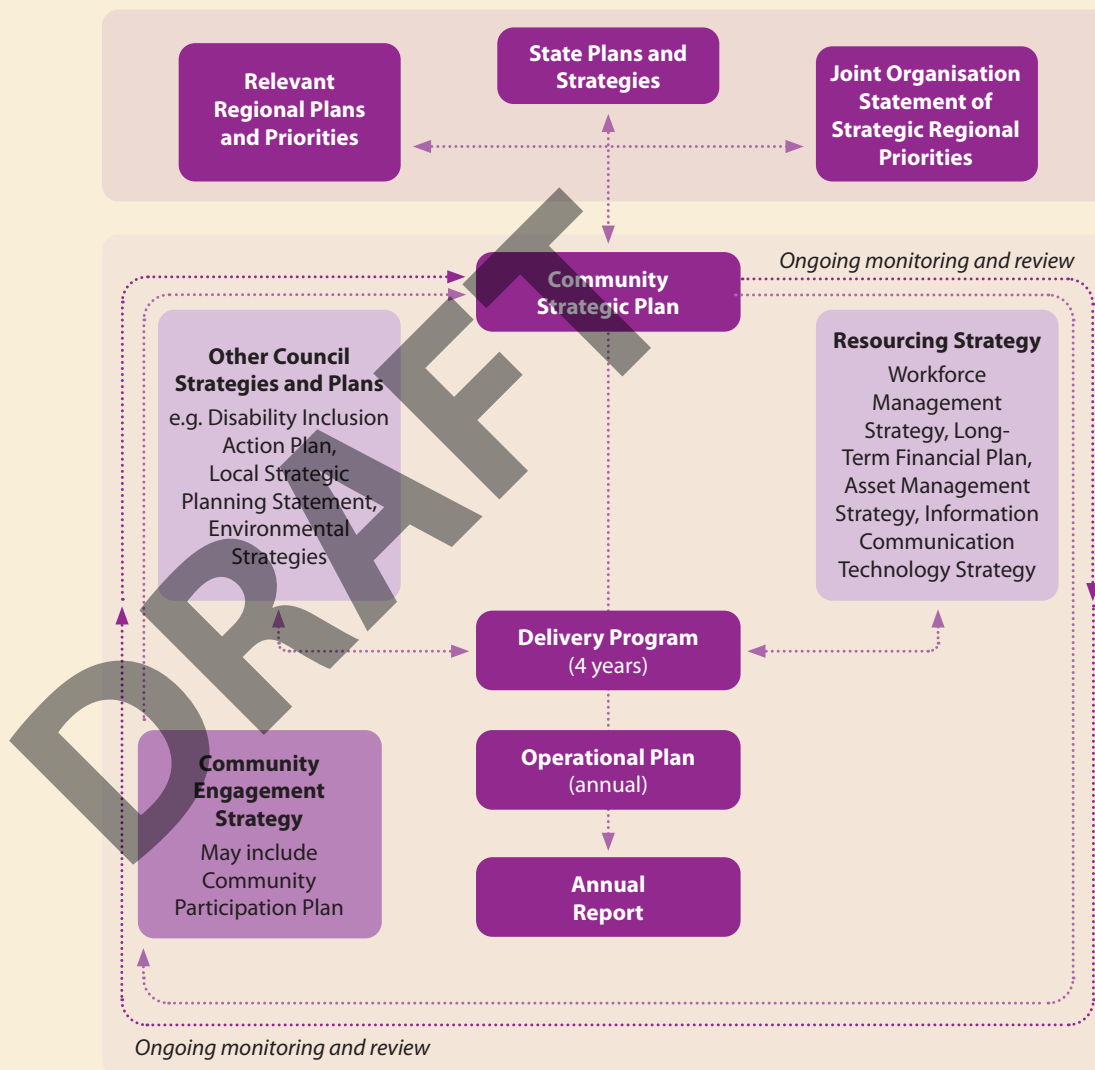
Lodgement

The endorsed Plan will be lodged with the Disability Council of NSW.

Council's Planning

All local Councils are required to develop a Disability Inclusion Action Plan. Shoalhaven City Council (SCC) works within a framework of a wide range of legal and policy requirements, which have informed the development of this plan.

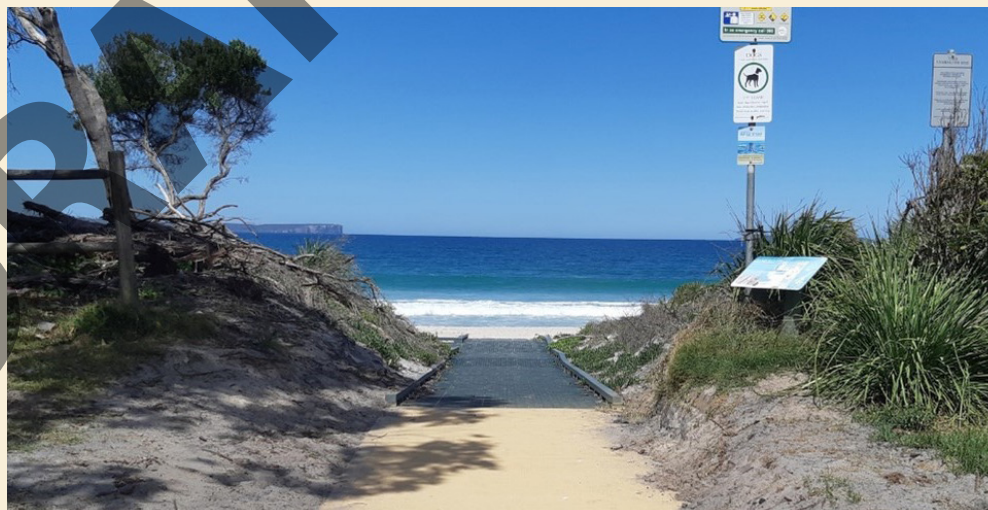
Council's Disability Inclusion Action Plan falls within our integrated planning framework, along with other supporting plans. These strategies and plans guide Council's priorities from across the city and Council's Delivery Program and Operational Plan sets out how we aim to achieve these priorities and actions each year.



Achievements since 2017

Shoalhaven City Council launched the first DIAP in 2017, since then Council departments have completed 62% of the action, set out in the Plan and a further 23% of actions are still underway. Take a look at some of the things that have been achieved.

- Council adopted a lift and change masterplan.
- Front counter of the Nowra Administration Centre has been re-designed to meet accessible standards and display stands have been placed to allow access for people with mobility limitations.
- Our Libraries acquired several resources for people with print disabilities including:
 - Dyslexia-Friendly collection of youth and junior books.
 - eNewspaper database / (Pressreader) has text to voice capabilities.
 - Large print books have been purchased and are available for loan at Shoalhaven Libraries.
 - A growing collection of audio books in various formats have been added to the collection.
 - Extension of Council's Home Library Service to members of the community that are not able to physically access library services.
 - Information on accessible library resources documented.



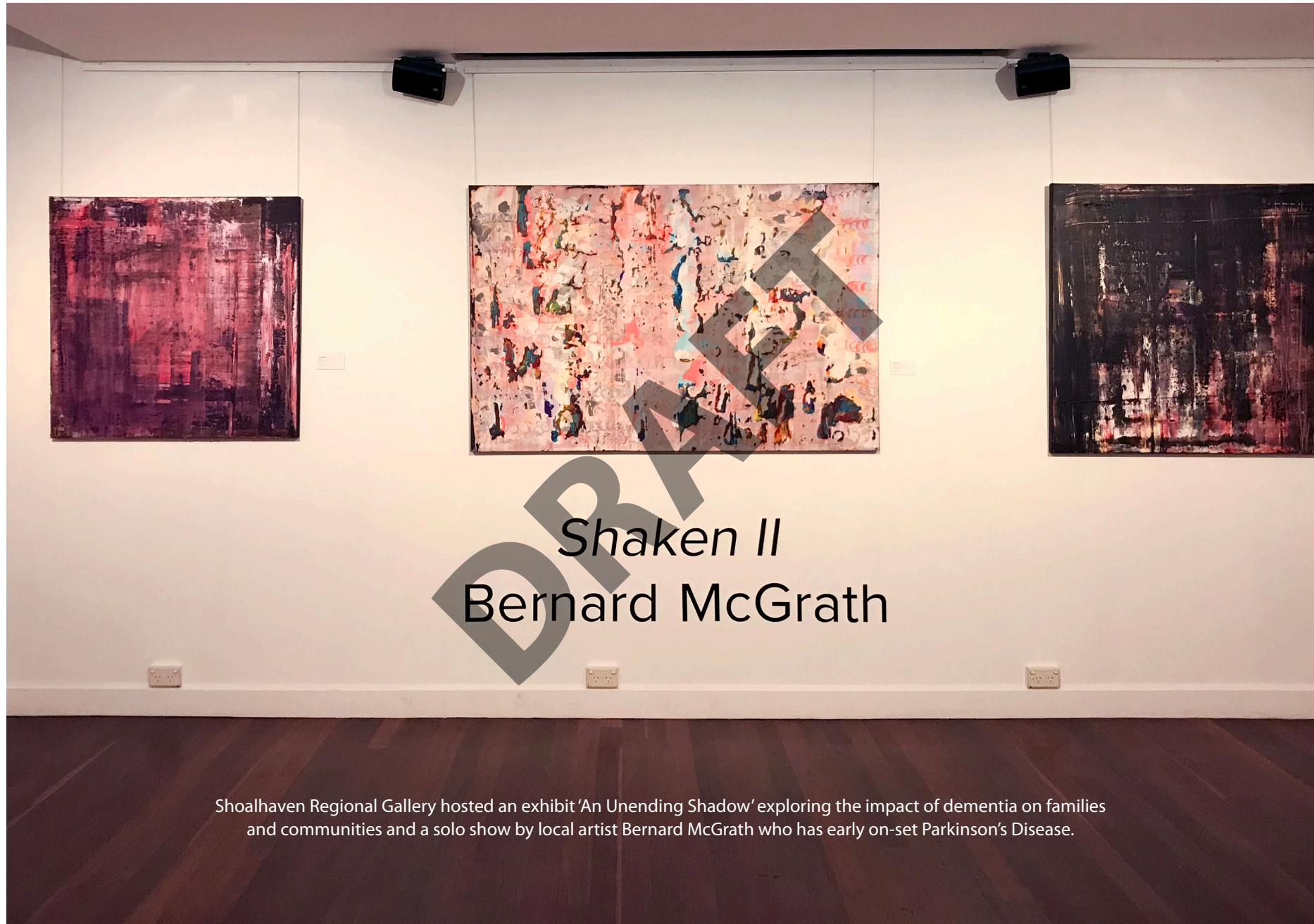
- Wheelchair accessible beach access ramp at Barfleur beach Vincentia.



- Increasing events to recognise Shoalhaven's diverse disability community and celebrate inclusion through International Day of People with a Disability and Disability Service expo's



- Council continued to increase the accessibility's of our parks and reserves and opened Bongaree, a destinations park for the Shoalhaven, host wide-ranging accessible and inclusive designs



- Incorporating inclusion in programs across aquatic centres, libraries, and art gallery
- Expanding documents and media to incorporate a range of abilities, ages, cultures, and disability diversity
- Tourism Shoalhaven website has been upgraded and is currently at WCAG 2.0 AA Standard
- NDIS funded patrons are continuing to undertake programs in Learn to Swim and Teen gym programs. Self-managed patrons also utilise the swim and fitness centres facilities, engaging with physiotherapists and exercise physiologists



- The annual Shoalhaven Visitor Guide promotes accessible tourism throughout the guide and a dedicated double page spread on accessible holidays.



- An upgrade to the service counter Kiosk and bar at the Shoalhaven Entertainment Centre. Upper: before, lower: after.

Community Engagement

We asked and you answered

Council used a range of ways to engage with over 300 people living with a disability, local disability providers, families, friends, and carers who told us their thoughts and experiences about how Council can continue to improve accessibility and inclusivity in the Shoalhaven.



Who we spoke to

- People living with disabilities
- NDIS providers
- People who live, work, and play in the Shoalhaven
- Carers and families
- Shoalhaven City Council Mayor and Councillors
- State and Federal MPs
- Aboriginal disability service providers
- Emergency services
- Council committees
- Aged care providers
- Housing providers
- Council employees
- Schools

How we listened

- 6 face-to-face community workshops
- 120 people completed an online community survey
- 2 meetings with Federal and State MPs
- 34 Council staff and 6 executives attended one-on-one and group meetings
- 9 meetings with disability service provider groups
- 14 disability employment providers were consulted
- 5 representatives of indigenous disability organisations
- 52 conversations with supported employees with disability
- Social media and online interviews

What you told us



The Good

- Playgrounds and reserves
- Celebrating disability
- Council's Libraries, Art Gallery, and Entertainment Centre
- Council's communications approach



Areas for improvement

- Pathways and kerbs
- Accessible parking
- Accessible toilets
- Meaningful employment

Community Engagement Themes

The feedback collected from the workshops, community survey, interviews and conversations were reviewed, and 9 themes were identified. Below is an overview of what people said was most important for an inclusive Shoalhaven:

- 1. Community understanding**
There is a need for improved community understanding of the diversity of disabilities
- 2. Playgrounds and reserves**
Purpose-built accessible playgrounds are valued but existing facilities could be improved with fencing and footpaths
- 3. Pathways, kerbs, roads & crossings**
There is a need for accessible pedestrian facility improvements in suburbs and villages
- 4. Council buildings**
Good accessibility for many Council facilities but Nowra Admin Building needs improved accessibility
- 5. Accessible parking**
There is a need for improved accessible parking provision
- 6. Accessible toilets**
There is a need for additional accessible toilets
- 7. Sharing information**
Newsletters, social media, disability networks and plain-language communication valued
- 8. Council website**
Council website would benefit from plain-language, easier navigation, and design for vision impairment
- 9. Meaningful employment**
There is a need for improved access to meaningful employment

How to Read Our Actions

The focus areas provide a structure for our goals within the Plan

Our outcomes are what we are aiming to achieve

Priorities help us achieve our outcomes

Actions are what we will do





Create Positive Attitudes and Behaviours Within Community

The steps we will take

We heard that people's attitudes and behaviours towards people living with a disability is the greatest barrier to an inclusive community. These actions are what Council will do so that everyone can feel welcomed in the Shoalhaven



Outcome

Build a welcoming and inclusive community by improving understanding of people with a disability

1.1 Deliver activities to improve community awareness and understanding of disability

- 1.1.1 Deliver a campaign with lived experience ambassadors to tell stories of inclusion and experiences of living with a disability
- 1.1.2 Update and increase useability of the 'Inclusive Shoalhaven holidays' page to raise awareness of accessible tourism
- 1.1.3 Increase image and video library of diverse people available for use in Council documents/ material

1.2 Improve awareness of Council's inclusion initiatives and existing services

- 1.2.1 Create a comprehensive (one-stop-shop) Council webpage to link all accessible Council services
- 1.2.2 Improve how Council uses the Annual report to raise community awareness of our inclusion work
- 1.2.3 Raise awareness of IAAG and their work within the Shoalhaven community

1.3 Deliver training and consult the community to improve skills and understanding of Council staff and Councillors

- 1.3.1 Deliver training for front line staff and Councillors on disability awareness and education
- 1.3.2 Consult the community about their perceptions and understanding of neurodiversity to inform future work to make the Shoalhaven neurodiverse friendly

1.4 Encourage businesses to improve inclusion through improved understanding of disability

- 1.4.1 Advocate for applicant businesses to address inclusion as part of the Shoalhaven business awards assessment

2

Create Accessible and Liveable Communities

The steps we will take

Creating liveable community for people with disabilities is more than modifying the existing physical world. These actions are what Council will do to make our community more accessible.

Outcome

Create a community where people with disability can participate by improving access to places and activities



2.1 Improve kerbs, pathways, and ramps throughout the Shoalhaven

- 2.1.1** Prepare an updated Pedestrian Access and Mobility Plan (PAMP) and ranking criteria to identify projects that need action and funding to address access improvements
- 2.1.2** Use the Pedestrian Access and Mobility Plan (PAMP) and ranking criteria to deliver projects that improve access
- 2.1.3** Use an annual IAAG workshop to seek input on kerb ramp projects to improve accessibility
- 2.1.4** Use kerb ramp budget to deliver priority kerb ramp projects, including those identified by annual committee workshop

2.2 Increase access to inclusive parks that are designed to support use by people with disability

- 2.2.1** Inspect and review destination and regional parks for the need for fenced areas to make inclusive parks friendlier to parents and carers with children and people with disability
- 2.2.2** During refurbishment and renewal projects, budget is allocated to make inclusive parks friendlier to parents and carers with fenced areas for children and people with disability
- 2.2.3** Development/redevelopment of destination parks will include inclusive and accessible playgrounds
- 2.2.4** Formalise an accessibility advocate to be involved in the development of tenders & RFQ's for playgrounds
- 2.2.5** All new masterplans will make social infrastructure inclusive for people living with a disability

2.3 Provide inclusive events for the whole community

- 2.3.1** Develop and use resources that support Council to plan accessible events
- 2.3.2** Develop and use resources that support the community to plan accessible events
- 2.3.3** Include accessibility information in the promotion of events
- 2.3.4** Seek community feedback to evaluate Community Connections events for venue and event accessibility
- 2.3.5** Update the event policy to encourage improved accessibility for events in the Shoalhaven

2.4 Improve accessibility in Council buildings

- 2.4.1** Conduct accessibility audits of priority Council buildings and use existing asset maintenance and renewal budgets to upgrade
- 2.4.2** For all new publicly accessible buildings, accessibility feedback on the design will be sought from the Inclusion & Access Advisory Group (IAAG)

2.5 Improve accessibility in the community

- 2.5.1** Review development controls in Shoalhaven DCP with a view to improving accessibility outcomes and implement amendments to Shoalhaven DCP with support from Council
- 2.5.2** Work with Transport for NSW to improve accessible transport in the Shoalhaven
- 2.5.3** Support the IAAG to provide advice on accessible parking requests from the community to the Traffic Committee

3

Improve Access to Our Systems and Processes

The steps we will take

Accessing services is hard, that's why Council is working to make it easier for the community. Take a look at the actions we will take to make getting information easier, and making access to services easier.

Outcome

Provide equitable access to services and information by ensuring Council systems and processes are inclusive for people with disability and address barriers to access



3.1 Improve useability of Council websites

3.1.1 Upgrade the foundations of our website technology and use improved capability to improve all Council websites to meet Web Content Accessibility Guidelines 2.1 AA standards

3.1.2 Create a framework for the transition to online accessible forms

3.1.3 Deliver training for content author staff to understand accessibility standards and improve digital inclusion

3.2 Improve inclusion in advisory committees and community engagement and events

3.2.1 Improve inclusion and accessibility of Council's community engagement activities by ensuring the Engagement Strategy reflects best practice

3.2.2 Add agenda item for relevant advisory committee meetings to review and improve inclusion

3.2.3 Add agenda item to review and improve inclusion for project planning meetings for teams that deliver community events/engagement and plan social infrastructure

3.3 Improve consideration of social outcomes in procurement processes

3.3.1 Use the procurement policy review to improve consideration of social and sustainability outcomes in procurement processes

4

Support Access to Meaningful Employment

The steps we will take

Council recognises the challenges of finding employment for people living with a disability. That is why Council have set a goal to remove those barriers when applying and working for Council

Outcome

Improve access to employment for people with a disability in the Shoalhaven



4.1 Provide an accessible recruitment and onboarding process for new employees

4.1.1 Review the employment application process for accessibility and raise awareness of available support and alternative processes

4.1.2 Provide training on disability awareness to teams where a person with a disability has been recruited

4.2 Develop inclusive work experience and employment opportunities for people with disability

4.2.1 Actively promote work experience, traineeships, and volunteer roles to people with disability

4.2.2 Engage with Council teams to identify and support development of opportunities for people with disability, including work experience, traineeship, volunteer and employment rolls, and project work

4.2.3 Identify or create inclusive employment opportunities, including through use of flexible working arrangements and by partnering with disability employment providers for identified roles

4.2.4 The tender evaluation process for providers of trainee and apprentice programs will include criteria to consider improvement of opportunities for people with disability

4.3 Support Shoalhaven businesses to employ people with disability

4.3.1 Provide resources to businesses to raise awareness of benefits of, and supports for employing people with disability

Monitoring and Evaluation

How will we know if are making a difference? We will use the following indicators to report on our priorities to ensure we are measuring our achievement for an inclusive Shoalhaven 2022-2026.

Positive Attitudes and Behaviours Within Community

Indicator	How we measure success
1.1 Deliver activities to improve community awareness and understanding of disability	<ul style="list-style-type: none"> • Initiatives delivered • Engagement data
1.2 Improve awareness of Council's inclusion initiatives and existing services	<ul style="list-style-type: none"> • Engagement data • Evidence of process change • Initiatives delivered
1.3 Deliver training and consult the community to improve skills and understanding of Council staff and Councillors	<ul style="list-style-type: none"> • Participation data • Initiatives delivered • Evidence of process change
1.4 Encourage businesses to improve inclusion through improved understanding of disability	<ul style="list-style-type: none"> • Evidence of process change

Create Accessible and Liveable Communities

Indicator	How we measure success
2.1 Improve kerbs, pathways, and ramps throughout the Shoalhaven	<ul style="list-style-type: none"> • Evidence of policy change • Initiatives delivered
2.2 Increase access to inclusive parks that are designed to support use by people with disability	<ul style="list-style-type: none"> • Initiatives delivered • Evidence of process change

2.3 Provide inclusive events for the whole community	<ul style="list-style-type: none"> • Initiatives delivered • Evidence of process change • Engagement data
2.4 Improve accessibility in Council buildings	<ul style="list-style-type: none"> • Initiatives delivered • Evidence of process change
2.5 Improve accessibility in the community	<ul style="list-style-type: none"> • Evidence of policy change • Initiatives delivered • Participation data

Improve Access to our systems and processes

Indicator	How we measure success
3.1 Improve useability of Council websites	<ul style="list-style-type: none"> • Engagement data • Evidence of process change • Participation data
3.2 Improve inclusion in advisory committees and community engagement and events	<ul style="list-style-type: none"> • Evidence of policy change • Evidence of process change
3.3 Improve consideration of social outcomes in procurement processes	<ul style="list-style-type: none"> • Evidence of policy change

Support Access to Meaningful Employment

Indicator	How we measure success
4.1 Provide an accessible recruitment and onboarding process for new employees	<ul style="list-style-type: none"> • Evidence of process change • Participation data
4.2 Develop inclusive work experience and employment opportunities for people with disability	<ul style="list-style-type: none"> • Initiatives delivered • Evidence of policy change
4.3 Support Shoalhaven businesses to employ people with disability	<ul style="list-style-type: none"> • Initiatives delivered

Delivering the Plan

Governance

The Disability Inclusion Action Plan is owned by all Councillors, Executive Team, and staff. A project control group will oversee Council's ongoing implementation of this plan.

Delivery and implementation

The actions of the Plan will be included in the Integrated Planning and Reporting Framework by including them in Council's Delivery Program & Operational Plan. Progress on the Plan will be monitored by managers across Council.

Monitoring and evaluation

An evaluation framework has been developed to measure change. Council will collect and report on the implementation of the Plan.

Reporting

Each year Council will update the community on the progress of the Plan through our annual report. Council will provide a copy of this report to the NSW Disability Council.

Ongoing engagement and review

Council will continue to engage with community to ensure we are working towards an inclusive Shoalhaven and will review the Plan in 2026 to continue to guide Council into the future.

Funding the Plan

Several actions in the Plan focus on improving the way we do things, these actions will not cost additional money, as the attention will be on Council working in more inclusive ways.

Some actions within the Plan will require additional funds to implement, these relate to upgrading existing facilities and building more inclusive infrastructure. The funds to deliver these actions will be allocated through the annual budget process where possible and may require Council to apply for external grant funding to achieve.

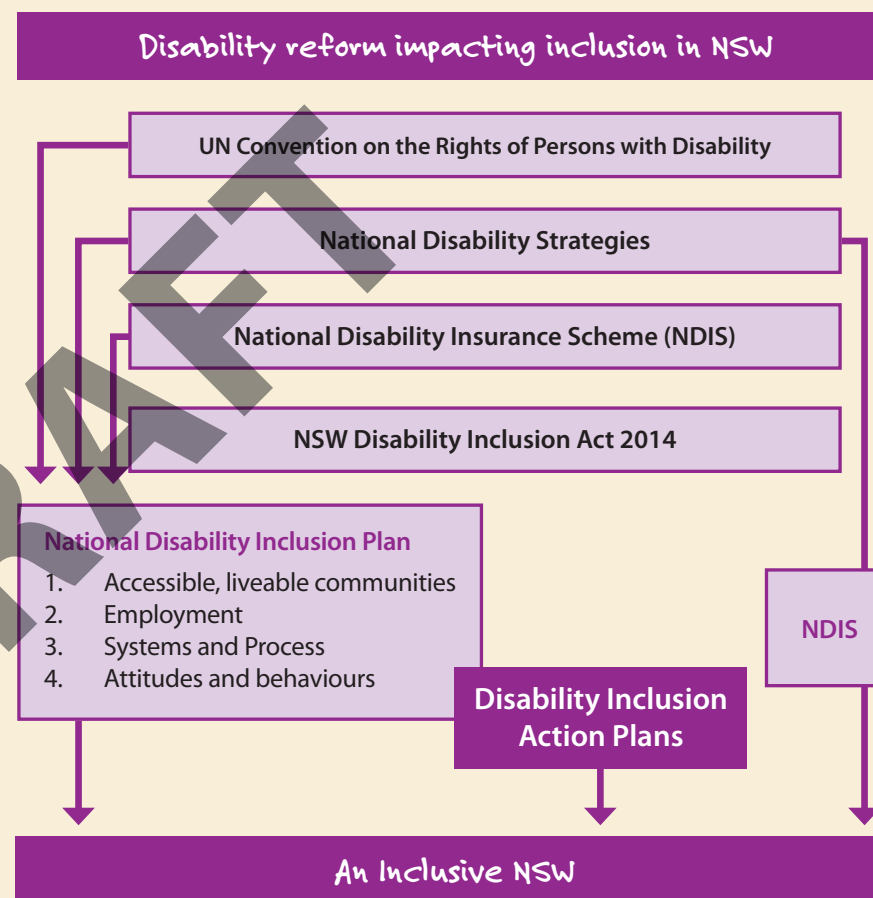


Legislative & policy

People living with a disability, their families, carers, and those who support them have a legal right to access service, and facilities. These rights are part of State and Commonwealth policy and legislation which makes it illegal to discriminate against a person with a disability.

Legislation and National Standards that inform Shoalhaven City Council's work

- United Nations Convention on the Rights of Persons with Disabilities 2008 (UNCRPD)
- National Disability Strategy 2010 – 2020 (NDS)
- NSW Ageing and Disability Commissioner Act 2019
- NSW Disability Inclusion Act 2014 (DIA)
- Commonwealth Disability Discrimination Act 1992 and related Disability Standards for Education (2005) and Access to Premises – Buildings (2010)
- National Disability Insurance Scheme Act 2013 (NDIS)
- NSW Anti-Discrimination Act 1977
- NSW Government Sector Employment Act 2013
- Disability Discrimination Act 1992 (Disability (Access to Premises – Building) Standards 2010)
- Disability Inclusion Regulation 2014



Thank you

On behalf of all staff here at Council and our Executive Management Team, we would like to thank the Shoalhaven community for taking part in the development of the Plan. With your input, we were able to develop this Plan for Council to continue the work of building an inclusive Shoalhaven, where people living disability can participate fully in our community and in life.



Stephen Dunshea,
Chief Executive Officer



Jane Lewis,
Director - City Lifestyles



James Ruprai,
Director - City Development



Kevin Voegt,
Director - City Performance



Carey McIntyre,
Director - City Futures



Paul Keech,
Director - City Services



Robert Horner,
Executive Manager -
Shoalhaven Water

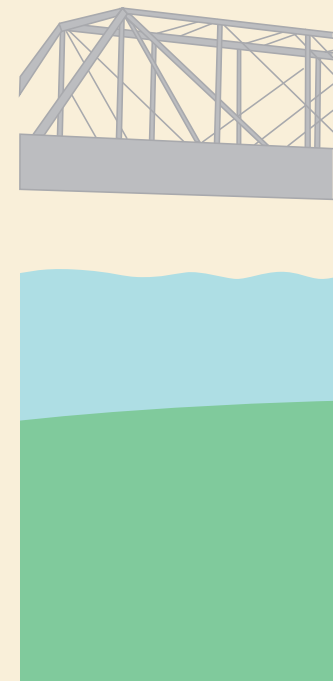
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CL22.219 - Attachment 2